



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MAY 13, 2025
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Katrina Johnson, Code Compliance Manager
Tamara Lakes, Administrative Assistant
Treavis Johnson, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Edward Eason, Code Compliance Officer
Jim Fetter, Landscape Inspector
Matthew Flesher, Code Compliance Officer
Russell Flick, Landscape Inspector
Patt Gavin, Code Compliance Officer
Malik Jones, Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Fitzgerald Simmons, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE25010309; CE24080089: Fabricio Dorigo	CE23050960: Abdurashid Samiev
CE25030856: Caniajal Gonzalez	CE24070123: Gregory Calliste
CE24020585: Evelyn Eastwood	CE24040243: Henry Dinkins
CE23090695: Erin Meyers	CE24110550: Evan Neville
CE25030504: Erica Caplen	CE25010793; CE25010524: Wade Singer
CE25010775: Robert Chris Suarez	CE24100489: Veronique Leclerc
CE24090753: Shaul Shay Nissim	CE25030616: Laquinn Walker
CE25030672; CE25040130: Mario Mualim	CE23110530: David Loucks
CE24070126: Jesus Venereo	CE24050208: Marina Thixton
CE24020419: Kelly Kallaher	CE24120178: Marcos Belizario
CE24070187: Angel Vargas	CE24090067: John Garces

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

The meeting was called to order at 9:05 A.M.

Case: CE23090695

ORDERED TO REAPPEAR

Address: 700 SW 4 PL

Owner: JORDAN, SCOTT ERIC; MYERS, ERIN MARY

This case was first heard on 3/28/24 to comply by 6/27/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$6,000.

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Edward Eason, Code Compliance Officer, recommended imposition of the fine. He stated administrative costs totaled \$792. He agreed the owners had been diligent.

Erin Meyers described their efforts to comply.

Ms. Flynn imposed a fine of \$1,000.

Case: CE24090753

Address: 824 NW 15 AVE

Owner: YN INVESTMENTS LLC

This case was first heard on 1/30/25 to comply by 9/30/25, 1/18/25, and 2/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines of \$37,300 had already been imposed and new fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

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

Shaul Shay Nissim said there had been issues with service and he had not received the notices or notice from the tenant. He said as soon as he was aware of the violations, he had spent over \$15,000 to repair everything.

Ms. Flynn imposed a \$1,200 fine.

Case: CE24090067

Address: 6916 NW 29 AVE

Owner: GARCES, JOHN W

This case was first heard on 2/11/25 to comply by 2/21/25, 3/11/25, and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine.

John Garces said he had called the officer several times before he reinspected. He stated he could not afford sod for ground cover.

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

Case: CE25010775

Address: 818 NE 4 AVE

Owner: FLAGLER PROPERTY OWNER LP

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

Jessica Martinez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP ON THE PROPERTY.

VIOLATIONS: 18-1.
THERE IS GRAFFITI ON THE CHAIN-LINK FENCE 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. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE

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PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. (THE SIDEWALK AND SWALE AREA). THIS IS A RECURRING CASE, REFERENCE CASE CE24070284 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER, THE CHAIN-LINK IS DETACHED FROM ITS POLES AND THERE ARE RIPPED WINDSCREENS FOLDED OVER THE FENCE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

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

Robert Chris Suarez, employee, agreed to comply. He said the notices were being sent to the corporate office.

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

Case: CE24020419

VACATE & REHEAR

Address: 1209 SW 20 ST

Owner: KALLAHER, KELLY

This was a request to vacate the Order Imposing Fines dated 1/30/25 and rehear the case.

This case was first heard on 6/27/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting \$1,068 be imposed.

Matthew Flesher, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,068.

Kelly Kallaher agreed to the fine reduction.

Ms. Flynn vacated the Order Imposing Fines dated 1/30/25 and imposed administrative costs of \$1,068.

Case: CE24070123

Address: 1455 SW 10 ST

Owner: CALLISTE, GREGORY & DEBORAH L

This case was first heard on 9/26/24 to comply by 10/6/24 and 10/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,800 and the City was requesting the full fine be imposed.

Edward Eason, Code Compliance Officer, recommended imposition of the fine.

Gregory Calliste said he had numerous health issues and they had limited income.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE24100489

ORDERED TO REAPPEAR

Address: 3716 SW 14 ST

Owner: LECLERC, PAUL & VERONIQUE

This case was first heard on 1/14/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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Matthew Flesher, Code Compliance Officer, said one violation remained.

Veronique Leclerc requested 90 days.

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

Case: CE24110550 ORDERED TO REAPPEAR

Address: 2467 CAT CAY LN

Owner: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A

This case was first heard on 2/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Flesher, Code Compliance Officer, said the violation remained.

Evan Neville described his efforts to comply. He said there was wildlife in the tree and it was still alive. Amy Brown, Code Compliance Supervisor suggested a 56-day extension and a City representative would evaluate the tree.

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

Case: CE24070187 ORDERED TO REAPPEAR

Address: 1216 SW 39 AVE

Owner: CROWN ONE LLC

This case was first heard on 1/14/25 to comply by 1/24/25, 1/29/25, 2/11/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$25,200.

Rachel Moore, Code Compliance Officer, described progress made at the property.

Angel Vargas said he was about to do plumbing work and was waiting until after that to paint. He said the dumpster enclosure was completed.

Ms. Flynn granted a 10-day extension for 47-19.4.D.8. and a 91-day extension for 9-306, during which time no fines would accrue.

Case: CE24120178 ORDERED TO REAPPEAR

Address: 5910 NE 18 AVE

Owner: IMPERIAL POINT HOLDINGS LLC

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Shayqwan Kendrick, Code Compliance Officer, said two violations remained and recommended a 91-day extension.

Marcos Belizario requested six months because they intended to remove the trees that were damaging the walkways. Antoine Loar, Code Compliance Supervisor, recommended 91 days and ordering the respondent to attend that hearing, and if Mr. Belizario had requested a permit, the City would consider granting more time.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/12/25 hearing.

Case: CE25030856

Address: 545 NE 13 ST

Owner: QUEEN PROGRESS; INVESTMENTS INC

Service was via posting at the property on 4/27/25 and at 1 East Broward Blvd. on 4/25/25.

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

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VIOLATIONS: 17-6.
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AND 60
DBC FOR A RESIDENTIAL AREA AFTER 10 P.M.

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

Caniajal Gonzalez said this was a commercial building but Officer Krock explained that the readings were taken from a residential property.

Ms. Flynn imposed a fine of \$1,000 for the irreparable, irreversible violation.

Case: CE25030616 CITATION APPEAL
Address: 3801 TENNESSEE AVE
Owner: CROWN, JAMES P

The property was cited on 3/21/25 to be complied by 3/21/25. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

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

VIOLATIONS: 17-7.1.a. IMMEDIATE FINE OF \$500
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY
AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM. THIS VIOLATION IS
IRREVERSIBLE IN NATURE.

Laquinn Walker said he had never had a complaint before and claimed there was no decibel reading taken from the property that complained. Officer Simmons said when the sound was from a residential property and was clearly audible from 25 feet away after 10 PM or from 50 feet away prior to 10 PM they did not take noise measurements. Rhonda Hasan, Senior Assistant City Attorney read from the applicable City code. Mr. Walker requested a fine reduction.

Ms. Flynn denied the appeal and imposed a \$300 fine.

Case: CE23050960
Address: 1301 NE 4 AVE
Owner: R S HOLDINGS II LLC

This case was first heard on 9/28/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,300 and the City was requesting the full fine be imposed.

Edward Eason, Code Compliance Officer, recommended imposition of the fine.

Abdurashid Samiev said they were waiting for the general contractor to begin construction on some canopies. Officer Eason opposed any fine reduction.

Ms. Flynn imposed a fine of \$3,000 for the time the property was out of compliance.

Case: CE24070126
Address: 1111 SW 2 CT
Owner: 2017 BETTON-SMALL FAM LAND TR;
SMALL, JOHN WINSTON TRUSTEE ET AL

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Edward Eason, Code Compliance Officer, said one violation remained and recommended imposition of the fine.

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Jesus Venereo said they were awaiting permits for the driveway. He requested 60 days. Amy Brown, Code Compliance Supervisor reported the Historic Preservation Board had approved the Certificate of Appropriateness and the structural permit was awaiting client reply since February 28. Supervisor Brown opposed an extension.

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

Case: CE25030672

CITATION APPEAL

Address: 1101 N VICTORIA PARK RD 1-2

Owner: GOMEZ,ERIKA E; MUALIM,EDUARDO M

The property was cited on 3/23/25 to be complied by 3/23/25. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

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

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. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$250
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS TRANSIENT IN NATURE.

Mario Mualim said the guest was notified and had moved the car the same day. He said they had changed the contact phone number since the citation.

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

Case: CE25040130

CITATION APPEAL

Address: 1101 N VICTORIA PARK RD 1-2

Owner: GOMEZ,ERIKA E; MUALIM,EDUARDO M

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

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

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$250
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY.

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. THREE VEHICLES PARKED IN THE GRASS.

Mario Mualim said the bylaws informed tenants they would be fined for parking on the grass. He said they had changed the contact phone number since the citation.

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

Case: CE23110530

Address: 5411 NE 16 AVE

Owner: LOUCKS, DAVID K

This case was first heard on 1/14/25 to comply by 3/11/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine.

David Loucks said he had broken his hand two months ago and requested an extension.

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

Case: CE24050208

ORDERED TO REAPPEAR

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 in compliance, and fines had accrued to \$12,300.

Gail Williams, Senior Code Compliance Officer, said all violations were complied.

Marina Thixton said she had been ill and was financially restricted.

Ms. Flynn waived the fines.

Case: CE25010524

Address: 3460 SW 18 ST

Owner: 2872 NW 2 ST LLC

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-21.15.A

A ROYAL POINCIANA, A SEA GRAPE, AND A SLASH PINE WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day to obtain the permit and ordering the respondent to attend the 8/12/25 hearing. He also requested a fine of \$450 for the irreparable, irreversible violation.

Wade Singer agreed to comply. He said the permit had been in process when he cut the trees.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day to obtain the permit, imposed a fine of \$200 for the irreparable, irreversible violation and ordered the respondent to attend the 8/12/25 hearing.

Case: CE25010793

Address: 3451 SW 19 ST

Owner: 2872 NW 2 ST LLC

Service was via posting at the property on 4/23/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-21.15.A

THREE (3) BLACK OLIVE TREES WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day to obtain the permit and ordering the respondent to attend the 8/12/25 hearing. He also requested a fine of \$450 for the irreparable, irreversible violation.

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Wade Singer agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day to obtain the permit, imposed a fine of \$200 for the irreparable, irreversible violation and ordered the respondent to attend the 8/12/25 hearing.

Case: CE25030504

CITATION

Address: 739 NW 18 ST

Owner: BORISENKO, EVGUENI

This case was cited on 3/17/25 to comply by 3/17/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

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

Erica Caplen conceded they had not filed an appeal. She said the four parking spots on the swale belonged to them. Katrina Johnson, Code Manager, said for vacation rentals, parking was only allowed in the driveway, not on the swale.

Ms. Flynn imposed the \$500 fine.

Case: CE24040243

ORDERED TO REAPPEAR

Address: 2312 NW 15 CT

Owner: DINKINS, ANNIE L EST

This case was first heard on 9/10/24 to comply by 10/8/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$21,450.

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

Henry Dinkins said the painting was underway.

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

Case: CE24020585

Address: 649 NW 15 ST

Owner: FERTILIEEN, SADINET

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,700 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, stated one violation remained.

Evelyn Eastwood said they were working on the landscaping.

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

Case: CE24080089

Address: 712 NW 1 AVE

Owner: BLUE RIVER REALTY LLC

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 \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine.

Fabricio Dorigo said the lawn maintenance person had been squatting on the property, unbeknownst to him. He said they were also

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unaware of the violations. Officer Kendrick said he believed Mr. Dorigo knew the landscaper was living in the property and knew the condition of the property and objected to any extension.

Ms. Flynn imposed the \$4,550 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn took a brief recess.

Case: CE25010309

Address: NW 6 AVE

Owner: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE LLC

Service was via posting at the property on 4/28/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH CRACKS AND POTHOLES.

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

Fabricio Dorigo said the property was being redeveloped and they were not using the parking lot. Antoine Loar, Code Compliance Supervisor, said until permits were pulled, this must be maintained as a parking lot.

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

Case: CE25030189

Address: 1511 SW 4 AVE

Owner: LPD PROPERTY LLC

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

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

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/LAWN AREA. THE CONCRETE DRIVEWAY HAS STAINS, MISSING OR PEELING PAINT.

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Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 and 18-1. within 15 days ad with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 and 18-1. within 15 days ad with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE25020429

Address: 1200 SE 13 TER

Owner: RUST,CLARA E LE H/E; RUST,JACK R LE ET AL

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY ON THE WEST SIDE OF THE PROPERTY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND WEEDS GROWING THROUGH IT.

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: 18-4.(a) COMPLIED
THERE IS A DERELICT TRAILER WITH AN EXPIRED FL TAG NUMBER NKHB60 EXP. 10-24 LOCATED ON THE PUBLIC RIGHT OF WAY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: TOOLS, BUCKETS AND MISCELLANEOUS ITEMS.

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

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

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

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

Case: CE25030062

Address: 5708 NE 22 AVE

Owner: CURLEE, PAUL & SHARON

Service was via posting at the property on 4/15/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-21.15.A COMPLIED
THERE IS AN OAK TREE THAT HAS BEEN REMOVED FROM THE PROPERTY SWALE AREA WITHOUT FIRST OBTAINING PROPER PERMIT. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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Officer Kendrick presented the case file into evidence and recommended imposing a \$150 fine for the irreversible, irreparable violation.

Ms. Flynn found in favor of the City and imposed a fine of \$150 for the irreversible, irreparable violation.

Case: CE24120443

Address: 800 W SUNRISE BLVD

Owner: GODIS LTD

Service was via posting at the property on 4/29/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

Case: CE24120511

Address: 700 NW 4 AVE

OWNER FERGUSON,ERMA J

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

Jessica Martinez, 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 ITS SWALE CONSISTING OF LITTER, LANDSCAPE DEBRIS AND BLACK TRASH BAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS AREAS THAT HAVE OPENINGS AND THAT ARE LEANING OVER. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS OF THIS SINGLE-FAMILY HOME AND ITS SHED HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THEY ARE FALLING APART, DETACHED AND BROKEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23040223 AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

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Officer Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 56 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: CE25030850

Address: 1244 NW 5 AVE

Owner: RE-SI INTERNOS INC; %ELEONORA DEPALMA PA

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

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH/DEBRIS IN THIS VACANT LOT, INCLUDING BUT NOT LIMITED TO: TIRES, TILES, LITTER, ETC. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23070856 AND THIS CASE WILL BE TAKEN TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS ACHIEVED.

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

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

Case: CE25030025

Address: 2361 SW 36 TER

Owner: TOSKI, BRUCE

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OUTDOOR STORAGE OF CARS, DESKS, SHEETS OF GLASS, BICYCLES, DRESSERS, WASHING MACHINES AND OTHER PIECES OF FURNITURE AND OVERALL NEGLIGENCE AT THIS PROPERTY ARE 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.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$150 per day.

Case: CE25020680

Address: 2850 SW 16 ST

Owner: COLANGELO, ANGELO

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY APRON IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING THROUGH IT AND THERE ARE AREAS WHERE THE GRAVEL HAS WORN AWAY.

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

THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PIECES OF WOOD, HOSES

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AND BUCKETS AND OTHER MISCELLANEOUS ITEMS AT THIS RS-6.85B ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21020346. 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 violation 47-39.A.1.b.(6)(b) had existed as cited.

Ms. Flynn found for the City that violation 47-39.A.1.b.(6)(b) had existed as cited.

Case: CE25030421

Address: 3404 SW 25 CT

Owner: SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE TRAILER IS DESCRIBED AS A BLACK 2 WHEEL OPEN UTILITY TRAILER WITH A GOLF CART ON IT. THIS IS A RECURRING VIOLATION TO CASE CE25011008 AND 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.

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

Case: CE25030490

Address: 2211 SW 27 TER

Owner: CLINTON, JOSHUA PAUL

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS ENCROACHMENT OF THE STOP SIGN ON THE CORNER OF 27 TER AND RIVERLAND RD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070634. 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.

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

Case: CE25020364

Address: 2809 NE 37 ST

Owner: AMELIA STEINLAUF REV TR; JEROME STEINLAUF REV TR

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE (DOCK) IN DISREPAIR AT THE REAR OF THIS RS-4.4

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RESIDENTIAL PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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

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

Case: CE25020290

Address: 2850 NE 32 ST

Owner: MILL CAPITAL LLC

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE TWO PILES OF DIRT ON THE PROPERTY AND PLASTIC SHEETING ON THE SWALE. THE LANDSCAPING IS ALSO OVERGROWN AND NEEDS TO BE CUT.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO LUMBER AND CINDER BLOCKS.

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

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

Case: CE25020291

Address: 2840 NE 32 ST

Owner: MILL CAPITAL LLC

Service was via posting at the property on 4/21/25 and at 1 East Broward Blvd. on 4/25/25.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO LUMBER AND CINDER BLOCKS.

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

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

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Case: CE25030254

Address: 2825 NE 25 ST

Owner: FLH LOVINS LLC

Service was via posting at the property on 4/22/25 and at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-19.3(h)

THERE IS A BOAT ON THIS RS-4.4 PROPERTY THAT IS POSITIONED WITHIN THE SETBACK OF THE ADJACENT RESIDENTIAL PROPERTY AS PER ULDR 47-5.30 THROUGH 47-5.31. SETBACK FOR RS-4.4 PROPERTIES IS TEN (10) FEET.

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

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

Case: CE25030268

Address: 3330 NE 33 ST

Owner: LADS RENTAL INC

Personal service was accepted on 4/22/25. Service was also via posting at 1 East Broward Blvd. on 4/25/25.

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

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

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

Case: CE25030480

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

Personal service was accepted on 4/21/25. Service was also via posting at 1 East Broward Blvd. on 4/25/25.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO LARGE PAINT BUCKETS AT THIS RS-8 RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION OF CASE CE25010264 AND AS SUCH WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION OF CASE CE25010264 AND AS SUCH WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO BOARDS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE25010264 AND AS SUCH WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

Case: CE25020139

Address: 401 N BIRCH RD 611

Owner: YONG, MARGARITA

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

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

Case: CE23050727

TO WAIVE LOT CLEARING COST

Address: 900 GUAVA ISLE

Owner: 900 GUAVA ISLE LLC

This case was first heard on 8/31/23. The property was in compliance and there was a charge of \$449.52 for lot clearing. The City was recommending the \$449.52 be waived.

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

VIOLATIONS: 18-12.(a)

REPEAT VIOLATION OF CASE NUMBER CE20110941. THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE.

Ms. Flynn waived the \$449.52.

Case: CE25030451

CITATION

Address: 1730 NE 23 AVE

Owner: KR MANAGEMENT LLC

This case was cited on 3/16/25 to comply by 3/16/25. Violations and extensions were as noted in the agenda. The property was not in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

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

Ms. Flynn imposed the \$500 fine,

Case: CE24110476

Address: 904 SE 13 ST

Owner: 13TH STREET LLC

This case was first heard on 2/11/25 to comply by 2/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,200 fine.

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Case: CE24080527

Address: 2701 N FEDERAL HWY

Owner: OAK STREET INVESTMENT GRADE NET
LEASE FUND SERIES 2021-2 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 in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$600 fine.

Case: CE24120416

Address: 709 SE 7 ST

Owner: BRYANT, MARIA VIRIGINIA & MATHEW

This case was first heard on 2/11/25 to comply by 2/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE24100012

Address: 3101 SW 20 CT

Owner: BOUTIN, JENNIFER; BOUTIN-BROWN, PATRICIA

This case was first heard on 1/14/25 to comply by 1/29/25, 2/11/25, 3/11/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,150 fine, which would continue to accrue until the property was in compliance.

Case: CE24080420

Address: 2639 NW 20 ST 1-2

Owner: JUSMA, MARIE A

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 \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

Case: CE24070791

Address: 813 NW 17 ST

Owner: WRIGHT, VINA J; BOSMA, DENNIS HARLAN ETAL

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$24,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24040246

ORDERED TO REAPPEAR

Address: 2300 NW 15 CT

Owner: ISLANDER'S HOMES INVESTMENT LLC

This case was first heard on 1/14/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension.

Staff entered pages 41 and 42 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:

FC25020007

CE25030065

CE25030001

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:

CE25020804

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 11:40 AM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE