



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
APRIL 24, 2025  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Administrative Assistant  
Burt Ford, Zoning Chief  
Katrina Johnson, Code Compliance Manager  
Tamara Lakes, Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Dorian Koloian, Code Compliance Supervisor  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karl Peterson, Fire Safety Captain  
Karen Proto, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Fitzgerald Simmons, Code Compliance Officer  
Ahmad Wallace, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer  
Vanessa Willis, Code Compliance Officer  
Eric Wyland, Code Compliance Officer

**Respondents and witnesses**

FC23060015: Blake Stranz; Stephen Tilbrook Esq.  
CE25030564; CE25030348; CE25030503; CE25030124;  
CE25030224: Courtney Crush Esq.  
CE25020532: Jonathan Trupman Esq.; Aaron Lewis  
CE25030430: Christina Holguin  
CE24090648: John Kevn Reilly  
CE24070332: Robert Olinick  
CE25020581: Christian Brown; Richard Henry; Hope Calhoun  
Esq.  
CE24100535: Cornelius Bosket  
CE24080608: Luis Enrique Heran  
CE24060271: Ramirez Paez  
CE24080790: Belvy Sainvil  
CE24100024: Muhammad Khan  
CE24110360: Eugene Grant; Constantine Grant  
CE24070226: Jeremy Apisdorf Esq.  
CE24120464: Dennis Keith Clark

CE24030687: Anthony Gondola  
CE24100087: Elise Belizaire; Ernsy Belizaire  
CE24040717: Greg Brewton; Gemar Brewton  
CE25030893: Michael High  
CE24060007: Charrone Smith  
CE24090417: Hunter Schofield; Wayne Schofield  
CE25010884: Stanley Pacovsky  
CE25010640: Roger Baker  
CE24050046: Arthur Bartholomew  
CE24120337: David Bostock  
CE24120333: Jose Bernenguer  
CE24100731: James Bissler  
CE25020437: Darrel Bencomo  
CE25020719: Alysha Forbes  
CE24100588: Jorge Linkewer; Resler Hammer  
CE24050208: Marina Thixton

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

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

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**Case: CE24090417**

Address: 1628 SW 3 AVE

Owner: SCHOFIELD, WAYNE & KATHY LE; PACELLA, NICHOLE S ET AL

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

Rafael 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. B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS. THERE ARE TRAILERS, BOATS, BOAT MOTORS AND CONTAINER BEING STORED AT THIS VACANT LOT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS/BOATS PARKED ON THE GRASS/LAWN AREA AT THIS VACANT LOT.

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

Hunter Schofield did not agree to comply. He said this should be a B3-zoned property. He had communicated with Amy Brown, Code Compliance Supervisor and someone else at the City and found that the storage was not permitted without drainage. He felt the property had therefore been cited improperly. He stated he was in the process of selling the trailers and containers and had no other storage space.

Burt Ford, Zoning Chief, said the only storage permitted in this district was a self-storage facility. If a business was operating at this address, there was a principal structure, and there was a valid business tax, items used for that business could be stored there, with certain conditions. There was no business or building on this property.

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

**Case: CE24120337**

Address: 1872 SW 28 AVE

Owner: BOSTOCK, DAVID L

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS, WHITE SIDE ENTRANCE DOOR AND FASCIA BOARDS AROUND THE ROOF THAT ARE DAMAGED, HAVE BLACK STAINS, AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, PILES OF LEAVES, AND LANDSCAPE DEBRIS ON THIS PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE DESCRIBED AS A 4 DOOR BEIGE BUICK LACROSSE WITH EXPIRED FL TAG V162KL 2/15 AND FLAT TIRES ON THE PROPERTY.

VIOLATIONS: 9-278(e)

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

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Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-278(e) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

David Bostock was having difficulty hearing the proceedings. He said he had submitted a four-page written response to the citations. Mr. Bostock disputed the citations and said some could not be seen from the street. Ms. Flynn asked Officer Olivera to make an appointment with Mr. Bostock to review the violations. Amy Brown, Code Compliance Supervisor, said staff had given Mr. Bostock's information to the Housing and Community Development Department for possible assistance.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

**Case: CE24100588**

**REQUEST FOR EXTENSION**

Address: 3200 S ANDREWS AVE

Owner: MONKEY CAPITAL LLC

This case was first heard on 2/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Linkewer said they had planned to sod the swale and install sprinklers but they had faced "a mutiny " by the people who were parking here, who refused to move their cars so the work could be done. He stated during the night when no one was around, tractor trailers parked here and would ruin any improvement. He wished an alternative that would be possible to maintain, perhaps decorative gravel. Mr. Linkewer wished to comply, but to do so in a manner that would be sustainable.

Rafael Santos, Code Compliance Officer, suggested Mr. Linkewer contact Engineering, but Mr. Linkewer stated they had, and Engineering had indicated the swale must be sodded. Ms. Flynn advised Mr. Linkewer to obtain legal counsel regarding whether they could request a variance.

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

**Case: CE24030687**

Address: 1500 NW 19 ST

Owner: 19TH STREET FAMILY HOLDINGS LLC

This case was first heard on 10/24/24 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 \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. Fines of \$150 had already been imposed.

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

Anthony Gondola said he now had the permit. He requested time to get the work done.

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

**Case: CE25030430**

**ADMINISTRATIVE APPEAL**

Address: 500 COCONUT ISLE DR

Owner: PARAMOUNT RESIDENCE LLC

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A VEHICLE PARKED ON THE RIGHT OF WAY IN FRONT OF THIS VACATION RENTAL. THIS VIOLATION IS TRANSIENT IN NATURE.

The property was cited on 3/15/25 to be complied by 3/15/25. The property was in compliance, there was an immediate fine of \$250 and the City was requesting imposition of the full fine.

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Christina Holguin said the neighbor often called in complaints against the property and she was concerned he was manufacturing them. She said neighbors parked in the street because there was construction on the street.

Ramon Olivera, Code Compliance Officer, said the car he had seen parked there had belonged to the tenant.

Ms. Flynn denied the appeal and imposed the fine.

**Case: FC23060015**

Address: 17 S FTL BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC

%RYAN LLC - DIVINA TAVERAS

This case was first heard on 8/31/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$84,500 and the City was requesting no fine be imposed.

Karl Petersen, Fire Safety Captain, said the owner and property manager had worked diligently to comply and recommended no fines.

Stephen Tilbrook Esq. agreed to the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE24080790**

Address: 1119 NW 16 ST

Owner: SAINVIL, BELVY

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

Vanessa Willis, 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: 9-280(h)(1) COMPLIED

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PARTS OF THE FENCE IS BROKEN, DISCONNECTED. THE FENCE HAS A HOLE AND THERE IS A HOLE IN THE MESH.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A WHITE TRUCK STORED/PARKED ON THE PROPERTY WITH NO TAG.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 18-1.

THERE IS A MATTRESS, BOXES, REFRIGERATORS, AND WASHING MACHINE STORED 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: 47-34.1.A.1.

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

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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 IN THE SWALE AREA.

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-1. within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Belvy Sainvil said most of the work had already been done.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 18-1. within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

**Case: CE24060007**

Address: 1617 NW 11 PL

Owner: SMITH, CHARRONE

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, fines had accrued to \$5,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vanessa Willis, Code Compliance Officer, recommended imposition of the fine.

Charrone Smith said he had recently inherited the property. He requested 60 days. Katrina Johnson, Code Manager, requested a short extension since the case had been open for almost a year.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/29/25 hearing.

**Case: CE24080608**

**ORDERED TO REAPPEAR**

Address: 952 NW 24 AVE

Owner: SFR 2012-1 FLORIDA LLC

This case was first heard on 3/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Guy Seiderman, Code Compliance Officer, said fines would begin on 4/25.

Luis Enrique Heran said he had treated the home and grounds for fleas so the landscaper could work. He said someone had dumped on the property after he cleaned it. He was having difficulty finding a contractor for the asphalt. He requested 30 more days. Rhonda Hasan, Senior Assistant City Attorney said this owner had 83 properties in Broward County so he had the means to address the violations. She suggested a brief extension.

Ms. Flynn granted a 35-day extension for 9-304(b), 9-306, 18-12.(a), and 9-280(b) only, [not for 9-308(b)] during which time no fines would accrue.

**Case: CE25020581**

Address: 700 NW 21 TER

Owner: FPT FORT LAUDERDALE LLC

Personal Service was accepted on 4/2/25. Service was also via posting at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-19.9.A.2.c.

THE RECYCLING SCRAP METALS ARE TOO HIGH AND VISIBLE ABOVE THE PRIVACY WALL/FENCE. IT CAN BE SEEN FROM THE RESIDENTIAL AREA AND STREET. THIS IS REPEAT VIOLATION PER

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CASE NUMBER CE22050272. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

Officer Seiderman presented the case file into evidence and said the violation was now in compliance. He requested imposition of a \$1,000 per day fine for each of the 35 days the property had been out of compliance, March 18 through April 21, a total of \$35,000.

Hope Calhoun Esq., the owner's attorney, said they had a permit to add height to the wall.

Ms. Flynn found for the City that the violation had existed as cited and imposed a fine of \$8,500.

**Case: CE24100087**

Address: 1501 NW 18 CT

Owner: BELZAIRE, ELISE

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

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

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

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A REFRIGERATOR STORED ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day.

Ernsy Belizaire said his cousin lived in the house; it was not rented out. Mr. Belizaire occupied the home when he was in the City

Katrina Johnson, Code Manager, withdrew the case.

**Case: CE24070226**

Address: 1423 HOLLY HEIGHTS DR

Owner: THE CASCADE AT HOLLY HEIGHTS CON

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, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said one violation remained, the parking area.

Jeremy Apisdorf Esq., the association's attorney, said they needed an engineer to assess drainage issues at the property. He requested 91 days.

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

**Case: CE25030124**

**CITATION**

Address: 219 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

This case was cited on 3/6/25 to comply by 3/6/25. 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.

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Fitzgerald Simmons, Code Compliance Officer, recommended imposition of the fine. He played videos of the event. Courtney Crush Esq., the owner's attorney, acknowledged the owner had not appealed.

Ms. Flynn imposed the \$250 fine.

**Case: CE25030224**

CITATION

Address: 219 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

This case was cited on 3/9/25 to comply by 3/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed.

Fitzgerald Simmons, Code Compliance Officer, recommended imposition of the fine.

Courtney Crush Esq., the owner's attorney, acknowledged the owner had not appealed.

Ms. Flynn imposed the \$500 fine.

**Case: CE25030348**

Address: 219 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Simmons presented the case file into evidence and recommended imposing a \$1,000 fine for the irreversible, recurring violation.

Courtney Crush Esq., the owner's attorney, said there had been no time afforded to comply. Officer Simmons said there was none for an "irreversible" violation; there was an automatic fine. Ms. Crush noted this was a Special Entertainment District and the sound levels corresponding to the complaint calls were usually within the maximums.

Ms. Flynn found in favor of the City that the violation had existed as cited and that it was a recurring violation and imposed a \$750 fine.

**Case: CE25030503**

Address: 219 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224/CE25030348), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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Officer Simmons presented the case file into evidence and recommended imposing a \$5,000 fine for the irreversible, recurring violation.

Courtney Crush Esq., the owner's attorney, said the owner was adjusting behavior.

Ms. Flynn found in favor of the City that the violation had existed as cited and that it was a recurring violation and imposed a \$1,000 fine.

**Case: CE25030564**

Address: 219 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

Service was via posting at the property on 4/6/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224/CE25030348/CE25030503), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Simmons presented the case file into evidence and recommended imposing a \$10,000 fine for the irreversible, recurring violation.

Courtney Crush Esq., the owner's attorney, remarked the readings were improving.

Ms. Flynn found in favor of the City that the violation had existed as cited and that it was a recurring violation and imposed a \$1,500 fine.

Later in the meeting, Katrina Johnson, Code Manager, said she had found an error in the case and withdrew it. Ms. Flynn vacated her prior order.

**Case: CE24100731**

Address: 2780 SW 2 CT

Owner: BISSLER, JAMES L

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. OVERGROWN TREE BRANCHES ARE LAYING ON TOP OF THE ROOF.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS COMPLETELY DETERIORATED, AND IS OVERGROWN WITH VEGETATION. ALSO, THE GARDEN WALL AROUND THE HOME IS STAINED WITH DIRT AND HARD WATER STAINS.

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, AND HARD WATER STAINS.

VIOLATIONS: 18-12.(a) COMPLIED

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

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VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE FRONT SIDE OF THE PROPERTY HAS GROWN INTO THE STREET HITTING VEHICLE WINDOWS.

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

James Bissler confirmed only the fence violation remained and said he was about to hire a contractor.

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

**Case: CE24070332**

Address: 640 SW 28 DR

Owner: 800 LLC

This case was first heard on 1/30/25 to comply by 2/9/25, 2/14/25, and 3/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting \$810 be imposed.

Karen Proto, Code Compliance Officer, recommended reducing fines to administrative costs of \$810.

Robert Olinick agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$810.

**Case: CE24110360**

Address: 1250 SW 35 AVE

Owner: GRANT, EUGENE

Service was via posting at the property on 4/5/25 and at 1 East Broward Blvd. on 4/10/25.

Vanessa Willis, 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. GRASS IS OVERGROWN, WITH TRASH AND DEBRIS THROUGHOUT 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. MISSING AND OR SPARSE GROUND COVER IN THE SWALE AREA AND IN VARIOUS SPOTS ON THE PROPERTY.

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 SOFA, SHOPPING CART, BUCKETS, BAGS AND MISCELLANEOUS ITEMS STORED UNDER THE CARPORT 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. BUILDING WALLS, FASCIA AND AWNINGS ARE DIRTY, DISCOLORED, FADED OR HAS CHIPPED/FADED PAINT.

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

Eugene Grant agreed to comply.

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

**Case: CE24100024**

Address: 1210 NW 2 ST

Owner: KHAN, MUHAMMAD MO

Service was via posting at the property on 4/5/25 and at 1 East Broward Blvd. on 4/10/25.

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL HAS WEEDS GROWING THROUGHOUT AND IS WORN OUT IN CERTAIN AREAS.

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

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

Muhammad Khan agreed to comply and said they already had the permit.

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

**Case: CE25010640**

Address: 1716 SW 13 CT

Owner: BAKER, ROGER

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED AND THERE ARE AREAS THAT ARE BROKEN AND MISSING. THE BAMBOO SECTION OF THE FENCE HAS FALLEN OVER.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THE ITEMS CONSISTS OF BUT ARE NOT LIMITED TO MULTIPLE WATER TANKS, WHEELBORROW, WHEELCHAIR, CINDERBLOCKS, POTS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C)  
THE WALKWAY AT THE FRONT OF THE PROPERTY IS IN DISREPAIR. THE WALKWAY PAVERS ARE LIFTED, UNEVEN AND MANY ARE MISSING.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

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Roger Baker said he had been seeking contractors.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Later in the meeting, the case was recalled and Officer Olivera recommended ordering compliance with 18-12.(a) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Baker agreed to the change.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE24090648**

Address: 506 SE 8 ST

Owner: BROWARD MARITIME INSTITUTE INC; %ADAM SELIGMAN

This case was first heard on 1/14/25 to comply by 3/11/25. 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 the full fine be imposed.

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

John Kevn Reilly said there had been debate regarding whether some of the violations were, in fact, violations. Officer Caracas said vehicles and equipment could not be stored on this property. Mr. Reilly said the boats had been intended for use by a vocational school and this was the debate. The equipment was staged in anticipation of the property's demolition and they had removed it when informed a few days ago that this was not allowed.

Ms. Flynn imposed a fine of \$950 for the time the property was out of compliance.

**Case: CE25020437**

Address: 2901 W COMMERCIAL BLVD

Owner: WESTCOME PARTNERS LLC ET AL; % FRESHWATER GROUP LLC

Personal Service was accepted on 4/10/25. Service was also via posting at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-19.4.D.8.

THE DUMPSTER ENCLOSURES AT THIS SHOPPING CENTER/LOCATION ARE NOT BEING MAINTAINED. THERE ARE MISSING PARTS, INCLUDING BUT NOT LIMITED TO DOORS AND SLATS THAT ARE MISSING AND/OR IN DISREPAIR.

VIOLATIONS: 47-22.3.U.1

THE WINDOW SIGNS AT THE COMMERCIAL ESTABLISHMENTS ON THIS SHOPPING CENTER/LOCATION PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDOWS. (JHL GLOBAL SERVICES LLC "COMMERCIAL TAX", SPA PLACE, NATIONS LIQUOR STORE, SUSHI, ARCANÉ TATTOO, CREAM BEAUTY BAR).

VIOLATIONS: 47-22.3.V.5 COMPLIED

THERE ARE AN UNPERMITTED MOVEABLE/FLAG/FEATHER SIGNS AND "A" FRAME SIGNS ON THIS SHOPPING CENTER/LOCATION/PROPERTY ALONG THE SIDEWALK/SHRUBBERY AREA.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO GUTTERS, LIGHT FIXTURES AND BOLLARDS.

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

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. THERE ARE WALKWAY AREAS OF THE EXTERIOR PROPERTY THAT NEED TO BE WASHED AND/OR CLEANED.

VIOLATIONS: 15-28  
THE BUSINESSES AT THIS SHOPPING CENTER/LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (NATIONS LIQUOR, PORTO HAVANA CUBAN CUISINE, ABLE INSURANCE, EL PORTAL MAYA)

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY, FRONT OF THE PROPERTY WHERE SHRUBBERY IS LOCATED. THERE IS OVERGROWTH AT REAR OF PROPERTY, MISCELLANEOUS TRASH AND DEBRIS IN AND AROUND THE SHOPPING CENTER.

VIOLATIONS: 24-29(a)  
THERE IS TRASH SCATTERED IN AND ABOUT THE DUMPSTER ENCLOSURES.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 24-29(a) within 15 days, with 47-19.4.D.8. and 47-22.3.U.1. within 30 days, with 15-28 within 56 days and with the remaining violations within 90 days or a fine of \$150 per day, per violation.

Darrel Bencomo said most of the businesses had their Business Tax Receipts. He stated the property in the rear belonged to the City for water management. Officer Caracas said he had informed a representative to cut only what was protruding onto this property.

Officer Caracas amended his request as follows: He recommended ordering compliance with 18-12.(a) and 24-29(a) within 15 days, with 47-19.4.D.8. and 47-22.3.U.1. within 35 days, with 15-28 within 63 days and with the remaining violations within 91 days or a fine of \$150 per day, per violation. Amy Brown, Code Compliance Supervisor suggested Officer Caracas meet Mr. Bencomo at the property to discuss how to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 24-29(a) within 15 days, with 47-19.4.D.8. and 47-22.3.U.1. within 35 days, with 15-28 within 63 days and with the remaining violations within 91 days or a fine of \$150 per day, per violation.

**Case: CE25020532**

Address: 221 SW 1 AVE PFL

Owner: PMG-GREYBROOK RIVERFRONT II LLC

Personal Service was accepted on 4/1/25. Service was also via posting at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 15-28  
THE BUSINESS (HEMINGWAY'S) 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 63 days or a fine of \$100 per day.

Jonathan Trupman Esq., the owner's attorney, said there had been an issue with his plans. Aaron Lewis, tenant, said they had been trying to obtain a Business Tax Receipt from the City for two and a half years but the City had informed them that, "that amenity level

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of the building, according to their plans, does not exist.” They had then provided plans to the City that the City did not have on record. He said the City had since found the plans and would allow them to get the Business Tax Receipt. Katrina Johnson, Code Manager, stated this was accurate.

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

**Case: CE24040717**

Address: 1518 NW 14 ST

Owner: H WESLEY JOHNSON REV TR;  
JOHNSON, H WESLEY TRUSTEE

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, fines had accrued to \$400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Katrina Johnson, Code Manager, said the City supported an extension to comply the last remaining violation.

Greg Brewton requested 60 days to deal with an issue with the adjacent property owner.

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

**Case: CE25020719**

Address: 2940 NW 24 ST

Owner: FORBES, ALYSHA

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-4.(c)  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A GOLD CHEVY PLATE NUMBER BNO698 WITH EXPIRED TAG 9/20. THERE IS ALSO A BLUE SILVER AND RED UNKNOWN MAKE WITH FLAT TIRES AND NO MOTOR.

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 PARKED ON THE GRASS AREA. THE PAVED DRIVEWAY IS IN DISREPAIR IT HAS CRACKS, STAINS AND POTHOLES AND NEEDS TO REPAIRED AND/OR RESURFACED.

VIOLATIONS: BCZ-39-275(6)(B) COMPLIED  
NON-PERMITTED LAND USE IN RS-5 COUNTY ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO A LARGE FAN, MOP BUCKET AND OTHER MISCELLANEOUS ITEMS.

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

Alysha Forbes said she was taking care of her mother and was forced to give up her warehouse where she had stored the cars. She said the three remaining cars were drivable.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 91 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

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**Case: CE24120333**

Address: 1967 SW 28 AVE

Owner: BERENGUER, JOSE M IV

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-304(b)

THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, STAINS, AND MISSING FADED PAINT.

VIOLATIONS: 9-306

THE EXTERIOR FASCIA HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA AND SOFFITS THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS A PILE OF LANDSCAPING DEBRIS, CONSISTING OF BUT NOT LIMITED TO BRANCHES, LEAVES AND TREE TRIMMINGS FROM PRUNING THAT REMAIN ON THIS PROPERTY.

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

Jose Bernenguer agreed to comply and said some work had already been done.

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

**Case: CE24100535**

Address: 824 NW 19 AVE

Owner: BOSKET, MATTIE L EST

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-4.(c) COMPLIED FOF

THERE ARE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. (A DODGE FOUR DOOR SUV. UNKNOWN VIN COVERED. TAG FL 58DCFJ. TAGS NOT REGISTERED TO THIS VEHICLE HAS NO ENGINE AND A FLAT TIRE, EXPIRED TAG AND VEHICLE WAS TAGGED. THERE IS A CHEVY PICKUP TRUCK FLAT TIRES PARKED IN DRIVEWAY. A FORD PICKUP TRUCK WITH DEBRIS AND CAR PARTS AT THE BOTTOM OF THE TRUCK).

VIOLATIONS: 47-34.1.A.1. COMPLIED FOF

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ITEMS INCLUDING, BUT NOT LIMITED TO GAS CANISTERS, BUCKETS, CAR PARTS, APPLIANCES, TUB CONTAINERS BLUE AND WHITE WITH DEBRIS, INDOOR TABLE OUTSIDE, TENT, COOLER AND CAR PARTS AND OTHER MISCELLANEOUS ITEMS STORED THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)

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

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

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, and a finding of fact that violations 18-4.(c) and 47-34.1.A.1. had existed as cited. Cornelius Bosket agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day and found for the City that violations .18-4.(c) and 47-34.1.A.1. had existed as cited.

**Case: CE24050046**

Address: 1843 LAUDERDALE MANOR DR

Owner: WSC COASTLINE PROPERTIES LLC

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 \$5,600 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.

Arthur Bartholomew, owner, said he had been communicating with the City and had emails that he thought he had complied with. Dorian Koloian, Code Compliance Supervisor, said she had spoken with Mr. Bartholomew and said there were some areas that were still not in compliance. She said officer Seiderman would meet him at the property to explain what must be done. She recommended a 15-day extension.

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

**Case: CE25010884**

Address: 1713 NW 9 AVE

Owner: PACOVSKY, STANLEY J

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS AN AREA THAT IS DAMAGED AND HAS FALLEN OVER.

VIOLATIONS: 9-308(b)  
THERE IS A BLUE TARP ON THE ROOF.

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

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VIOLATIONS: 9-304(b)  
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE HOLES IN THE DRIVEWAY AND LARGE AREAS OF MISSING ASPHALT.

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: 9-280(C)  
THE WALKWAY IS IN DISREPAIR. THERE ARE AREAS OF THE WALKWAY AND FRONT PORCH THAT HAVE CRACKS AND STAINS.

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

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

VIOLATIONS: 25-4 COMPLIED  
THERE IS AN OBSTRUCTION OF THE SIDEWALK AT THIS LOCATION. THE FENCE HAS FALLEN OVER AND IS OBSTRUCTING THE SIDEWALK.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-278(e) and 9-313.(a) within 15 days and with the remaining violations within 126 days or a fine of \$50 per day, per violation.

Stanley Pacovsky agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) and 9-313.(a) within 15 days and with the remaining violations within 126 days or a fine of \$50 per day, per violation.

**Case: CE24050208**

Address: 5660 NE 17 TER

Owner: THIXTON, MARINA; THIXTON, BRANDON TAYLOR

This case was first heard on 1/14/25 to comply by 1/24/25 and 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said the owner had photos that appeared to show the property was in compliance and recommended a 10-day extension to confirm compliance. She also requested ordering the respondent to attend the next hearing.

Marina Thixton agreed to the extension.

Ms. Flynn granted a 19-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/13/25 hearing.

**Case: CE24060271**

Address: 1016 NW 10 TER

Owner: PAEZ, ALEJANDRO

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 in compliance, fines had accrued to \$1,000 and the City was requesting \$801 be imposed.

Guy Seiderman, Code Compliance Officer, recommended reducing fines to administrative costs of \$801.

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Ramirez Paez requested a further reduction. He said they had done their best to comply and incurred additional costs.

Ms. Flynn imposed administrative costs of \$810.

Ms. Flynn took a brief recess.

**Case: CE25010186**

Address: 1901 N FEDERAL HWY

Owner: JJJ REV TR; %SPI/TSA E FT LAUDERDALE LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-1.

THERE IS A PUBLIC NUISANCE VIOLATION OCCURRING IN THIS PARKING LOT CONSISTING OF THREE SHOPPING CARTS OVERFLOWING WITH TRASH AND LITTER SPREAD THROUGHOUT THE PARKING LOT AND ALLEY.

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

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

**Case: CE25020641**

Address: 724 NE 16 ST

Owner: LYONS & COMPANY LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-21.15.A

THREE ARBORVITAE TREES AND ONE ARECA PALM CLUSTER WERE REMOVED WITHOUT A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, and a fine of \$150 for each tree 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 \$100 per day and imposed a fine of \$150 for each tree that had been removed, a total of \$600.

**Case: CE24110571**

Address: 727 NW 15 AVE

Owner: NFU PROPERTIES LLC

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED FOF

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. IT HAS CRACKS, DIRT AND LOOSE ROCKS ON IT. CRACKS NEED TO BE FILLED IN ANY LOOSE DEBREE AND ROCKS MAINTAINED. THERE IS A BLACK 4 DR MERCEDES BENZ C300 PARKED ON THE

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GRASS AND A HONDA 4 DOOR GREY VEHICLE PARKED ON THE GRASS AS WELL. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4(c) COMPLIED FOF  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK 4 DOOR MERCEDES BENZ C300 WITH NO TAGS AND FRONT-END DAMAGE PARKED ON THE LAWN OF THE PROPERTY. VEHICLE WAS POSTED NOTICE ON PASSENGER LEFT REAR WINDOW. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET 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 Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-304(b), 18-12.(a), and 18-4(c) had existed as cited.

Ms. Flynn found for the City that violations 9-304(b), 18-12.(a), and 18-4(c) had existed as cited.

**Case: CE25010791**

Address: 2541 NW 18 CT

Owner: ROCK 21 INVESTMENTS LLC

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 24-27.(b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT IN FRONT OF THE PROPERTY ON THE GRASS AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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: 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 AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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PARTS THAT ARE DETACHED FROM THE SUPPORT POLES. THE WOOD FENCE HAS BROKEN AND MISSING SLATS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY APRON IS IN DISREPAIR IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-1. COMPLIED  
THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 PROPERTY THAT IS CREATING A PUBLIC NUISANCE. SUCH AS BUT LIMITED TO A SINK, PLASTIC CONTAINERS, WOOD CRATE AND OTHERS MISCELLANEOUS ITEMS.

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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE 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 REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Officer Proto presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 24-27.(b), 9-305(b), 9-280(h)(1), 9-304(b), 9-306, and 18-12.(a) had existed as cited.

Ms. Flynn found for the City that violations 24-27.(b), 9-305(b), 9-280(h)(1), 9-304(b), 9-306, and 18-12.(a) had existed as cited.

**Case: CE25020583**

Address: 1100 NW 7 AVE

Owner: AGUILAR, LUCAS PELAEZ

Service was via posting at the property on 4/10/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE24060625 AND WILL BE BOUGHT BEFORE SPECIAL MAGISTRATE WEATHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE23100624 AND WILL BE BOUGHT BEFORE SPECIAL MAGISTRATE WEATHER OR NOT COMPLIANCE IS MET OR NOT PRIOR TO THE HEARING.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE BRANCHES, BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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

**Case: CE24120054**

Address: 1305 NW 2 ST

Owner: TIA COMMERCIAL LLC

Service was via posting at the property on 4/5/25 and at 1 East Broward Blvd. on 4/10/25.

Vanessa Willis, 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 PARKING AREA HAS CRACKS AND IS DISCOLORED.

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 AND DISCOLORED WALLS.

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 BACK AND REAR OF THE PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS INDOOR FURNITURE CONSISTING OF COUCHES OUTSIDE ON THE PORCH.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE SWALE OF THE PROPERTY CONSISTING OF A BROWN COUCH AND OTHER MISCELLANEOUS ITEMS.

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

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

**Case: CE24100479**

Address: 130 FLORIDA AVE

Owner: SRP SUB LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF CLOTHING, PLASTIC BINS, AND MISCELLANEOUS FURNITURE 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,

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SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE23070275, 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. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 SWALE OF THIS PROPERTY.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT POLES, AND THE MESH HAS COME OFF THE POLES IN SOME AREAS.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS THE OUTSIDE STORAGE OF TIRES, TRASH BAGS FILLED WITH MISC ITEMS, OIL BOTTLES, PLASTIC BINS, AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SM WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE MINIVAN WITH EXPIRED LICENSE PLATES ON THE SWALE. THERE ARE ALSO THREE DERELICT VEHICLES IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY AT THE PROPERTY IS STAINED WITH OIL.

Officer Proto presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-1., 18-12.(a), 47-39.A.1.b.(6)(b), and 18-4.(c) had existed as cited.

Ms. Flynn found for the City that violations 18-1., 18-12.(a), 47-39.A.1.b.(6)(b), and 18-4.(c) had existed as cited.

**Case: CE25010184**

Address: 320 KANSAS AVE

Owner: BIMINI FRED HOLDINGS COMPANY INC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTDOOR STORAGE OF A WASHING MACHINE, CARPETING, BUCKETS, COOLERS AND MISCELLANEOUS ITEMS AT THIS RS-6.7 ZONED PROPERTY.

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

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CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE AT THIS PROPERTY IS MISSING THE CLOSING GATES. ALSO, THE FENCE HAS VEGETATION GROWING THROUGH IT. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. TWO BOATS AND A JET SKI ARE BEING PARKED ON THE LAWN AT THIS PROPERTY AND THE DRIVEWAY IS RIDDLED IN POTHoles AND HAS CRACKS THROUGHOUT. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE 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. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-39.A.1.b(9)(e)(1) COMPLIED  
THERE ARE TWO BOATS AND A JET SKI BEING STORED AT THIS RS-7 ZONED PROPERTY. YOU CAN NOT HAVE MORE THAN ONE BOAT OR RV STORED ON 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.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-1. within 10 days, with 9-363 within 15 days and with the remaining violation within 35 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violations 18-12.(a) and 9-305(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 10 days, with 9-363 within 15 days and with the remaining violation within 35 days or a fine of \$100 per day, per violation. She also found for the City that violations 18-12.(a) and 9-305(a) had existed as cited.

**Case: CE24110610**

Address: 520 SW 28 DR

Owner: CHERY, ATENDIEU H/E; CHERY, FRANCK

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY AT THIS PROPERTY HAS CRACKS AND A LARGE POTHOLE TOWARD THE PORCH AREA.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE THE TRASH OBSERVED IN THE BACK YARD.

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

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

VIOLATIONS: 18-1.  
THERE IS UNDER ROOF STORAGE CONSISTING OF A LOVE SEAT, AND A KITCHEN TABLE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-1. within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE24120064**

Address: 3150 HOUSTON ST

Owner: DEVEAUX, STEPHEN

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

Karen Proto, 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: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE NOT AUTHORIZED TO BE HELD 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.

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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: 6-5 COMPLIED  
THERE ARE HENS/CHICKENS BEING KEPT IN THE CARPORT OF THIS PROPERTY IN COOPS AND CAGES.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE DEAD PALM LEAVES SURROUNDING THE PROPERTY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS FADED, CRACKED, AND HAS GRASS AND WEEDS GROWING THROUGH THE ASPHALT.

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

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

**Case: CE25020676**

Address: 2430 SE 17 ST

Owner: LA MARIETTA INC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-20.13.G.1.  
THE SWALE AREA (RIGHT-OF-WAY) HAS BEEN ALTERED WITH GRAVEL IN THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY.

Officer Santos 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.

**Case: CE24090429**

Address: 838 SW 16 ST

Owner: IM INVESTMENTS GROUP LLC

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-19.1.B  
THERE IS A TEMPORARY CARPORT ON THIS RD-15 ZONED PROPERTY THAT HAS BEEN ERECTED OVER THE DRIVEWAY WITHIN THE FRONT SETBACK.

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

VIOLATIONS: 9-304(b)  
THE GRAVEL SWALE AREA HAS WEEDS GROWING THROUGH THE GRAVEL.

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VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE UNDER FRONT PORCH 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: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE DIRTY AND STAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND DOORS 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.

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

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

**Case: CE24050765**

Address: 1805 NW 15 PL

Owner: ANTOINE, KERN

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING RIGHT OF WAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22020413. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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; A CAGE COVERED WITH A BLUE TARP, BUCKET, HELIUM TANK AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

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

**Case: CE24080175**

Address: 1042 NW 13 ST

Owner: ATWELL, JEREMY D; ATWELL, TREVON E

Service was via posting at the property on 4/5/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GRAY DODGE WITH THE FRONT WRECKED/DAMAGE, A SILVER DODGE WITH EXPIRED TAG AND A FORD CROWN WITH EXPIRED TAG. ALL VEHICLES ARE LEFT IN A NEGLECTED STATE. THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-308(b) COMPLIED

THE ROOF IS STAINED AND DIRTY, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

Officer Willis presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. She also requested a finding of fact that violations 18-12.(a) and 18-4.(c) 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, per violation. She also found for the City that violations 18-12.(a) and 18-4.(c) had existed as cited.

**Case: CE24080463**

Address: 1139 NW 9 AVE

Owner: IAD HOLDINGS LLC

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

Vanessa Willis, 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 PER PREVIOUS CASE CE23070177. THIS CASE WILL BE PRESENTED AT THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED

THE ASPHALT DRIVEWAY NEEDS TO BE RECOATED. THE BLACK TOP IS FADED.

VIOLATIONS: 9-363 COMPLIED

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

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

Officer Willis presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. She also requested 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 35 days or a fine of \$100 per day. She also found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24080793**

Address: 1729 NW 16 AVE

Owner: MG FLORIDA INVESTMENTS LLC

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

Guy Seiderman, 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 PER PREVIOUS CASE CE21050888. THIS CASE WILL BE HEARD AT THE NEXT SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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: 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 Seiderman 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: CE24080465**

Address: 1159 NW 9 AVE

Owner: USARIOJARA LLC

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 4/10/25.

Vanessa Willis, 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: 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: 9-363  
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 Willis presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 47-21.9.K. within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 47-21.9.K. within 63 days or a fine of \$100 per day, per violation.

**Case: CE25010886**

Address: 1511 NW 9 AVE

Owner: PARYANTY HOUSE LLC

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO COOLERS, PROPANE TANKS, IRONING BOARD, COUCHES, PLASTIC BUCKETS, CARDBOARD BOX, SHOVEL, SHEETS OF GLASS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1)  
THE BARN STYLE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND THERE ARE AREAS WITH MISSING, CHIPPING, PEELING PAINT.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE DEBRIS CONSISTS OF BUT IS NOT LIMITED TO PLASTIC BAGS, BOTTLES, CANS, PLASTIC WRAP, AND OTHER MISCELLANEOUS LITTER.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS AREAS WITH BLACK STAINS.

VIOLATIONS: 9-280(C)  
THE WALKWAY IS IN DISREPAIR. THE WALKWAY HAS CRACKS AND IS STAINED WITH A BLACK SUBSTANCE. THERE IS AN AREA OF THE WALKWAY THAT IS DETERIORATING.

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

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE FASCIA AND WINDOW BARS THAT HAVE STAINS AND MISSING PAINT.

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

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

VIOLATIONS: 9-278(G) COMPLIED  
SOME OF THE WINDOW SCREENS AT THIS PROPERTY HAVE BEEN REMOVED.

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Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

**Case: CE24120464**

Address: 1496 SW 28 AVE

Owner: CHARLES W GROGAN REV TR; GROGAN, CHARLES W TRUSTEE

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE TREE STUMPS IN THE FRONT OF THIS RS-15 ZONED PROPERTY

VIOLATIONS: 47-21.15.A WITHDRAWN  
THERE WAS AN OAK TREE REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AT THIS RS-15 ZONED PROPERTY.

VIOLATIONS: 9-306  
THE FASCIA IS STAINED AND HAS AREAS OF MISSING PAINT. THERE ARE AREAS OF THE EXTERIOR WOOD SIDING THAT ARE FADED, AND HAVE MISSING, PEELING PAINT.

VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY LEADING UP TO THE HOME HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF BLACK STAINING.

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THE LAWN HAS GROWN 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 THE PROPERTY.

VIOLATIONS: 9-308(b) COMPLIED  
THE ROOF IS STAINED WITH A BLACK AND GREEN SUBSTANCE.

Officer Olivera 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: CE25020331**

Address: 808 S RIO VISTA BLVD

Owner: 808 RIO LLC

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 4/10/25.

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

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

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Officer Caracas presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day.

**Case: CE25020600**

Address: 38 SE 11 ST

Owner: LEDER, MARTIN ALEXANDER

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND FOLIAGE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/STREET. THIS IS A RECURRING VIOLATION, SEE CASE CE23090720. 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 Caracas presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

**Case: CE25020601**

Address: 100 SE 11 ST

Owner: LEDER, MARTIN ALEXANDER

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND FOLIAGE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/STREET. THIS IS A RECURRING VIOLATION, SEE CASE CE23100069. 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 Caracas presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

**Case: CE25030009**

Address: 1590 SW 31 AVE

Owner: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

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**Case: CE25030893**

Address: 1612 SE 13 ST

Owner: TOSI, CHRISTOPHER CLAYTON; TOSI, VALENTINA ANNA

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25010725 - NOISE, CE25020225- NOISE AND CE25020591- TRASH.

Officer Oaks presented the case file into evidence and recommended suspending the certificate for 180 days.

Ms. Flynn found in favor of the City and suspended the certificate, effective May 24, 2025.

**Case: CE25020493**

Address: 1401 SW 20 ST

Owner: MARIA, MIGUEL

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 4/10/25.

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

**Case: CE25020035**

Address: 3632 SW 17 ST

Owner: MAYNARD, ERIKA MARY

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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: CE25011080**

Address: 3341 NW 67 ST

Owner: SALWANIS-HABIB HOLDINGS LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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 \$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: CE25020229**

Address: 1508 POINSETTIA DR  
Owner: DELEON, RAFAEL E

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 4/10/25.

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 \$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: CE24110057**

Address: 400 SW 12 ST 1-2  
Owner: JARAMILLO, JAY JUAN

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 in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Evan Oaks, Code Compliance Officer, recommended reducing fines to administrative costs of \$810.

Ms. Flynn imposed administrative costs of \$810.

**Case: CE25030014**

CITATION

Address: 1637 N VICTORIA PARK RD  
Owner: STREAM HOLDINGS LLC

This case was cited on 3/1/25 to comply by 3/1/25. 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: CE24070831**

Address: 1240 NE 17 TER  
Owner: BLANAR, CHRISTOPHER; MCBRIDE, JESSICA IRENE

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 in compliance, fines had accrued to \$800 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE24100326**

Address: 904 SE 13 ST  
Owner: 13TH STREET LLC

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, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Ms. Flynn imposed the \$4,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110192**

Address: 2415 DAVIE BLVD

Owner: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT

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 \$400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$400 fine.

**Case: CE24080266**

Address: 1316 NE 5 AVE

Owner: BEAUTIFUL HOME 100 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 \$400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$400 fine.

**Case: CE24090453**

Address: 425 NW 14 WAY

Owner: SANTAMARIA, DAVID ANDRES

This case was first heard on 1/30/25 to comply by 2/14/25 and 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$20,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE23080099**

Address: 301 SW 13 AVE

Owner: HISTORIC WESTSIDE SCHOOL LLC

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, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE24070296**

Address: 630 NW 22 RD

Owner: VILLARD, EDMOND

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 \$3,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,000 fine.

**Case: CE24050074**

Address: 824 NW 17 AVE

Owner: LOUIS, KERNIDA PIERRE

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 in compliance, fines had accrued to \$150 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

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**Case: CE24070046**

Address: 610 SW 28 DR

Owner: AES USA LLC

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 in compliance, fines had accrued to \$1,500 and the City was requesting \$626 be imposed.

Ms. Flynn imposed administrative costs of \$626.

**Case: CE24090060**

Address: 1000 TENNESSEE AVE

Owner: SARGENT, BERYL EST

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, fines had accrued to \$45,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$45,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080026**

**REQUEST FOR EXTENSION**

Address: 2440 NW 31 AVE

Owner: FERTIL, MARCUS; FERTIL, MICHAELA G

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, and fines had accrued to \$2,800.

Ms. Flynn did not grant an extension and the case would be scheduled for a Massey hearing.

Staff entered page 51 and 52 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:

None

**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:

CE24031006

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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

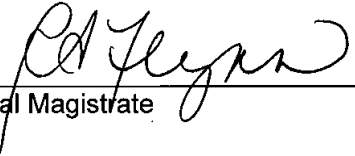
None

**Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 12:54 PM.

  
Special Magistrate

ATTEST:

  
CLERK, SPECIAL MAGISTRATE