



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MAY 29, 2025
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Tamara Lakes, Administrative Assistant
Treavis Johnson, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Malik Jones, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karl Peterson, Fire Safety Captain
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE24110649: Estefania Mayorga	CE25030568: Sarah Peterson
CE24090528: Terrence Turbyfill	CE25030601: Robert Kanjanapisal
CE24070920: Victor Ellis	CE25020037: Saeed Tasharofi
CE25040492: Meir Elbom	CE24110098: David Hand
CE24120285: Rene Gonzalez	CE24100417: Danny Lee Virgo
CE24110569: Goran Dragoslavac	CE24060007: Charrone Smith
CE25030177: Angela Narvaez; Maria Gomez	CE24090334: Alfred Laviviere
CE24100468: Jamal Ramsarran; Vincent Moncatta	CE25030051: Ofilia Fleurinord Nordelis
CE24100470: Joshua Rosenblatt	CE25020073: Okeley Morris
CE25010696: Sirkhahadafi Gordon	CE23110332: Tammi Celentano; Ashley Smith Esq.
CE24110093: Celisse Craig	CE24110559: Kelvin Nanton; Clarence Rinalalo
CE24110173: Valnei luiz Santos	FC24110008: Hessam Abrishami; Kaveh Abrishami
CE24080375: Arthur William Bartholomew; Edgar Sainz	CE24070243: Irzaud Munat Khan
CE24070793: Virginia Maria Costa	CE24090460: Mohammed Dupoux; Jean Dupoux
CE25010307: T L Bedford	CE24090029: David Ocon; Kazmic Surmonelian
CE24031087: Joshua Glickman	

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

The meeting was called to order at 9:02 A.M.

Case: CE25030568

Address: 1232 NE 16 AVE

Owner: PETERSEN, SARAH VICTORIA

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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Jean Claude Noel, 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: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO A TIRE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305(b)
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE AREAS WITH DEAD OR MISSING GROUND COVER, INCLUDING WITHIN THE SWALE AREA.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THERE ARE VISIBLE STAINS, AS WELL AS AREAS WITH MISSING AND PEELING PAINT. ADDITIONALLY, THE SHUTTERS ARE DIRTY AND IN NEED OF CLEANING.

VIOLATIONS: 9-280(h) WITHDRAWN
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHUTTERS ARE DIRTY AND STAINED.

VIOLATIONS: 9-280(h)(1)
THE GATE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED. THE GATE IS DISCOLORED AND NEEDS THE LOCKING MECHANISM, WHICH IS BROKEN AND MISSING.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS MULTI-FAMILY PROPERTY ARE NOT BEING PROPERLY MAINTAINED. PROHIBITED GRAVEL HAS BEEN USED, AND THERE ARE VISIBLE WEEDS AND GRASS GROWING THROUGH IT. ADDITIONALLY, SEVERAL WHEEL STOPS ARE EITHER DAMAGED OR UNSECURED, AND THE PARKING SPACE STRIPING IS FADED OR MISSING ENTIRELY.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-363 and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Sarah Peterson described her progress and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 and 18-12.(a) within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24090029 TO VACATE OIF 1/30/25 FOR VIOL 9-280(g)

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

This case was first heard on 10/24/24 to comply by 11/3/24 and 11/21/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,300 and the City was requesting to vacate the Order Imposing the Fines dated 1/30/25 for violation 9-280(g) and to impose fines of \$16,400.

David Ocon agreed to the fine reduction.

Ms. Flynn vacated the Order Imposing the Fines dated 1/30/25 for violation 9-280(g) and imposed a fine of \$16,400.

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Case: CE25010307

Address: 1137 NW 17 AVE

Owner: BEDFORD, T L

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 18-1. COMPLIED
THERE IS A BENCH, PLASTIC CONTAINER, SPEAKERS, CEILING FAN AND OTHER MISCELLANEOUS ITEMS STORED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS UNROOFED OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TARP, TIRES, BRICKS, APPLIANCES AND MISCELLANEOUS ITEMS OCCURRING AT THIS RS-8 ZONED PROPERTY. THIS IS A UNPERMITTED USE PER ULDR SEC 47-5.11. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NUMBERS NOT DISPLAYED OR VISIBLE FROM STREET.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT FORD WITH NO TAG, FLAT TIRES AND A DERELICT OR TRAILER WITH NO TAG AND FLAT TIRES PARKED/STORED ON THE SWALE OF THIS PROPERTY. A WHITE FORD VAN WITH NO TAG. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22031275 AND WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested imposing a fine of \$150 each for 18-12.(a), 18-1. and 9-304(b) for the time they were out of compliance; imposing a fine of \$5,650 for the 113 days 9-305(b) was out of compliance; imposing a fine of \$300 for the time 47-34.1.A.1. was out of compliance, and a finding of fact that 18-4.(c) had existed as cited.

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T L Bedford said the van and trailer were not on the property all day and every vehicle was registered and insured. He stated he had done everything he had been asked to do to the property. Officer Exantus stated violation 18-4.(c) was in compliance and he was not requesting a fine for it. Dorian Koloian, Code Compliance Supervisor, said everything was now in compliance. She would discuss lien amnesty with Mr. Bedford.

Ms. Flynn imposed a fine of \$150 each for 18-12.(a), 18-1. and 9-304(b); imposed a fine of \$5,650 for 9-305(b); imposed a fine of \$300 for 47-34.1.A.1., and found for the City that 18-4.(c) had existed as cited.

Case: CE23110332

Address: 2612 SW 14 AVE

Owner: CELENTANO,TAMMI

This case was first heard on 3/12/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine.

Ashley Smith Esq., the owner's attorney, said the property had been flooded 10 feet and caused the problems. Tammi Celentano said she was trying to sell the property.

Ms. Flynn imposed no fine.

Case: CE24100417

Address: 1606 NW 14 AVE

Owner: VIRGO, DANNY LEE

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

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

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

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A BLACK DERELICT DODGE AND BLUE DERELICT HONDA WRECKED/DAMAGED STORED ON THIS PROPERTY.

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Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-1. within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Danny Lee Virgo agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 18-1. within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE24110559

Address: 2725 SW 10 ST 1-4

Owner: BRODIE, GRACE

Service was via USPS delivery on 5/17/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE TIRES AND OTHER ITEMS THAT ARE NOT ALLOWED TO BE STORED OUTSIDE.

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: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COVERED VEHICLE BEING STORED IN AN AREA THAT SHOULD BE LAWN.

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 ALL ALONG THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY THE DUMPSTER ENCLOSURE WOODEN SLATS ARE BROKEN AND NEED TO BE REPAIRED.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

Kelvin Nanton said he had already addressed the last violation but Officer Moore said living ground cover was needed.

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

Case: CE24070793

ORDERED TO REAPPEAR

Address: 1105 ARIZONA AVE

Owner: FKH SFR M LP; % FIRST KEY HOMES LLC

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Rachel Moore, Code Compliance Officer, confirmed the property was not in compliance and opposed any extension. Dorian Koloian, Code Compliance Supervisor, also opposed any extension.

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Virginia Maria Costa said the driveway permit was in process and requested an extension.

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

Case: CE24110649

Address: 216 NW 8 AVE

Owner: 718 NW 3 ST LLC

Service was via posting at the property on 5/14/25 and at 1 East Broward Blvd. on 5/15/25.

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

- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWN VEGETATION, GRASS, HEDGES, SHRUBS, ETC.; SHOPPING CARTS, CARDBOARD, MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY.
- VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN PRIVACY FENCE IS BROKEN, DETERIORATED, IN DISREPAIR, DISCOLORED/STAINED BY ELEMENTS AND FADED.
- VIOLATIONS: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR AND HAVE DETERIORATED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BUILDING WALLS, FASCIA AND SOFFITS ARE FADED, DIRTY, OR DISCOLORED, IS IN DISREPAIR AND IS MISSING, FADED OR WITHOUT PAINT.
- VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITIES ARE DIRTY, DISCOLORED, WITH FADED LINES, AND HAS OIL STAINS.
- VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. EXPOSED WIRES OBSERVED ON THE NORTH SIDE OF THE PROPERTY.
- VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. PLEASE ADDRESS ALL BROKEN/CRACKED/BOARDED WINDOWS; SOFFITS HAVE GAPS AND HOLES IN VARIOUS PLACES THROUGHOUT.
- VIOLATIONS: 9-363 WITHDRAWN
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-305(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 THROUGHOUT THE PROPERTY.

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-280(g) within 10 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

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Estefania Mayorga said a demolition permit should be issued momentarily. They had already addressed the electrical violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-280(g) within 10 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Case: CE24070243

Address: 3543 SW 15 CT

Owner: KHAN, IRZAUD M; BROWN, STEPHANEY M

This case was first heard on 12/12/24 to comply by 12/22/24, 12/27/24 and 1/30/25. 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.

Bernstein Saimbert, Senior Code Compliance Officer, said violation 9-305(b) remained and recommended imposition of the fine.

Irzaud Munat Khan described several issues and the associated costs he had needed to address at the home since he purchased it in 2022. He requested additional time.

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

Case: CE24080375

Address: 1030 NW 10 TER

Owner: WSC TRUST I LLC

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NOT NUMBERS NOT DISPLAYED OR VISIBLE FROM THE STREET.

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.

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

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

Edgar Sainz agreed to comply.

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

Case: CE24110093

Address: 930 NW 24 AVE

Owner: CRAIG, CELISSE

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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Guy Seiderman, 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. THE ROOF HAS DARK STAINS OR MARKS AND NEED TO BE MAINTAINED/CLEANED.

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

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. THERE NEEDS TO BE SOD/GRASS IN THE AREAS OF DEAD OR MISSING GROUND COVER.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. ALSO THE BUSHES AND TREE AT BOTH ENDS OF THE PROPERTY NEEDS TO BE MAINTAINED.

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

Celisse Craig requested more time. She said she had nuisance chickens on the property who were digging up the yard.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Case: CE25010696

Address: 909 SW 22 TER

Owner: ALIC, DARCY; GORDON, SIRKAHADAFI

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TWO TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS PROPERTY.

VIOLATIONS: 47-21.15.A COMPLIED
TWO TREES WERE REMOVED FROM THIS PROPERTY WITHOUT FIRST OBTAINING A PERMIT. AN INSPECTION FROM LANDSCAPING HAS NOT BEEN REQUESTED TO COMPLETE THE AFTER THE FACT PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Olivera said the property was in compliance and recommended imposing a \$150 fine for each tree that had been removed, a total of \$300.

Sirkahadafi Gordon described the work he had needed to do and the cost to address issues on the property and requested the fines be waived.

Ms. Flynn found in favor of the City and imposed a \$200 fine for the two trees that had been removed.

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Case: CE24070920

Address: 620 ARIZONA AVE

Owner: ACOSTA, LESLEY; ELLIS, VICTOR G

This case was first heard on 1/30/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine.

Victor Ellis said he had installed a driveway for the cars.

Ms. Flynn imposed no fine.

Case: CE24090334

ORDERED TO REAPPEAR

Address: 1660 SW 22 AVE

Owner: ELITE PARKING LLC

This case was first heard on 11/12/24 to comply by 11/22/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$34,500.

Ramon Olivera, Code Compliance Officer, confirmed the property was in compliance.

Alfred Laviviere said the fines had begun to accrue before he purchased the property and he had worked diligently to get it into compliance. He said \$90,000 in fines had been recorded as a lien before he owned the property. Rhonda Hasan, Senior Assistant City Attorney, said Mr. Laviviere had purchased the home for 50% of the just market value.

Ms. Flynn imposed the \$34,500 fine.

Case: CE24031087

Address: 1226 NW 23 AVE

Owner: J S U INVESTMENTS INC

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS AND NEEDS TO BE PAINTED.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS COMMERCIAL PROPERTY. THE PARKING LOT NEEDS TO BE RESTRIPE AND THE WHEEL STOPS NEED TO BE PAINTED, INCLUDING HANDICAPPED PARKING AREA.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

Joshua Glickman agreed to comply.

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

Case: CE25030051

Address: 1831 NW 27 TER

Owner: FLEURINORD NORDELIS, OFILIA; FLEURINORD, CELET ET AL

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Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY SUCH AS BUT NOT LIMITED TO WOOD, FURNITURE, BUCKETS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20090539 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT IS DIRTY AND HAS RUST STAINS. INCLUDING THE FASCIA.

VIOLATIONS: 9-304(b)

THE TWO PAVED DRIVEWAYS AND DRIVEWAY APRONS ARE IN DISREPAIR. THERE ARE CRACKS AND POTHOLES. THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE22110629 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-306 and 9-304(b) within 28 days or a fine of \$50 per day, per violation and requested a finding of fact that violations 18-1. and 18-12.(a) had existed as cited.

Ofilia Fleurinord Nordelis said they had received a quote for the driveway that was expensive and requested more than 28 days for that violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 28 days and with 9-304(b) within 91 days or a fine of \$50 per day, per violation and found for the City that violations 18-1. and 18-12.(a) had existed as cited.

Case: CE25020073

Address: 2222 SW 5 ST

Owner: EPHRAIM LLC

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY APRON IS IN DISREPAIR; THE GRAVEL NEEDS TO BE REPLENISHED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS CONSIST OF BUT IS NOT LIMITED TO A ROLL OF FENCE MESH, FENCE POSTS, PLASTIC STORAGE CONTAINERS, COOLERS, WHITE BUCKETS, WHITE ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS.

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VIOLATIONS: 9-304(b) COMPLIED
THERE IS A WHITE 6 WHEELED GMC TRUCK PARKED ON THE GRASS/LAWN AREA.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-363 and 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Okeley Morris said he had been out of the country.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 and 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24090528

ORDERED TO REAPPEAR

Address: 417 SE 12 CT

Owner: RAMADHAR 1 LLC; %FLORIDA PROF PROPERTY MGMT INC

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Rafael Santos, Code Compliance Officer, recommended a 56-day extension and an order to attend that hearing..

Terrence Turbyfill requested 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/28/25 hearing.

Case: CE25030177

Address: 813 SW 8 AVE

Owner: DON BERNA ONE LLC

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO MULTIPLE BLACK TRASH BAGS, PILE OF CARDBOARD, AND OTHER MISCELLANEOUS DEBRIS.

VIOLATIONS: 9-304(b)
DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS AREAS OF BROKEN, LIFTED AND MISSING CONCRETE.

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

Maria Gomez said they were repairing the driveway and removing the tree.

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

Case: FC24110008

Address: 2822 E COMMERCIAL BLVD

Owner: HESTAR 21 LLC

This case was first heard on 2/11/25 to comply by 3/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting no fine be imposed.

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Karl Petersen, Fire Safety Captain, recommended no fines be imposed.

Hessam Abrishami and Kaveh Abrishami agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE24060007

ORDERED TO REAPPEAR

Address: 1617 NW 11 PL

Owner: SMITH, CHARRONE

This case was first heard on 1/30/25 to comply by 2/9/25 and 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,350.

Charrone Smith said the trash had been taken away. He stated he had inherited the property in March and was renovating the property. He requested additional time.

Bovary Exantus, Code Compliance Officer, said the case had been opened last June and he opposed an extension.

Ms. Flynn imposed the \$5,350 fine, which would continue to accrue until the property was in compliance.

Case: CE24100468

Address: 834 NW 10 TER

Owner: RAM, RAMPATI; RAMSARRAN, CHANDERAYAL ET AL

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-12.(a)

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

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

THE CONCRETE WALL/FENCE ALONG THE FRONT SIDE OF THE PROPERTY HAS AREAS WHICH ARE BROKEN (HOLES IN THE CONCRETE) AS WELL AS AREAS OF THE WALL WHICH ARE DIRTY/STAINED AND ARE IN NEED OF PAINT.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES AND AREAS OF UNEVEN PAVING IN THE PARKING AREA. THE PARKING STRIPES ARE FADED/NOT CLEARLY VISIBLE, TIRES STOPS ARE NOT CORRECTLY INSTALLED AND ARE LAYING IN THE GRASS.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES AND TRAILERS BEING STORED IN THE PARKING AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22050119 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, and with 47-20.20.(H) within 28 days or a fine of \$150 per day, per violation and a finding of fact that violation 18-4.(c) had existed as cited.

Vincent Moncatta requested more time for 47-20.20.(H).

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 47-20.20.(H) within 56 days or a fine of \$150 per day, per violation and a found for the City that violation 18-4.(c) had existed as cited.

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Case: CE24100470

Address: 900 NW 10 TER 1

Owner: JRO REAL ESTATE LLC

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES BEING STORED IN THE PARKING AREA.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ARE WORN AND NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THE PARKING STRIPES ARE FADED/MISSING.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 47-20.20. (H) within 28 days and with the remaining violations within 10 days or a fine of \$150 per day, per violation.

Joshua Rosenblatt requested 60 days for the parking facility.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20. (H) within 56 days and with the remaining violations within 10 days or a fine of \$150 per day, per violation.

Case: CE25040492

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-279(f) COMPLIED

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THREE EXTERIOR GLASS WINDOWS WERE BROKEN AND SIX WINDOW SCREENS WERE RIPPED.

Officer Santos presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day and ordering the respondent to attend the 8/28/25 hearing.

Meir Elbom requested 120 days. He said there were squatters in the property preventing them from accessing the property. Antoine Loar, Code Compliance Supervisor, said 91 days was sufficient.

Ms. Flynn 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 8/28/25 hearing.

Case: CE24090460

Address: 3619 DAVIE BLVD

Owner: JRD INVESTMENT PROPERTY 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 not in compliance, fines had accrued to \$9,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Rachel Moore, Code Compliance Officer, said two businesses still lacked a Business Tax Receipt. She recommended imposition of the fine.

Jean Dupoux said she had applied for a Business Tax Receipt. Officer Moore said Ms. Dupoux had applied for a Business Tax Receipt for a *new* business but she needed a Business Tax Receipt for an *existing* business.

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

Case: CE25020037

Address: 1405 NE 4 CT

Owner: TASHAROFI, SAEED

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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 \$1,000 per day.

Saeed Tasharofi said he had put the property in his name instead of an LLC so he needed to file a new application, not a renewal. Now the certificate was being held up because of a code case.

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

Case: CE24120285

Address: 801 NW 18 ST

Owner: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA

This case was first heard on 2/27/25 to comply by 3/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$37,000 and the City was requesting \$166 be imposed.

Wanda Acquavella, Code Compliance Officer, recommended reducing fines to administrative costs of \$166.

Rene Gonzalez requested the fines be waived.

Ms. Flynn imposed administrative costs of \$166.

Case: CE24110098

Address: 1515 SW 23 AVE

Owner: HAND, DAVID

This case was first heard on 2/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

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

David Hand said he had painted the awning.

Ms. Flynn imposed a fine of \$300 for the time the property was out of compliance.

Case: FC25030005

Address: 1040 NE 10 AVE

Owner: 1040 NE 10 AVENUE LLC

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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Karl Petersen, Fire Safety Captain, testified to the following violation(s):

VIOLATIONS: NFPA 1:13.6.4.3.2.1,
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

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

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

Case: CE25030722

Address: 820 SE 12 ST 1-2

Owner: BURGOS NEACATO, BRYAN PIERRE

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-308(b) COMPLIED
THE WHITE TILE ROOF IS STAINED AND DIRTY.

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: 9-313 COMPLIED
PROPERTY IS MISSING ADDRESS NUMBERS.

Officer Santos presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day.

Case: CE25030891

Address: 1676 N DIXIE HWY

Owner: LEDAIN, EDZER & SHIRLENE D M &; MICHEL, LIDENA

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE
CONCRETE/ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE
ARE WHEEL STOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR
MISSING.

VIOLATIONS: 9-280(C) COMPLIED
THERE ARE WALKWAYS/FRONT PORCH AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING
MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SHUTTERS
AT THIS PROPERTY ARE DIRTY AND STAINED AND THE FLOORS INSIDE THE PROPERTY ARE
SINKING. THE WINDOWS ARE COVERED WITH TAPE OR PLASTIC.

VIOLATIONS: 9-278(G) COMPLIED
THE SCREEN MESH ON THE WINDOWS OF THIS PROPERTY ARE BROKEN, TORN, RIPPED OR
MISSING.

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VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND ARE DISCOLORED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21070936. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(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 TO INCLUDE THE SWALE

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21070936. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

Ms. Flynn found for the City that violations 9-306 and 18-12.(a) had existed as cited.

Case: CE25020521

Address: 1750 NW 27 AVE

Owner: JOSE, LOGAN MATEO SENELIS

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A BLUE FORD WITH FLAT TIRES AND NO TAG.

VIOLATIONS: 9-313 COMPLIED
PROPERTY IS MISSING ADDRESS NUMBERS.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN DISREPAIR. THE STRUCTURE IS DAMAGED AND HAS MISSING AND PEELING PAINT.

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

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE LIGHT FIXTURE IN THE FRONT OF THE HOUSE IS BROKEN AND MISSING FIXTURE.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY SUCH AS BUT NOT LIMITED TO CHAIRS, BOXES, OTTOMAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070035 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b)
THE PAVED DRIVEWAY AND DRIVEWAY APRON IS IN DISREPAIR. THERE ARE CRACKS AND POTHoles AND THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

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 Proto presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation and requested a finding of fact that violation 18-1. had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and found for the City that violation 18-1. had existed as cited.

Case: CE25020510

Address: 1524 NE 18 AVE

Owner: YHR ENTERPRISES INC

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 18-1.
THERE IS A PUDDLE OF STANDING WATER IN FRONT OF THE PROPERTY THAT CONSTITUTES A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN A CONDITION THAT MAY REASONABLY ATTRACT RODENTS, VERMIN, OR WILD ANIMALS, PROVIDE A BREEDING GROUND FOR MOSQUITOS, OR OTHERWISE POSE A THREAT TO PUBLIC HEALTH, SAFETY, AND WELFARE. THIS CONDITION MAY ALSO NEGATIVELY IMPACT THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF IS DIRTY AND STAINED

VIOLATIONS: 9-280(C) WITHDRAWN
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR DOORS AT THIS PROPERTY HAVE PEELING PAINT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DIRTY AND STAINED. THE EXTERIOR DOORS AT THIS PROPERTY HAVE PEELING PAINT.

VIOLATIONS: 9-304(b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS AND GRASS GROWING THROUGH THE DRIVEWAY.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-304(b) within 28 days or a fine of \$50 per day, and with 18-1. within 10 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 28 days or a fine of \$50 per day, and with 18-1. within 10 days or a fine of \$500 per day.

Case: CE25040347

Address: 1013 N FEDERAL HWY

Owner: YELLOW CAPITAL LLC

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-28
THE BUSINESS (VIC'S PIZZA) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

Case: CE24090347

Address: 1700 NW 5 ST

Owner: FAMILY LAND TRUST #1700; RIGGS, JERRY TRUSTEE

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

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

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

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

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

Case: CE24100071

Address: 100 NW 14 AVE

Owner: FORT LAUDERDALE COMMUNITY; DEVELOPMENT CORPORATION

Service was via posting at the property on 5/14/25 and at 1 East Broward Blvd. on 5/15/25.

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Vanessa Willis, 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. NO RECORD OF LANDLORD REGISTRATION AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY.

VIOLATIONS: 9-279(i) COMPLIED
APARTMENT UNIT NUMBER 8, ONE STOVE BURNER IS INOPERABLE AND THE OVEN DOOR IS IN DISREPAIR/BROKEN.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. APARTMENT #8 SHOWS EVIDENCE OF WATER DAMAGE: LIVING ROOM CEILING, AROUND FRONT DOOR, AND AROUND BEDROOM DOOR ARE NOT WEATHERTIGHT. AIR CONDITIONER CLOSET DOOR IS IN DISREPAIR. THE RAIN GUTTERS ARE BROKEN/DETERIORATED AND DAMAGED- NOT EXPELLING WATER PROPERLY (AWAY FROM THE BUILDING). THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23050005. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. BUILDING ADDRESS: APARTMENT NUMBER 8 IS MISSING.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITIES AND THE APPROACH ARE DETERIORATED. THERE ARE BROKEN AND MISSING PIECES OF ASPHALT AND POTHOLES THROUGHOUT THE PARKING AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24010266. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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 THROUGHOUT ESPECIALLY ON THE EAST SIDE OF THE PROPERTY WHERE THERE IS NO GRASS OR GROUND COVER.

Officer Willis presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Case: CE25030422

Address: 205 SW 21 TER

Owner: STEEL BLUE LAND & CATTLE LLC

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS UNPERMITTED LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED ON THIS VACANT LOT. THE ITEMS CONSIST OF BUT IS NOT LIMITED TO

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A NAVY BLUE ENCLOSED TRAILER, PALLETS, WOOD, ALUMINUM, PIPES, PLASTIC BARRELS AND OTHER MISCELLANEOUS ITEMS. STORAGE OF EQUIPMENT IS NOT A PERMITTED USE FOR RS-8 ZONING IN ACCORDANCE WITH ULDR SECTION 47.5-11.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE. THE TRASH AND DEBRIS CONSIST OF CARDBOARD, PACKAGING MATERIAL AND OTHER MISCELLANEOUS LITTER.

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

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

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

Case: CE25040571

Address: 1101 SW 24 AVE

Owner: SG FLORIDA GROUP LLC

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO RADIATOR, PRESSURE WASHER FRAME AND MOTOR, LANDSCAPING DEBRIS, A BROKEN PLASTIC BUCKET AND OTHER MISCELLANEOUS ITEMS. BULK TRASH PICK UP IS ON THE FIRST (1ST) MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY OF THIS RS-8 ZONED PROPERTY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 4 DOOR YELLOW GMC 4500 COMMERCIAL TRUCK WITH FL TAG # GYEX59 "12/25" AND THE WORDS PLEITEZ LANDSCAPING TREE SERVICES ON THE SIDE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25040082. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS RS-8 ZONED PROPERTY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 4-DOOR YELLOW GMC 4500 COMMERCIAL TRUCK WITH FL TAG # GYEX59 "12/25" AND THE WORDS PLEITEZ LANDSCAPING TREE SERVICES ON THE SIDE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25040082. AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 47-34.4.A.1. and 47-34.4.B.1. had existed as cited.

Ms. Flynn found for the City that violations 47-34.4.A.1. and 47-34.4.B.1. had existed as cited.

Case: CE25020347

Address: 1121 NE 10 AVE

Owner: KROSS, JESSICA J

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE TRELLIS AND AREA AROUND THE WINDOWS HAVE MISSING, PEELING PAINT. THE BOTTOM OF THE WALL BEHIND THE GARDEN WALL IS STAINED.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WHITE WOOD FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A BLACK SUBSTANCE. FURTHERMORE, THE WHITE BRICKS THAT MAKE UP THE GARDEN WALL ABUTTING THE HOME ARE 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 ON THE PROPERTY

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION. THE SURFACE HAS CRACKS AND GRASS GROWING THROUGH.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE PROPERTY.

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

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

Case: CE24120603

Address: 2720 SW 18 ST

Owner: FKH SFR C1 LP; %FIRST KEY HOMES LLC

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

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

VIOLATIONS: 8-91.(c)
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT

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APPEARANCE. THE RE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA.

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

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

Case: CE24070521

Address: 622 NW 21 TER 1-4

Owner: ARCILA, SERGIO

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-304(b)
THE PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS WITH WEEDS GROWING THROUGH IT. THERE ARE PAVERS ON THE EDGE THAT ARE LOOSE AND NOT WELL DEFINED.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE FENCE THAT ARE BENT AND LEANING.

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

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

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. THERE ARE A FEW SPOTS INCLUDING BUT NOT LIMITED TO THE SWALE AREA THAT IS MISSING GROUND COVER.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE PROPERTY. THIS WAS OUT ON A NON-BULK TRASH DAY.

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

Officer Seiderman presented the case file into evidence and 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: CE24110569

Address: 805 NW 15 AVE

Owner: MAX LLC

Service was via posting at the property on 5/12/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH IT AND THERE ARE TWO DIFFERENT COLOR ROCKS. THE GRAVEL NEEDS TO BE ALL ONE COLOR AND THE GRAVEL NEEDS TO BE REPLENISHED WITH GRAVEL. THIS IS A RECURRING VIOLATION PER CASE# CE23030041. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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. THERE IS MISSING GROUND COVER ON THE RIGHT SIDE OF THE HOUSE BY THE FENCE AND TRASH CANS. THERE NEEDS TO BE SOD/GRASS IN THAT AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030041. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

Case: CE25040861

Address: 646 NW 15 AVE

Owner: BOYD, ARLENE H/E; TAYLOR, ELLA M

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

Guy Seiderman, 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. THE FENCE IS IN DISREPAIR AT THE REAR OF THE PROPERTY WITH NO TOP BAR AND MISSING PARTS.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE TWO DOOR VEHICLE WITH A FLAT TIRE, BROKEN WINDSHIELD AND NO TAGS. THE VEHICLE IS PARKED AT THE REAR OF THE PROPERTY IN PLAIN VIEW FROM THE STREET.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ILLEGAL LAND USE IS OCCURRING ON THIS RC-15 ZONED RESIDENTIAL PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO BUCKETS, INDOOR CHAIRS, BIKE PARTS AND A CRATE, BUCKETS, MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE CE23010564. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE# CE23010564. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-34.1.A.1. had existed as cited and imposing a fine of \$150 for the three instances violation 9-305(b) had been found to exist.

Ms. Flynn found for the City that violation 47-34.1.A.1. had existed as cited and imposed a fine of \$150 for the three instances violation 9-305(b) had been found to exist.

Case: CE25020604

Address: 511 SE 5 AVE 101

Owner: NURIVER RETAIL CENTER LLC

Personal service was accepted on 5/13/25. Service was also via posting at 1 East Broward Blvd. on 5/15/25.

Gustavo Caracas, 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 BUSINESS/RESTAURANT NAMED "ASKANELI". THIS INCLUDES BUT IS NOT LIMITED TO CHAIRS, TABLES, PLANTERS AND UMBRELLAS USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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

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

Case: CE25040214

Address: 700 SE 8 ST

Owner: SCHMIDT, BRADLEY D & LAINE S

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO METAL RODS AND A PIECE OF A FENCE.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE24050731

Address: 1621 NW 17 LN

Owner: FREEMAN, MCARTHUR; MCARTHUR FREEMAN TR

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

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

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

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

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

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

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

Case: CE24100413

Address: 1712 NW 10 AVE

Owner: B GOOD RE CORPORATION

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

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

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

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

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

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

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Case: CE24100418

Address: 1407 NW 15 ST

Owner: FRANCIS, GODWIN

Service was via posting at the property on 5/15/25 and at 1 East Broward Blvd. on 5/15/25.

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

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

VIOLATIONS: 18-11.(a) WITHDRAWN
THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE MISSING TO NO PAINT.

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

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

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

Case: CE25040377

Address: 1116 NE 10 AVE

Owner: GASKIN, MYLES

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE25020289. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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Officer Acquavella 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: CE25040095

Address: 609 NE 14 CT

Owner: ARVIV GROUP LLC

Service was via posting at the property on 5/13/25 and at 1 East Broward Blvd. on 5/15/25.

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: CE25040042

Address: 2518 WHALE HARBOR LN

Owner: AHARON, OZ

Service was via posting at the property on 5/9/25 and at 1 East Broward Blvd. on 5/15/25.

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

VIOLATIONS: 15-272(a)

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

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

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

Case: CE24100623

Address: 1240 NE 17 AVE

Owner: GLACE 2023 REV TR; SEMENOV, IGOR TRUSTEE

This case was first heard on 2/27/25 to comply by 3/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$5,000 fine, which would continue to accrue until the property was in compliance.

Case: CE24060179

Address: 1113 NW 19 AVE

Owner: VICTORES, NORMA

This case was first heard on 2/27/25 to comply by 3/9/25, 3/14/25, 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$28,250 fine, which would continue to accrue until the property was in compliance.

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Case: CE24050444

Address: 1118 NW 15 AVE

Owner: WILLIAMS, CAVESE

This case was first heard on 2/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

Case: CE24090631

Address: 1209 NW 6 ST

Owner: WALKER, VERDELLE T &; WALKER, STEPHON ET AL

This case was first heard on 2/27/25 to comply by 3/9/25 and 3/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$500 fine.

Case: CE24090726

Address: 1717 NW 6 PL

Owner: M C CONTRACTORS CORP

This case was first heard on 2/27/25 to comply by 3/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24010651

Address: 1336 NE 2 AVE

Owner: TABOR, MICHAEL BARRY

This case was first heard on 2/27/25 to comply by 3/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,300 fine.

Case: CE24120621

Address: 1020 NW 6 AVE

Owner: PINK ROSE TK LLC

This case was first heard on 2/27/25 to comply by 3/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24090185

Address: 203 NW 12 AVE

Owner: LEVEILLE, LEONARD

This case was first heard on 3/27/25 to comply by 4/6/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,250 and the City was requesting to vacate the Order Imposing the Fines dated 3/27/25 and reimpose the fines.

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Ms. Flynn vacated the Order Imposing the Fines dated 3/27/25 and imposed the \$13,250 fine, which would continue to accrue until the property was in compliance.

Case: CE24110219

Address: 122 SW 22 AVE

Owner: CHANCE, CLIFFORD M EST

This case was first heard on 2/27/25 to comply by 3/14/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,000 fine.

Staff entered pages 46 and 47 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:

CE25030601

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:

CE24110173

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:

CE24080171

CE25030849

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:

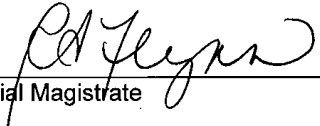
None

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There being no further business, the hearing was adjourned at 11:52 AM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE