



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
APRIL 8, 2025  
ANNETTE CANNON PRESIDING  
9:00 A.M.**

**Staff Present:**

Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Johnson, Code Compliance Manager  
Treavis Johnson, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Ella Parker, Design and Planning Manager  
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  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Matthew Flesher, Code Compliance Officer  
Patt Gavin, Senior Code Compliance Officer  
Shayqwan Kendrick, Code Compliance Officer  
Dorian Koloian, Code Compliance Supervisor  
Robert Krock, Code Compliance Officer  
Antoine Loar, Code Compliance Supervisor  
Jessica Martinez, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer

**Respondents and witnesses**

CE24040555: Andrew Schein Esq.	CE25011072: Janita Weckstroem; Christopher Moore
CE23080539: William Stecker	CE24030710: Henry Coleman
CE24030341: Maksymiv Ivonovich	CE24120077: Samiel Read
CE24110397: Jesse Shaw	CE24110457: Wyatt Grosvenor
CE24080515: Andrew Brown	CE24010796; CE24050766: Glenn Darack
CE24120155: Norma Ester Alum	CE24050517: Nigel Peart
CE24120314: Shane Harper; Cynthia Harper; Steven Harper	CE25010150: Denisse Jallouk
CE25020094: Christopher Hudson	CE24020106: Tramond Toles
CE24020218: Pastor Peirre Petit-Frere	CE25030263: Kyle Barnette
CE24070361: Nick Berry	CE25020456: Jorge Perez
CE24100462: Stephanie Toothaker Esq.; Estefania Mayorga	CE24090507: Dannie Williams
CE25020449: Barabara Bramwell; Joel Burns	CE24120178: Marcos Espinal
CE25020210: Karyna Kryvych; Gevorg Shahbazyan	

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

The meeting was called to order at 9:15 A.M.

**Case: CE24040555**

Address: 301 SW 1 AVE

Owner: PMG-GREYBROOK RIVERFRONT II LLC

**ORDERED TO REAPPEAR**

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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.

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

Andrew Schein Esq., the owner's attorney, said they were on a path toward approval by changing the application. He assumed this would take 30-60 days.

Ella Parker, Design and Planning Manager, confirmed the process would take 30-60 days. She said staff did not support an extension and noted the City Commission must approve this after staff review. Ms. Hasan recommended a 63-day extension and ordering the respondent to attend the 6/10/25 hearing.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/10/25 hearing.

### **Case: CE24070361**

Address: 1328 NE 26 AVE

Owner: HAINSLEY FLORIDA LLC

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

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

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS RMM-25 MULTI-FAMILY PROPERTY HAS AREAS OF MISSING GROUND COVER IN AN AREA CURRENTLY USED FOR PARKING.

VIOLATIONS: 47-20.13.B.1.b

THERE IS GRAVEL IN THE SWALE AT THIS RMM-25 MULTIFAMILY RESIDENCE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA HAS STAINS.

VIOLATIONS: 47-2.2.Q.1 COMPLIED

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS RMM-25 RESIDENTIAL PROPERTY, WITHIN THE 15 FEET PERMITTED FOR ALLEY AND STREET INTERSECTIONS AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 ½) FEET PERMITTED BY THE ULDR SECTION 47-35.1, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-2.2.Q.3 COMPLIED

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS RMM-25 RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREET INTERSECTIONS AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 ½) FEET PERMITTED BY THE ULDR SECTION 47-35.1, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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

Nick Berry described their progress and said the paver permit had taken three months and the pavers were on order. He requested 90 days.

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

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**Case: CE24110397**

Address: 645 FLAMINGO DR

Owner: SHAW, JESSE

Personal service was accepted on 3/24/25. Service was also via posting at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 47-19.13.(D)(2)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

Officer DelGrosso presented the case file into evidence and said the owner's engineer had provided her with photos via email and indicated they found no evidence of leaks. The owner had requested the matter be postponed until King tide season to determine if the seawall was being breached. The owner also provided a report from All Pro Construction LLC indicating that the seawall was not in disrepair but there was some minor spalling and corrosion stains that could be repaired. She recommended ordering compliance within 63 days or a fine of \$100 per day. Officer DelGrosso played a video of the flooding incident.

Jesse Shaw stated the ordinance referred to "tidal waters," not King tide or hurricane water. He said two engineers had inspected the wall and opined that the seawall had only minor spalling and they did not understand what the City wanted done since the wall was not in disrepair. He noted that "tidal waters" referred to normal rise and fall of high and low tide. King tide was an "exceptionally abnormal" high tide that could cause coastal flooding. Officer DelGrosso's email indicated that this event was during a King tide on November 14, 2024. He had a photo showing his property being dry after a recent significant rain event.

Dorian Koloian, Code Compliance Supervisor, said she had visited the property with the Assistant Public Works Director, Dr. Nancy Gassman, and others, and witnessed water coming through Dr. Shaw's property onto the street. Supervisor Koloian said the ordinance indicated that "all new tidal barriers, flood barriers have to have substantial repair or rehabilitation to shorelines and should be done if any tidal barriers are breached or if the water goes through or over" which was why Dr. Shaw had been cited.

Ms. Hasan stated Dr. Shaw's report was from a contractor, not an engineer. She argued that King tides were a type of tidal water and "the genesis of the ordinance was that the property needs to have the water contained by the barrier." If Dr. Shaw offered an engineering report, she said the City would look at it. Dr. Shaw reiterated that his wall was intact and said he had drilled holes in case of a hurricane to prevent his home from flooding.

Officer DelGrosso said Dr. Shaw must "mitigate the tidal waters." She said the ordinance required the owner to "contain the water." Amy Brown, Code Compliance Supervisor read from Ordinance Section 47-19.13 "Resiliency Standards for Tidal Flooding Protection" which indicated the goal was to provide a barrier to tidal flooding by accounting for water levels predicted under the "combined conditions of sea level rise, high tides and storm surge through the year 2070."

Katrina Johnson, Code Manager, said an engineering report was advised because an engineer would examine the seawall below water level to determine if there were any breaks. The City's engineers would review the engineering report, along with the video, and make a determination.

Ms. Cannon asked how the City had concluded that the water in the street was from Dr. Shaw's property and not other properties. Dorian Koloian, Code Compliance Supervisor said this was clear in the video, and noted they had cited other properties as well.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE24050517**

Address: 2881 SW 2 ST

Owner: PEART, NIGEL

This case was first heard on 10/24/24 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 \$1,000 and the City was requesting imposition of the fines, which would continue to

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accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, confirmed that one violation remained and said there was a permit for roof repair. She recommended a 91-day extension and ordering the respondent to attend the 7/8/25 hearing.

Nigel Peart agreed.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE24020106**

Address: 3001 NW 24 CT

Owner: TOLES, HYACINTH R & TRAMOND T

This case was first heard on 5/14/24 to comply by 11/3/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Tramond Toles said the property had been in compliance as of March 10. Ms. Cannon explained the fines were from November for material on the roof. Katrina Johnson, Code Manager, recommended no fines.

Ms. Cannon imposed no fine.

**Case: CE24030710**

ORDERED TO REAPPEAR

Address: 2340 NW 11 ST

Owner: COLEMAN, HENRY L

This case was first heard on 6/11/24 to comply by 6/21/24 and 9/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,800.

Karen Proto, Code Compliance Officer, confirmed the property was not in compliance but said the owner was working hard toward compliance.

Henry Coleman said he was experiencing financial difficulties and requested more time. Officer Proto recommended 126 days.

Ms. Cannon granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/12/25 hearing.

**Case: CE24100462**

ORDERED TO REAPPEAR

Address: 1517 SE 16 ST

Owner: BUDRICK LLC

This case was first heard on 1/14/25 to comply by 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines of \$15,000 had already been imposed.

Rafael Santos, Code Compliance Officer, reported there had been progress and the \$15,000 fine had been paid. One violation remained.

Stephanie Toothaker Esq., the owner's attorney, said they had met with the City on site to discuss compliance. They were working with the City Manager's office to determine a solution. She requested 90 days. Officer Santos did not object.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

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**Case: CE24120155**

Address: 833 SW 30 ST 1-8

Owner: WOODLANDS RENTALS LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

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

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

VIOLATIONS: 24-27(F)  
THE LID ON THIS WASTE CONTAINER IS NOT CLOSED.

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATE IS IN DISREPAIR AND THERE ARE MISSING AND STAINED PANELS. THERE IS TRASH AND DEBRIS AROUND THE CONTAINER.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS IN THE CONCRETE AND THE STRIPING IS MISSING.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 24-2(F) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Norma Ester Alum said the owner had hired a contractor but he had disappeared. Ms. Alum was now pulling the permits and had already met with the City. She had the survey and would begin the permitting process immediately. She requested 90 days.

Ms. Cannon found in favor of the City and ordered compliance with 24-27(F) within 10 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

**Case: CE24120314**

Address: 901 SW 32 CT 1-8

Owner: HARPER, CYNTHIA S; HARPER, STEVEN J

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

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

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED

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PROPERTY. THERE ARE NUMEROUS CRACKS AND AREAS OF CHIPPING ASPHALT.

VIOLATIONS: 47-20.13.F.  
WITHDRAWN

Officer Dayem presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 7/8/25 hearing.

Shane Harper, the owner's son, said he was working to repair the driveway. He stated the first contractor had taken his deposit and stopped communicating. The new contractor had submitted an application for the permit.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE25020456**

Address: 3204 DAVIE BLVD

Owner: SARRIA HOLDINGS II INC

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.13.A. COMPLIED  
WHITE COLLECTION BOX ON THE REAR SWALE/CITY RIGHT OF WAY WITH THE MARKINGS CLOTHES SHOES ON IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22030799. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Flesher 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.

Jorge Perez, representing the owner, said someone was placing the boxes on this property without the owner's permission and the owner was towing them.

Ms. Cannon dismissed the case.

**Case: CE23080539**

**ORDERED TO REAPPEAR**

Address: 519 SW 27 AVE

Owner: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/24 to comply by 4/19/24, 5/14/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Rachel Moore, Code Compliance Officer, said a lot of progress had been made but the rear of the parking area still needed repair. She recommended a 91-day extension and ordering the respondent to attend the 7/8/25 hearing.

William Stecker described the flooding issue with the rear of the property and said their options were limited. He said paving the parking area would not solve the issue. He stated they intended to seek a variance. Dorian Koloian, Code Compliance Supervisor said 91 days would be sufficient to request a variance.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE24010796**

**ORDERED TO REAPPEAR**

Address: 2624 NE 32 ST

Owner: GOLDEN EAGLE CONDO ASSN INC

This case was first heard on 8/13/24 to comply by 11/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Senior Code Compliance Officer, confirmed the property was not in compliance.

Glenn Darack said the contractor was set to begin work just after Easter and requested additional time.

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

**Case: CE24050766**

Address: 2624 NE 32 ST

Owner: PISCITELLO, CARL PISCITELLO, PATRICIA

This case was first heard on 1/14/25 to comply by 1/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Glenn Darack said Truly Nolen had performed the termite control on this unit. He said he should have attended the first hearing but had not and he should have alerted Officer Gavin when the unit was treated, but he had not. He informed Ms. Hasan that the condo association had the contract for termite mitigation with Truly Nolen so they were responsible. Ms. Hasan said going forward, the condo association would be named on the case instead of the unit owner.

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

**Case: CE25020449**

Address: 1760 RIVERLAND RD

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

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 18-1.

THERE IS A LARGE EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT 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. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE, THERE WERE VEHICLES OBSTRUCTING THE RIGHT OF WAY ADJACENT TO THE PROPERTY AND THE PROPERTY WAS OPERATING AS AN EVENT VENUE WITHOUT PROPER PERMIT(S) OR LICENSE(S). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and recommended imposing a one-time fine of \$15,000 for the irreparable, irreversible violation. He played a video of the event. He stated the operators had been charging money for the event.

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Barabara Bramwell said they had hosted a party and were not aware that someone was charging to attend the event. Joel Burns said they were unaware someone was charging. Amy Brown, Code Compliance Supervisor recalled that the same property had been cited for operating as a venue, with advertisements, in May 2024. Ms. Bramwell claimed they had allowed the operator to use the home for free. She was home at the time but she said Mr. Burns was not. Officer Krock said he had spoken to Ms. Bramwell and Mr. Burns at the property during the event and while they were speaking, Mr. Burns had told Ms. Bramwell to "obtain the money from the venue host" and that they had a parking service for the vehicles. Mr. Burns said he was not at the event, he was "in the house reading." Supervisor Brown referred to the previous case CE24030014, when the owners were cited for operating as an event venue that was registered with SunBiz at that address. Ms. Hasan noted the video proved the music had been clearly audible from 25 feet, there were public safety issues and there was a website for a commercial event. The property owners were ultimately responsible for their property. Ms. Hasan requested a \$15,000 fine.

Ms. Cannon found in favor of the City and imposed a one-time fine of \$5,000 for the irreparable, irreversible violation.

**Case: CE24020218**

Address: 1317 NE 4 AVE

Owner: AGAPE CHURCH OF GOD INC

This case was first heard on 4/25/24 to comply by 5/5/24, 5/30/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,700 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, confirmed that one violation out of the original eight remained. She recommended imposition of the fine.

Pastor Pierre Petit-Frere stated they were working very hard to comply. He said they had applied for the board-up certificate and he was still waiting for the permit. Officer Williams said Pastor Petit-Frere still needed to pay for the permit.

Ms. Cannon imposed the \$11,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE25010150**

Address: 2918 SW 19 AVE

Owner: AMAYA, YECSON ORLANDO

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304(b) COMPLIED  
THE PAVED DRIVEWAY IS IN DISREPAIR, THERE ARE MULTIPLE 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.

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

Denisse Jallouk asked what needed to be done and Officer Dayem explained. Ms. Jallouk said the owner had submitted a plan for the driveway that included the gravel and thought the gravel was approved as part of that plan. Officer Dayem said the plans examiner had noted that landscaping was not part of the driveway permit review. He acknowledged that the plans had been approved with the word "gravel" but later said landscaping would agree that the gravel could not be on the right-of-way. Amy Brown, Code Compliance Supervisor, confirmed that the landscaping had nothing to do with the permit that had been issued. Ms. Jallouk requested more than 63 days.

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

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**Case: CE25011072**

Address: 2237 N OCEAN BLVD 1-3

Owner: 2237 N OCEAN BLVD LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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.

THIS IS A REPEAT VIOLATION, SEE CASE CE24010356, FINES SHALL ACCRUE FROM THE DATE

THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE

SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR

NOT. (2/24/25, 2/25/25; and 4/2/2025)

Officer Acquavella presented the case file into evidence and recommended imposing a fine of \$500 for each of the three days the property was out of compliance, a total of \$1,500, and for the fine to continue to accrue.

Christopher Moore claimed his staff had been trying unsuccessfully to contact someone at the vacation rental department at the City. He claimed City staff had informed him that any fines should be waived because of their efforts to comply. Amy Brown, Code Compliance Supervisor, advised that the owner should have stopped advertising as soon as they were aware the certificate had expired. Katrina Johnson, Code Manager, asked to defer the case to later in the meeting so she could get some information.

Upon returning to the case, Ms. Johnson recommended ordering compliance within 35 days or a fine of \$250 per day.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE25020094**

Address: 1126 SE 2 AVE

Owner: HUDSON, BRYAN; HUDSON, WILLIAM ET AL

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-304(b) COMPLIED

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

VIOLATIONS: 47-19.1.D. COMPLIED

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY.

CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN

SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED

FRONT YARD SETBACKS.

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: 18-4.(c) COMPLIED

THERE IS A DERELICT WHITE DODGE PICK-UP TRUCK WITH FLAT TIRES AND A BLUE 4 DOOR

MERCURY ON THE PROPERTY THAT HAS FLAT TIRES AND EXPIRED TAG (KGT-R72 EXP. 07/24).

VIOLATIONS: 18-12.(a)

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

Officer Caracas presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-306 within 63 days or a fine of \$50 per day, per violation.

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Christopher Hudson said he and his siblings had been prohibited from the property because it belonged to the State probate offices. They had been granted control as of February 26. He described their progress since then. He requested 91 days for 9-306 and stated the property had already been cleared.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-306 within 91 days or a fine of \$50 per day, per violation.

**Case: CE24080515**

ORDERED TO REAPPEAR

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

This case was first heard on 11/12/24 to comply by 11/27/24 and 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jessica Martinez, Code Compliance Officer, confirmed the property was not in compliance.

Andrew Brown said they were redeveloping the property and described their progress.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE24090507**

REQUEST FOR EXTENSION

Address: 3632 SW 16 CT

Owner: WILLIAMS, DOMINIQUE H/E; WILLIAMS, DANNIE PHILLIP

This case was first heard on 2/11/25 to comply by 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Flesher, Code Compliance Officer, confirmed the property was not in compliance.

Dannie Williams requested an extension to address the remaining violations. She said a section of the property had been damaged by FPL and she should not be responsible. Officer Flecher stated this was between an owner and FPL. Antoine Loar, Code Compliance Supervisor, said the City could help Ms. Williams contact the correct person at FPL.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

**Case: CE24120178**

Address: 5910 NE 18 AVE

Owner: IMPERIAL POINT HOLDINGS LLC

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 3/25/25.

Shayqwan Kendrick, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(C)

THE WALKWAY/Common Area at this property is not being maintained in a safe condition. There are uplifted pavers causing an unsafe passage for pedestrians.

VIOLATIONS: 47-20.20.(H) COMPLIED

THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN WHEEL STOPS, DISCOLORATION AND FADED LINES.

VIOLATIONS: 18-4(C) COMPLIED

THERE IS A DERELICT RED LEXUS BEARING A FLORIDA TAG NUMBER OF (JVX N56) AND EXPIRED (01-22) ON THE PROPERTY.

VIOLATIONS: 9-363 COMPLIED

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

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

VIOLATIONS: 47-19.4.D.8.  
THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED. THE GATE IS IN DISREPAIR.

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS BULK TRASH CONSISTING OF COUCH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

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

Marcos Espinal requested 35 days for 9-280(c). He said trees would likely need to be removed to address the walkway. Officer Kendrick stated the walkway must be made safe immediately. Mr. Espinal agreed to rope it off.

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

Later in the meeting, Officer Kendrick wished to add an order for the respondent to attend the next hearing. Antoine Loar, Code Compliance Supervisor, stated staff would communicate with the respondent and inform him he must attend the 4/24/25 hearing.

Ms. Cannon amended her previous order and ordered compliance with all violations within 35 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/13/25 hearing..

**Case: CE25011069**

Address: 2301 N OCEAN BLVD 1-3

Owner: 2301 N OCEAN BLVD LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

VIOLATIONS: 15-281(a)  
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Katrina Johnson, Code Manager, recommended ordering compliance within 35 days or a fine of \$250 per day.

Christopher Moore agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE25020181**

Address: 2317 N OCEAN BLVD

Owner: A1A N OCEAN BLVD LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

VIOLATIONS: 15-281(a)  
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Katrina Johnson, Code Manager, recommended ordering compliance within 35 days or a fine of \$250 per day.

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Christopher Moore agreed to comply.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE24110457**

Address: 2548 WHALE HARBOR LN

Owner: GROSVENOR, MELISSA

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED

THERE IS OUTDOOR STORAGE ON THIS RS-6.85A ZONED PROPERTY. THERE IS A TABLE AND BOXES ON THE FRONT OF THE PROPERTY AND THERE ARE COOLERS AND PROPANE TANKS IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090621. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE DEAD PALM FRONDS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-308(b) COMPLIED

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

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. AREAS OF THE METAL ABOVE THE FASCIA AND GUTTERS HAVE STAINS.

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED FRONT PORCH STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO GAS CONTAINERS, WOOD BOARD, PLASTIC BAGS, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE CADILLAC ESCALADE WITH EXPIRED TAGS LICENSE PLATE 68D CEV VIN # 1GYFK63877R189044. THERE IS A DERELICT TRAILER ON THE PROPERTY WHERE GRASS IS AS HIGH AS THE FRAME OF THE TRAILER. THERE IS A BOAT ON IT WITH EXPIRED TAGS WITH FL NUMBER FL 2305 TN.

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Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-12(a) within 15 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation and a finding of fact that violation 47-39.A.1.b.(6)(b) has existed as cited.

Wyatt Grosvenor said they were trying to comply. He stated he was allowing the palm fronds to decompose and be used for mulch. Amy Brown, Code Compliance Supervisor, said a compost pile could not be viewable from the public right-of-way. She suggested he contact the landscaping department for recommendations for the dog area. Mr. Grosvenor had complaints about other properties in the area and felt he was being singled out.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation and found for the City that violation 47-39.A.1.b.(6)(b) had existed as cited.

**Case: CE25030263**

Address: 3121 SW 20 CT

Owner: BARNETTE, KYLE W

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

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

VIOLATIONS: 6-13.(a)  
THERE IS KEEPING OF WILD ANIMALS (CHICKENS) OCCURRING AT THIS LOCATION.

VIOLATIONS: 18-1.  
THERE IS A BEEHIVE IN THE BACKYARD OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TREE DEBRIS, PALM FRONDS AND COCONUTS SCATTERED THROUGHOUT THE PROPERTY AND THE SWALE.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO BOXES, PIECES OF METAL, TABLES, PING PONG TABLES, SOFAS, AND OTHER MISC ITEMS AT THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22030064. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days or a fine of \$50 per day, with 18-1. and 9-308(b) within 35 days or a fine of \$50 per day, and with 6-13.(a) within 35 days or a fine of \$100 per day. He also requested a fine of \$700 for the time 9-305(b) was out of compliance.

Kyle Barnette thought he had complied 9-305(b) but Officer Flesher said this had accrued immediate fines. He requested time to relocate the ducks and chicken and requested no fine be imposed the 9-305(b). Amy Brown, Code Compliance Supervisor agreed to waive the \$700 in fines for 9-305(b).

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Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 15 days or a fine of \$50 per day, with 18-1 and 9-308(b) within 35 days or a fine of \$50 per day, and with 6-13.(a) within 35 days or a fine of \$100 per day.

**Case: CE24120077**

Address: 2364 SW 34 WAY

Owner: READ, SAMUEL; REID, ANNEESSA

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS STAINED.

VIOLATIONS: 9-280(C)  
THE WALKWAY LEADING TO THE FRONT PORCH IS STAINED.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR. THERE ARE SOME CRACKS AND HOLES IN IT.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-280(c) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Samuel Read said he was having the driveway repaved and requested 91 days.

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

**Case: CE25020210**

Address: 1955 SW 29 AVE COMMAREA

Owner: SHAHBAZIAN, GEVORG H/E; KRYVYCH, KARYNA

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.B(6)(B)  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS

VIOLATIONS: 9-308(b)  
THERE ARE BLUE TARPS AND SANDBAGS ON THE ROOF.

VIOLATIONS: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS READS 19\_5 AND THE NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT, ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE IS IN DISREPAIR; TOP BAR AND SECTIONS OF THE SCREEN MESH,

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HAVE BECOME DETACHED FROM THE FENCE OR HAVE BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS, AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-39.A.1.B(6)(B) and 9-313.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Gevorg Shahbazyan said the property had been destroyed by floods over the past two years. He said they needed to demolish the property and planned to raise the ground and rebuild. He stated he had moved his family out of the home due to the flooding and the roof tarp had been placed there by the insurance company. He described their progress toward compliance and redevelopment and said they planned to submit the demolition permit soon.

Ms. Cannon found in favor of the City and ordered compliance with 47-39.A.1.B(6)(B) and 9-313.(a) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24030341**

ORDERED TO REAPPEAR

Address: 535 NW 23 AVE

Owner: FLORIDA FAST HOME BUYER LLC

This case was first heard on 9/26/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,150.

Patt Gavin, Senior Code Compliance Officer, confirmed the property was not in compliance.

Maksymiv Ivonovich said the home was under contract with someone who intended to repair the roof. He said there was a complication with the City's lien and discussed a possible solution. Ms. Hasan stated in order to mitigate the lien, the property must be in compliance. Katrina Johnson, Code Manager, noted the City did not have a lien on the property for this case. She said a tri-party settlement agreement was a possible solution but this was a lengthy process. Mr. Ivonovich requested 90 days and Dorian Koloian, Code Compliance Supervisor agreed and requested ordering the respondent to attend the 7/8/25 hearing.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/8/25 hearing.

Ms. Cannon took a brief break.

**Case: CE25010408**

Address: 230 SW 11 AVE 1-5

Owner: PALM APARTMENTS LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE ALONG SW 11 AVE.

VIOLATIONS: 24-29.(a) COMPLIED  
THERE IS TRASH OVERFLOWING THE DUMPSTER AND IT IS NOT BEING MAINTAINED.

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

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

**Case: CE24060316**

Address: 510 NW 22 AVE 1-4

Owner: CONE, WILLIAM J & ELECTA C

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-280(h)(1) WITHDRAWN  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR AND BENT IN THE FRONT LEFT SIDE OF THE PROPERTY. ALSO THE CHAIN-LINK FENCE IN THE REAR OF THE PROPERTY IS IN DISREPAIR AND MISSING PARTS. THERE IS ALOT OF OVERGROWTH ON FENCE AS WELL.

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

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: 9-305(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 THROUGHOUT THE PROPERTY INCLUDING THE REAR OF THE PROPERTY AND THE FRONT SWALE AREA. THIS IS A REPEAT VIOLATION OF CASE CE21110166, FINES WILL BEGIN TO ACCRUE IMMEDIATELY. IT WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT IS BROUGHT INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-308(a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE SIGNS OF WATER DAMAGE INSIDE THE PROPERTY.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN THE KITCHEN AND LIVING ROOM OF APT #1 IS CRACKED, STAINED AND HAS HOLES DUE TO WATER DAMAGE. APT #3 HAS MISSING WOODEN FRAME ON HIS DOOR ON THE INSIDE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23030620 AND WILL PROCEED TO THE MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Seiderman presented the case file into evidence and recommended imposing a fine of \$200 per day for each of the 11 days that 9-305(b) was out of compliance, a total of \$2,200, which would continue to accrue and ordering compliance with the remaining violations within 63 days or a fine of \$100 per day per violation.

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Ms. Cannon found in favor of the City and imposed a fine of \$200 per day for each of the 11 days that 9-305(b) was out of compliance, a total of \$2,200, which would continue to accrue and ordered compliance with the remaining violations within 63 days or a fine of \$100 per day per violation.

**Case: CE25010172**

Address: 1045 NW 3 AVE

Owner: AR CARROT WOOD LLC

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A CHAIN LINK FENCE WITH HOLES AND NOT CONNECTED TO POLES.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE ARE BOXES, TRASH BAGS AND TREE BRANCHES.

Officer Williams presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

**Case: CE25010254**

Address: 1045 NW 5 AVE

Owner: DARGENSON, YVENOLINE

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE 7 WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN 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.

VIOLATIONS: 47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. STORAGE OF MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CARPET, DOOR AND A COUCH.

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

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

**Case: CE24120518**

Address: 5210 NE 14 WAY

Owner: OTIS, SHERRI ANN

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 3/25/25.

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Shayqwan Kendrick, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR AND IS UNSAFE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A BLACK TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE 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: 47-19.2.II.4.a  
THERE ARE TWO PORTABLE STORAGE UNITS "MY STACK BOX" ON THIS RMM-25 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-304(b) within 35 days and with the remaining violations within 15 days or a fine of \$50 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 9-304(b) within 35 days and with the remaining violations within 15 days or a fine of \$50 per day, per violation.

**Case: CE25010907**

Address: 5581 NE 33 AVE

Owner: PALVIG, DONNA & EDWARD

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 3/25/25.

Shayqwan Kendrick, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-144(9)  
TWO (2) VESSELS MOORED/TIED TOGETHER AT THIS PROPERTY. THERE IS A WHITE WARLOCK RAFTING WAVE DANCER VESSEL MOORED AT THE DOCK.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE HEDGES NOT BEING MAINTAIN/TRIMMED. THERE ARE WEEDS GROWING OVER THE MULCH ON THE PROPERTY. THERE ARE PLANTS NOT BEING MAINTAINED ON THE PROPERTY.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY HAS WEEDS GROWING ON THE SURFACE, IS DIRTY AND/OR STAINED, AND IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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. WALLS ARE STAINED AND/OR DIRTY.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 8-144(9) and 18-12.(a) within 10 days, with 9-305(b) and 9-304(b) within 35 days and with 9-306 within 63 days or a fine of \$50 per day, per violation.

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Ms. Cannon found in favor of the City and ordered compliance with 8-144(9) and 18-12.(a) within 10 days, with 9-305(b) and 9-304(b) within 35 days and with 9-306 within 63 days or a fine of \$50 per day, per violation.

**Case: CE25010648**

Address: 1000 SW 26 ST

Owner: ECOAR LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

VIOLATIONS: 9-280(h)(1)

PART OF THE BUFFER WALL LOCATED AT THE WESTSIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER WALL IS LEANING FORWARD.

VIOLATIONS: 18-12.(a)

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 with 18-12.(a) within 15 days and with 9-280(h)(1) within 35 days or a fine of \$150 per day, per violation.

Ms. Cannon found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-280(h)(1) within 35 days or a fine of \$150 per day, per violation.

**Case: CE25010818**

Address: 1362 BAYVIEW DR

Owner: CABRERA, FERDINAND

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

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

VIOLATIONS: 9-363

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

VIOLATIONS: 25-7(a) WITHDRAWN

THERE ARE OBJECTS PLACED ON THE RIGHT OF WAY THAT ARE CAUSING AN OBSTRUCTION. SUBJECT OBJECTS CONSIST OF BUT ARE NOT LIMITED TO ROCKS, SPHERES, PAVERS AND OTHER MISCELLANEOUS ITEMS.

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

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

**Case: CE25020382**

Address: 3600 NE 22 AVE

Owner: ANTONIA HYLAND REV TR; HYLAND, ANTONIA TRUSTEE

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

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

VIOLATIONS: 47-34.4.C.1. COMPLIED

THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RD-15 RESIDENTIAL PROPERTY WHICH IS OPENED FOR USE AND CONNECTED TO THE UTILITIES. THIS USE IS NOT PERMITTED WITHIN THE CITY LIMITS AT A RESIDENTIAL PROPERTY. THIS IS A RECURRENCE OF CASE CE24100377 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS BROUGHT INTO COMPLIANCE.

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

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

**Case: CE25020717**

Address: 3071 NE 43 ST

Owner: MAYORQUIN, JOSE

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

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

VIOLATIONS: 9-280(g)  
THERE WERE TWO LIGHT FIXTURES ON THE FRONT OF THE GARAGE THAT HAVE BEEN REMOVED LEAVING THE WIRES EXPOSED.

VIOLATIONS: 9-363  
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS RS-8 RESIDENTIAL PROPERTY. THERE IS DEBRIS IN THE GRASS AREA ADJACENT TO THE STREET.

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

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

**Case: CE25020359**

Address: 2406 TORTUGAS LN

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

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE TREE STUMPS ALONG THE PROPERTY LINES OF THE PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE DERELICT VEHICLES ARE DESCRIBED AS A RED DATSUN WITH EXPIRED TAGS LICENSE PLATE 43D DRL AND A RED PT CRUISER WITH TWO FLAT FRONT TIRES AND NO TAGS.

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

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VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY THAT IS BLOCKING A STOP SIGN. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23050139. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

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

**Case: CE24100717**

Address: 2413 SUGARLOAF LN

Owner: CASARIEGO, ORLANDO JR & JENNIFER

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 3/25/25.

Matthew Flesher, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.B.(9)(D)  
THERE IS A BOAT OVER 12 FEET IN LENGTH BEING STORED ON THIS RS-6.85A ZONED PROPERTY WITHOUT BEING ON A CURRENTLY LICENSED TRAILER.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO A BOAT ON STANDS, BUCKETS, ROOF TILES AND OTHER MISCELLANEOUS ITEMS.

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

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

**Case: CE25020080**

Address: 1601 NE 63 ST

Owner: KOTRADY, JEFFREY W; CARVALLO, JULIANNA

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 3/25/25.

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

**Case: CE25010967**

Address: 1128 NE 17 TER 1-3

Owner: TREASURE TROVE INVESTMENTS LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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.

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Officer Acquavella presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE25010976**

Address: 1616 NE 11 ST

Owner: KADY, BRADLEY

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

**Case: CE25010992**

Address: 1352 HOLLY HEIGHTS DR

Owner: KADY, BRADLEY C

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

**Case: CE25020179**

Address: 1245 NE 17 WAY

Owner: MBIZ GROUP 1245 LLC; MORRISON, MATTHEW

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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 35 days or a fine of \$250 per day.

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE25020489**

Address: 321 LIDO DR

Owner: GIDLOW, TERENCE M H/E; GIDLOW, KIM

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 3/25/25.

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

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

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

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

**Case: CE24020656** VACATE OIF 02/11/2025 & VIOL 47-19.4.D.1.  
Address: 5711 NE 14 AVE  
Owner: ROMA INVESTMENT PROPERTIES LC

This case was first heard on 5/30/24 to comply by 6/9/24, 6/27/24 and 8/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,900 and the City was requesting vacation of the Order Imposing the Fine dated 2/11/25, vacation of Violation 47-19.4.D.1. and imposition of \$1,169 administrative costs.

Ms. Cannon vacated the Order Imposing the Fine dated 2/11/25, vacated Violation 47-19.4.D.1., and imposed \$1,169 in administrative costs.

**Case: CE24090591**  
Address: NW 6 AVE  
Owner: MILLER PROPERTY INVEST LLC;  
BELLISSIMA REAL ESTATE LLC

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 not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE24110578**  
Address: 509 NE 4 ST  
Owner: MAINSTREET NCC FLAGLER LLC

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 not in compliance, fines had accrued to \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$1,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24090611**  
Address: 2240 SW 33 TER  
Owner: DEGRAEVE, PAOLA VERONIQUE

This case was first heard on 1/14/25 to comply by 1/29/25 and 2/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$9,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110301**  
Address: 2537 MARATHON LN  
Owner: CSWS RE INVESTMENTS LLC

This case was first heard on 1/14/25 to comply by 1/29/25 and 2/11/25. 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

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continue to accrue until the property was in compliance.

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

**Case: CE24080233**

Address: 561 SW 30 AVE

Owner: WILLIAMS, BENJAMIN J III

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 \$2,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE24090090**

Address: 2764 NE 35 ST

Owner: RIDGE BUILT PROJECT LLC

This case was first heard on 1/14/25 to comply by 1/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$18,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE24100665**

Address: 2572 NE 26 ST

Owner: JPV HOME SOLUTIONS LLC

This case was first heard on 1/14/25 to comply by 1/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$34,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$34,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE24070680**

Address: 2236 NW 24 CT

Owner: ROCK ISLANDS OAKS HOMEOWNERS; ASSN INC

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 \$6,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$6,900 fine, which would continue to accrue until the property was in compliance.

**Case: CE24080023**

Address: 3099 NW 20 ST

Owner: DUCLOS, ELMANIE; DUCLOS, INDRIS

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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 not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Staff entered page 36 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:

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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

None

**Respondent Non-Appearance**

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

None

There being no further business, the hearing was adjourned at 12:55 PM.



Special Magistrate

ATTEST:



CLERK, SPECIAL MAGISTRATE