



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JUNE 26, 2025
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Katrina Johnson, Code Manager
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Code Compliance Supervisor
Aleida Mesa, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE24110045: Percy Sze Shing Kwong	CE24110747: Juan Gomez; Kathryn Crawford
CE25010441: Maria Lombardo	CE25010119: Graciela Solsona
CE25030081: Paige Caroline Miller	CE24120199: Paul Pulcini
CE25020199: Craig Mills	CE25040079: Cynthia Rosen; Christopher Scheurer
CE24120332: Michelle Lau	CE23040355: Randall Klett
CE25030588: Andrew Magidow; Kim Dorning; Michelle Gilchrist	CE25050340: Roupwatie Walls; Winston Walls
CE25040176: Esau Dalrymple	CE24040826: Franklin Wright
CE24030779: Christine Espinal	CE25040594; CE24050046: William Bartholomew
CE25010593: Ely Rousseau; Jacqueline Rousseau	CE23100475: Lamar King
CE23120151: Mary Atterbery	CE24110227: Edward Clappison
CE24070521: Andres Arcila	CE24110332: Medina Loud
CE25050075: Juan Gabriel Negron	CE25040790: Lawrence Elton Walters
CE25011050: Sandra Chatman	CE24010383: Beverly Chambers
CE24120492; CE24120493; CE24120495: Joseph Vaudy	CE24120249: Jo Anna Murray; Cutine Spann; Lindsey Mapp
CE23050197: Stephanie Wedgeworth	CE25020355: Gregory Bynes
CE25040777: Iad Naji; Joshua Cosenza; Ted Inserra	CE24040246: Maurice Walker
CE24080175: Trevon Atwell; Jeremy Atwell	CE24080026: Marcus Fertil
CE25040497: Goran Dragoslavic	CE24110523: Eric Smith

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

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

Special Magistrate Hearing

June 26, 2025

Page 2

Case: CE24040246

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, fines had accrued to \$2,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Maurice Walker said he had been forced into bankruptcy and was trying to recover some funds. He stated he had started work on the property and it should be completed next week.

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

Case: CE24110045

Address: 105 NE 16 TER

Owner: 105 NE 16 TERRACE LLC

This case was first heard on 1/30/25 to comply by 2/27/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, said one violation remained and recommended imposition of the fine.

Percy Sze Shing Kwong said he had difficulties with asphalt contractors. He said he needed to respond to comments on the permit application. Offer Noel suggested a 63-day extension.

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

Case: CE25040497

Address: 1044 NE 16 TER 1-4

Owner: CASAMAX LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-278(G) COMPLIED
SEVERAL WINDOW SCREENS ON THE BUILDING ARE DETERIORATED, DAMAGED, OR MISSING ENTIRELY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE SEVERAL VEHICLES PARKED/STORED ON THE SWALE/RIGHT-OF-WAY OF THIS MULTI FAMILY COMPLEX THAT HAVE EXPIRED TAGS (RED 4 DR MERCEDES BENZ & WHITE TOYOTA PICK UP TRUCK).

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE NOT MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Special Magistrate Hearing

June 26, 2025

Page 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744.
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 WITHIN THE PROPERTY.

VIOLATIONS: 9-280(C) COMPLIED
THE EXTERIOR SIDEWALKS ARE DIRTY AND DAMAGED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744. 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: 47-20.13.F. WITHDRAWN
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

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

Officer Noel presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 9-306, and 9-280(c) had existed as cited.

Goran Dragoslavac said he inspected the property weekly.

Ms. Flynn found for the City that violations 18-12.(a), 9-306, and 9-280(c) had existed as cited.

Case: CE23050197

ORDERED TO REAPPEAR

Address: 915 SW 2 CT

Owner: MUKESHKUMAR L; WEDGEWORTH, STEPHANIE J

This case was first heard on 7/25/24 to comply by 12/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Edward Eason, Code Compliance Officer, said two violations remained.

Stephane Wedgeworth said they had applied for a grant to address the flood damage. She described their progress and requested an extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/25/25 hearing.

Case: CE24080026

Address: 2440 NW 31 AVE

Owner: FERTIL, MARCUS; FERTIL, MICHAELA G

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting the full fine be imposed.

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

Marcus Fertil said the contractors had not taken the job seriously and the tenants were not paying rent or complying with the rules. He said he had towed the tenant's car at his own expense. Mr. Fertil requested a fine reduction. Officer Proto said administrative fees totaled \$1,031.

Ms. Flynn imposed no fine.

Case: CE25010593

Address: 410 ARIZONA AVE

Owner: ROUSSEAU, ELY

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020083 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A TRAILER IS BEING PARKED IN THE BACKYARD OF THIS PROPERTY ON THE LAWN. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020083 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Ely Rousseau and Jacqueline Rousseau said they needed to evict the tenant..

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

Case: CE24080175

REQUEST FOR EXTENSION

Address: 1042 NW 13 ST

Owner: ATWELL, JEREMY D; ATWELL, TREVON E

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Trevon Atwell requested an extension. Bovary Exantus, Code Compliance Officer, recommended 63 days.

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

Case: CE25030081

Address: 200 E LAS OLAS BLVD

Owner: PRII SR 200 EAST LAS OLAS OWNER; LLC % PRUDENTIAL REAL ESTATE

Personal service was accepted on 5/21/25. Service was also via posting at 1 East Broward Blvd. on 6/12/25.

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 BUILDING/RESTAURANT AREA, "OL'DAYS - FARM TO TABLE LAS OLAS", INCLUDING BUT NOT LIMITED TO: CHAIRS AND TABLES WHICH ARE BEING USED FOR OUTDOOR DINING. THE BUSINESS HAS NOT OBTAINED NECESSARY PERMITS/APPROVAL FROM THE CITY.

Special Magistrate Hearing

June 26, 2025

Page 5

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

Paige Caroline Miller, property manager, agreed to comply.

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

Case: CE24110332

Address: 1519 NW 10 PL

Owner: LOUD, LILLIAN MEDINA

Service was via posting at the property on 6/13/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS MISSING AND BROKEN PANELS.

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 AT THE REAR OF THIS PROPERTY.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE APRON GRAVEL DRIVEWAYS ARE WORN THROUGH AND GRASS AND WEEDS ARE GROWING THROUGH THEM.

VIOLATIONS: 47-19.1.D. COMPLIED

THERE IS A CAR CANOPY FRAME ERECTED IN THE BACK YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TIRES, PAINT BUCKETS, PROPANE GAS, TABLES AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) and 9-305(b) within 28 days and with 47-34.1.A.1. within 10 days or a fine of \$50 per day, per violation.

Medina Loud said they had already completed most of the work.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE25030588

Address: 301 SE 22 ST

Owner: MAGIDOW, ANDREW

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 6

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (ANDYS K9 CORNER).

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

Andrew Magidow agreed to comply.

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

Case: CE24110227

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Edward Clappison, property manager, said they needed to perform a drainage project before addressing the landscaping. He said the drainage project would take four to six weeks.

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

Case: CE24050046

Address: 1843 LAUDERDALE MANOR DR

Owner: WSC COASTLINE PROPERTIES LLC

This case was first heard on 1/30/25 to comply by 2/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

William Bartholomew said they were working to comply.

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

Case: CE24120199

Address: 1200 NE 17 TER

Owner: GOPUL LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

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

- VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED AND LAWN STORAGE AT THIS PROPERTY CONSISTING OF A ROLLER CHAIR, BUCKET, COUCH AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND BROKEN SLATS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110564. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.
- VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE IN THIS RC-15 ZONE. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CAR BATTERY OTHER MISCELLANEOUS ITEMS.
- 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 recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and also requested a finding of fact that violation 9-280(h)(1) had existed as cited.

Paul Pulcini requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation and also found for the City that violation 9-280(h)(1) had existed as cited.

Case: CE24010383

ORDERED TO REAPPEAR

Address: 1617 NW 5 ST

Owner: CHAMBERS, BEVERLY; CHAMBERS, SEFTON

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,400.

Vanessa Willis, Code Compliance Officer, said one violation remained. She did not recommend an extension.

Beverly Chambers said they had demolished the property. The ground cover issue remained but she anticipated they would begin construction within 60 days.

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

Special Magistrate Hearing

June 26, 2025

Page 8

Case: CE25020355

Address: 2134 NW 4 ST

Owner: BYNES, CHRISTINA N & GREGORY JR

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL AND PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE. THE DRIVEWAY AND APPROACH ON THE GRAVEL LEFT SIDE AND PAVED RIGHT SIDE ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL. THE DRIVEWAY APPROACH IS WORN AND UNEVEN. THE RIGHT SIDE PAVED APPROACH HAS A FEW SPOTS WHERE GRASS IS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110730 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE LEFT SIDE OF THE HOUSE AND FRONT HAS DARK MARKS AND/OR STAINS ON THE FASCIA BOARD. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110730. 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: 9-280(h)(1) COMPLIED

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE RIGHT SIDE OF THE HOUSE CLOSE TO THE PAVED DRIVEWAY IS IN DISREPAIR WITH SECTIONS THAT ARE BENT AND NOT CONNECTED WITH THE PROPER PARTS AND CONNECTIONS. THE TOP BAR IS NOT ATTACHED PROPERLY AND THE POLE NEEDS A TOP CAP AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24020864. 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: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES/TRAILERS/JET SKIS PARKED ON THE GRASS/LAWN AREA AT THE RIGHT SIDE OF THE PROPERTY WHICH IS IN PLAIN VIEW. THE VEHICLES ARE NOT PARKED ON AN APPROVED SURFACE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24020864 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

Gregory Bynes said he understood.

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

Case: CE25011050

Address: 750 SW 31 AVE

Owner: CHATMAN, SANDRA J

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 9

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. A GRAY JEEP COMPASS, NO LICENSE PLATE, VIN # 3C4NJCBB9JT124727 WAS PARKED ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY APRON OF THIS PROPERTY HAS POTHOLES AND CRACKS.

Officer Moore presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 9/25/25 hearing.

Sandra Chatman said ATT was digging up the swale.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 9/25/25 hearing.

Case: CE24110523

Address: 2837 SW 3 ST

Owner: MYERS, HERMAN H/E; SMITH, ERIC ET AL

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-308(a)
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF.

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, 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.

Special Magistrate Hearing

June 26, 2025

Page 10

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK TWO DOOR SEDAN HAS VEGETATION GROWING AROUND THE TIRES. THE BACK TIRES ARE ALSO FLAT. HOWEVER, THE LICENSE PLATE IS VALID.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES WITH WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation and a finding of fact that violations 18-12.(a) and 9-304(b) had existed as cited.

Eric Smith agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and found for the City that violations 18-12.(a) and 9-304(b) had existed as cited.

Case: CE25040079

Address: 1213 TANGELO ISLE

Owner: SCHEURER, CHRISTOPHER J; ROSEN, CYNTHIA R

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-21.15.A COMPLIED
TWO OAK TREES REMOVED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT ON THE SWALE OF THIS RS-8 ZONED PROPERTY. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TWO TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED RESIDENTIAL PROPERTY.

Officer Dayem presented the case file into evidence and recommended imposing a fine of \$300 for the two trees that were removed.

Christopher Scheurer said he was unaware he needed a permit and removed the trees because they were infested with termites.

Ms. Flynn found in favor of the City and imposed a fine of \$300 for the two trees that had been removed.

Case: CE25050340

Address: 1237 NW 3 AVE

Owner: WALLS, ROUPWATIE H/E; WALLS, ROUPWATIE ET AL

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES ON JACK STANDS AND IS MISSING PARTS AT THIS PROPERTY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21110763 AND 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

Special Magistrate Hearing

June 26, 2025

Page 11

THE SWALE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21110763. 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: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD -15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO DERELICT VEHICLES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS AREAS THAT IS STAINED WITH DIRT/OIL. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21110763. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Noel presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day, per violation. He also requested a finding of fact that violations 9-305(b) and 9-304(b) had existed as cited.

Winston Walls said he intended to repair the car and said it was registered and insured. He said the other violations were in compliance.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day, per violation. She also found for the City that violations 9-305(b) and 9-304(b) had existed as cited.

Case: CE25040777

Address: 1000 SW 19 ST

Owner: NAJI, IAD

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF THE SWALE WITH DEAD AND MISSING GROUND COVER FACING SW 10 AVE. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24090372 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOTTLES, TIRES, AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-363 COMPLIED
THE FREE LANDLORD REGISTRATION APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE24090372 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Special Magistrate Hearing

June 26, 2025

Page 12

Officer Dayem presented the case file into evidence and recommended imposing a \$2,350 fine for the 47 days 18-12.(a) was out of compliance and a \$2,300 fine for the 46 days 9-305(b) was out of compliance, which would continue to accrue.

Joshua Cosenza, property manager, said water pooled on the property when it rained, killing the grass. He said the adjacent property was rented for events frequently and attendees parked on the grass. Iad Naji, owner, said the tenants did not comply with requests and hid the notices. He said he had requested an additional trash receptacle from the City. Ted Inserra, civic association president, said, "I dispute everything that was just said." He stated the adjacent home was not an Airbnb and neighbors regularly moved palm fronds to the curb for trash pickup.

Ms. Flynn found in favor of the City and imposed a \$2,350 fine for the 47 days 18-12.(a) was out of compliance and a \$2,300 fine for the 46 days 9-305(b) was out of compliance, which would continue to accrue.

Case: CE23120151

Address: 532 NW 16 AVE

Owner: ATTERBERY, MARY

This case was first heard on 4/9/24 to comply by 4/19/24 and 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Mary Atterbery said she was having work done as she had the funding. She requested more time. Dorian Koloian, Code Compliance Supervisor recommended 91 days and ordering the respondent to attend the 9/25/25 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/25/25 hearing.

Case: CE24120249

Address: 1690 NW 9 ST A-B

Owner: MURRAY, JO ANNA

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

Vanessa Willis, 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. THIS INCLUDES THE SWALE AREA AND AREA WHERE THE FENCE IS DAMAGED. ALSO THE AREA IN THE REAR OF THE HOUSE BY THE TRASH CANS HAS MISSING GROUND COVER. THIS IS A RECURRING VIOLATION FROM CASE CE21060290, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

VIOLATIONS: 9-308(b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINED MARKS ON THE ROOF. THIS IS A RECURRING VIOLATION FROM CE21060290 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED

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

Special Magistrate Hearing

June 26, 2025

Page 13

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. RD-15 – RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY MULTI UNIT. THE PARKING FACILITIES HAS CRACKS WITH STAINS, STAINED WHEEL STOPS WITH DARK MARKS, MISSING OR FADED PARKING STRIPES.

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. THIS IS A RECURRING VIOLATION FROM CASE CE21060290 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

Lindsey Mapp, the owner's son, said he was working on the violations.

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

Case: CE24120492

Address: 870 SW 28 ST

Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 26-129(a)(4)
THERE ARE VEHICLES BLOCKING THE SIDEWALK.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK, AND SIDES OF THE BUILDING: ITEMS INCLUDING A TRAILER, CANOPY, FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.13.B.1.C
THE MATERIAL ON THE PUBLIC RIGHT-OF-WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPS ARE BROKEN AND/OR MISPLACED.

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

Special Magistrate Hearing

June 26, 2025

Page 14

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-20.13.B.1.C, 26-129(a)(4), 47-34.1.A.1., and 9-363 within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Joseph Vaudy said these three properties were in foreclosure. He said a lien on one of his properties was preventing him from selling other properties.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.13.B.1.C, 26-129(a)(4), and 9-363 within 15 days and with the remaining violations within 111 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 10/14/25 hearing.

Case: CE24120493

Address: 880 SW 28 ST

Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-20.13.B.1.C

THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPS ARE BROKEN AND/OR MISPLACED.

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: 26-129(a)(4)

THERE ARE VEHICLES BLOCKING SIDEWALK.

VIOLATIONS: 9-304(b)

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1., 9-363, and 26-129(a)(4) within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Joseph Vaudy agreed.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1., 9-363, and 26-129(a)(4) within 15 days and with the remaining violations within 111 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 10/14/25 hearing.

Case: CE24120495

Address: 890 SW 28 ST

Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 26-129(a)(4)

THERE ARE VEHICLES BLOCKING THE SIDEWALK.

VIOLATIONS: 9-304(b)

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

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 ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPPERS ARE BROKEN AND/OR MISPLACED.

VIOLATIONS: 47-20.13.B.1.C

THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 9-363

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 26-129(a)(4), 47-34.1.A.1., and 9-363 within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Joseph Vaudy agreed.

Ms. Flynn found in favor of the City and ordered compliance with 26-129(a)(4), 47-34.1.A.1., and 9-363 within 15 days and with the remaining violations within 111 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 10/14/25 hearing.

Case: CE25050075

Address: 708 SW 27 AVE

Owner: DIANA INVESTMENTS TR; LENDIAN, EDGAR TRUSTEE

Service was via posting at the property on 5/30/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-22.9. COMPLIED

SIGN HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS FEATHER FLAG BANNERS WITH THE WORDS BARBER SHOP PRINTED ON THEM. THIS IS A RECURRING VIOLATION PER CASE CE24120491 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED BEFORE THE HEARING.

Special Magistrate Hearing

June 26, 2025

Page 16

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

Juan Gabriel Negron said he understood.

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

Case: CE25040790

Address: 1616 SW 17 AVE

Owner: ESTATE MANORS INC; WALTERS, LAWRENCE

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 8-91.(e)

THERE IS A WHITE SUNSEEKER PREDATOR 74 YACHT MOORED AT THE REAR OF THE PROPERTY THAT EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. CANAL IS 50 FEET WIDE, MAKING THE MAXIMUM PERMISSIBLE VESSEL BEAM TO BE 15 FEET. MANUFACTURER SPECIFICATIONS FOR THIS VESSEL DECLARE THE BEAM TO BE 17.8 FEET. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE25020534. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

Officer Olivera presented the case file into evidence and recommended imposing a fine of \$12,000 [\$500 per day] for the 24 days the property had been out of compliance, which would continue to accrue.

Lawrence Elton Walters said he had hired a surveyor, who determined the canal was 59.9 feet wide, not 50 feet. He presented the surveyor's report. Amy Brown, Code Compliance Supervisor, said the code used property line to property line measurements, not wet face to wet face, as Mr. Walters's surveyor used. Mr. Walters said a prior City Zoning Official had ruled that the property line was the wet face. Rhonda Hasan, Senior Assistant City Attorney, said the City surveyor was correct.

Ms. Flynn found in favor of the City and imposed a fine of \$4,800 for the 24 days the property had been out of compliance, which would continue to accrue at \$200 per day.

Case: CE24030779

Address: 404 NW 21 TER

Owner: CANDEDO LLC

Service was via posting at the property on 6/5/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE TWO DERELICT VEHICLE ON THE PROPERTY WITH MISSING TAGS. ONE VEHICLE IS A WHITE COLT 2 DOOR VEHICLE WITH NO TAGS. THE OTHER VEHICLE IS A BLACK TWO DOOR TALON WITH NO TAGS. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A

FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY. THE FRONT OF THE YARD AND SIDES OF THE HOUSE FROM THE FRONT TO THE BACK, HAVE MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE RESIDENTIAL PROPERTY IS BEING USED AS MECHANIC WORKING SHOP WITH MOTOR PARTS DISPLAYED AROUND THE PROPERTY AND VEHICLES AND THIS IS CONSIDERED ILLEGAL LAND-USE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(b) WITHDRAWN
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS, SOFFIT AND FASCIA AND DOORS. THEY NEED TO BE PRESSURE WASHED AND OR PAINTED.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA BOARD HAS DARK MARKS AND STAINS AND NEEDS TO BE POWER WASHED AND/OR PAINTED ON THE LEFT SIDE OF THE HOUSE.

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 18-4.(c), 9-304(b), 9-305(b), 47-34.1.A.1., and 9-280(h)(1) had existed as cited.

Christine Espinal said she understood.

Ms. Flynn found for the City that violations 18-12.(a), 18-4.(c), 9-304(b), 9-305(b), 47-34.1.A.1., and 9-280(h)(1) had existed as cited.

Case: CE25040176

Address: 400 SW 22 AVE

Owner: DALRYMPLE, ESAU &; DALRYMPLE, JULIE

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 18

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

VIOLATIONS: 18-1.

THERE IS ILLEGAL OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO AN ACCUMULATION OF SCRAP METAL, CONSTRUCTION DEBRIS, TIRES, BOXES, PALLETS AND PILES OF MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS OR OTHER ELEMENTS ON THE ROOF WHICH ARE NOT A PERMANENT PART OF THE BUILDING. THE ITEMS INCLUDE MULTIPLE TARPS, CINDER BLOCKS, WOOD AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION FROM CASE CE21040500. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED 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 ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS IN DISREPAIR AND NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE DRIVEWAY HAS BROKEN PAVERS, IS STAINED, AND HAS AREAS OF MISSING PAINT. FURTHERMORE, THE DRIVEWAY APRON IS MISSING GRAVEL AND THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREAS IN THE FRONT AND REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)

THE AWNINGS OVER THE FRONT WINDOWS ARE STAINED.

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12.(a) WITHDRAWN

THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT AND REAR OF THIS PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING DEBRIS, BROKEN TILES, TOWELS, CARDBOARD, PLASTIC BAGS AND OTHER MISCELLANEOUS LITTER AND RUBBISH. THIS IS A RECURRING VIOLATION, FROM CASE CE21040500 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

Special Magistrate Hearing

June 26, 2025

Page 19

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-1 and 9-363 within 15 days and with 9-308(b), 9-306, and 9-280(h) within 28 days or a fine of \$50 per day, per violation. He also requested imposition of \$2,000 each for 9-305(b) and 9-304(b), which would continue to accrue at \$50 per day, per violation.

Esau Dalrymple said he had been injured recently and unable to address the violations.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 and 9-363 within 15 days and with 9-308(b), 9-306, and 9-280(h) within 28 days or a fine of \$50 per day, per violation. She also imposed reduced fines of \$1,000 each for 9-305(b) and 9-304(b), which would continue to accrue at \$50 per day, per violation.

Case: CE23100475

ORDERED TO REAPPEAR

Address: 1437 NW 10 PL

Owner: KING, MOLLY PEARL

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

Lamar King said his mother had been in the hospital. He stated he had spoken to a company about applying gravel to the driveway. He requested 63 days.

Bovary Exantus, Code Compliance Officer, did not oppose an extension and suggested 111 days.

Ms. Flynn granted a 111-day extension, during which time no fines would accrue.

Case: CE25010119

Address: 1135 NW 5 CT

Owner: SOLSONA, GRACIELA

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO LAWN EQUIPMENT, COOLERS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS DILAPIDATED AND HAS MISSING AND/OR BROKEN SECTIONS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363

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

Special Magistrate Hearing

June 26, 2025

Page 20

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 BUT NOT LIMITED TO THE SWALE AREAS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Willis presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1., 18-12(a) and 9-363 within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Graciela Solsona said she needed to evict the current tenants.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1., 18-12(a), and 9-363 within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 8/28/25 hearing.

Case: CE24120332

Address: 300 SW 4 CT

Owner: MAIC OF QUEENS INC

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,900 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, recommended imposition of the fine.

Michelle Lau said they had reapplied for the parking lot permit.

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

Case: CE24070521

REQUEST FOR EXTENSION

Address: 622 NW 21 TER 1-4

Owner: LUBEMMAS HOLDINGS CORP

This case was first heard on 5/29/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, provided the case history.

Andres Arcila said they had needed to evict a tenant and they were trying to hire someone to address the remaining violations. He requested 60 days.

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

Case: CE25020199

Address: 200 SW 9 AVE 1-2

Owner: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L

Service was via posting at the property on 6/1/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 21

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

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS AT THIS PROPERTY DO NOT FUNCTION AS INTENDED. MULTIPLE WINDOWS DO NOT OPEN AND CLOSE PROPERLY.

VIOLATIONS: 18-1
THERE IS AN OPEN AND UNSECURED TRAILER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AN ENCLOSED UTILITY TRAILER BEING STORED ON THE NORTH SIDE OF THIS VACATION RENTAL PROPERTY. 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.

Officer Acquavella presented the case file into evidence and recommended ordering compliance with 9-280(b) within 28 days and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

Craig Mills said he was trying to address the violations.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 28 days and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

Ms. Flynn took a brief recess.

Case: CE25030648

Address: 1372 SW 25 AVE

Owner: AREFEV, ANTON; MORGUNSKYI, VALENTYN

Personal service was accepted on 5/29/25. Service was also via posting at 1 East Broward Blvd. on 6/12/25.

Bernstein Saimbert, Senior 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 A TWO-PIECE YELLOW SOFA SET, WOOD PALLET AND OTHER MISCELLANEOUS DEBRIS. BULK TRASH IS ON THE FIRST WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA HAS BEEN ALTERED AT THIS RS-8 ZONED PROPERTY BY ADDING GRAVEL AND ROCKS WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

Officer Saimbert 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: CE25040889

Address: 1322 SE 1 AVE

Owner: SFLA HOLDINGS LLC

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 22

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS OF THE FRONT LAWN AREA.

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

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

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.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 9-305(b) 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 within 15 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Case: CE24120587

Address: 540 SW 28 AVE

Owner: 540 INVESTMENTS LLC

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A COMMERCIAL FOOD TRUCK, FL LICENSE PLATE BZ9OFA, EXP 12/24, IS BEING PARKED ON THE FRONT LAWN OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. AN ORANGE COMMERCIAL FOOD TRUCK - LA JAMA, AND A BLACK NISSAN IS BEING PARKED ON THE LAWN OF THIS PROPERTY.

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

Officer Moore 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: CE25040680

Address: 730 W BROWARD BLVD

Owner: COLONY ACQUISITION CORP

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 23

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE22120676, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Eason 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: CE25040682

Address: 721 SW 2 ST

Owner: FREE BETHLEHEM BAPTIST CHURCH INC

Service was via posting at the property on 6/3/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE GREEN MESH ALONG THE FENCE AT THE PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. LARGE HOLES AND TEARS WERE OBSERVED AROUND THE ENTIRE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070402, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Eason presented the case file into evidence and said the violations were was now in compliance. He requested a finding of fact that violation 9-280(h)(1) had existed as cited.

Ms. Flynn found for the City that violation 9-280(h)(1) had existed as cited.

Case: CE25040402

Address: 501 SW 10 AVE

Owner: CASA SONADA 501 CORP

Service was via posting at the property on 6/3/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. NAUTICAL VENTURES ARE STORING VESSELS BEHIND THIS ZONED RS-8 RESIDENTIAL PROPERTY.

Officer Eason presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE24080346

Address: 1445 W BROWARD BLVD

Owner: SALVATION ARMY INC; % BUSINESS ADMINISTRATOR

Service was via posting at the property on 6/7/25 and at 1 East Broward Blvd. on 6/12/25.

Special Magistrate Hearing

June 26, 2025

Page 24

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BLACK FENCE ALONG BROWARD BLVD IS LEANING/FALLING OVER.

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

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

Case: CE23040355

Address: 1226 NE 4 AVE

Owner: 2010 PROPERTY LLC

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 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.

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

Randall Klett said he had applied for CRA funding to help pay for the façade work but could not wait any longer so he had hired someone who would do the work the following week. Antoine Loar, Code Compliance Supervisor, recommended imposition of the fines, noting the case was begun in 2023.

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

Case: CE24090135

Address: 1713 NW 13 CT

Owner: JAMES, SELBY

Service was via posting at the property on 6/13/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-259 **WITHDRAWN** REFER TO BE24090064

THIS BUILDING IS IN DISREPAIR AND IS UNFIT FOR HUMAN HABITATION.

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; UNKNOWN ITEMS STORED OUTSIDE AND COVERED WITH A GRAY TARP. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND PART OF THE FENCE HAS BENT SECTIONS.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A WHITE VAN PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-12.(a)

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

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.

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 \$100 per day, per violation.

Special Magistrate Hearing

June 26, 2025

Page 25

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 \$100 per day, per violation.

Case: CE25050213

Address: 1445 W BROWARD BLVD

Owner: SALVATION ARMY INC; % BUSINESS ADMINISTRATOR

Service was via posting at the property on 6/16/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS B-1 PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 18-12.(a)

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

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 AND SWALE AREA.

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE25030515

Address: 2664 SW 7 ST 1-3

Owner: BRUCE, EDGAR H/E; BRUCE, SEAN

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES AND A TRAILER ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS 4 DOOR GOLD LEXUS GS 300 WITH FLAT TIRES AND NO VALID TAG DISPLAYED, WHITE ENCLOSED CARRY-ON TRAILER WITH THE WORDS "BOY SCOUTS OF AMERICA TROOP" PRINTED ON IT HAVING FLAT TIRES AND NO VALID TAG DISPLAYED, AND A WHITE MALLARD RV WITH EXPIRED OHIO TAG NUMBER UBD2707 "8/24".

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES AND TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-34.4.C.1. COMPLIED

THERE IS AN RV/MOBILE HOME PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707.

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS AN RV/MOBILE HOME PARKED ON THE RIGHT OF WAY OF THIS RMM-25 ZONED PROPERTY. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO PLASTIC BUCKETS, MINI FRIDGE, WOOD, BLANKETS, CABINETS,

Special Magistrate Hearing

June 26, 2025

Page 26

MIRROR, CLOTHES, PLASTIC BAGS, STORAGE BINS, FOLDING WAGON AND CART, AND OTHER MISCELLANEOUS ITEMS.

Officer Olivera 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: CE24090322

Address: 1722 NW 8 CT

Owner: USARIOJARA LLC

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION BEHIND BUILDING LINE.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. A WHITE TWO DOOR PICK UP IS PARKED ON THE GRASS.

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

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE21060347 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE/GRAY GMC PICKUP TRUCK WITH NO TAGS PARKED ON THE GRASS OF THE PROPERTY.

VIOLATIONS: 18-1.
THERE IS INDOOR FURNITURE BEING USED OUTSIDE, FURNITURE IN THE REAR WITH TRASH, BOX WITH TRASH, CONTAINERS, PET CAGE/KENNEL, TRASH PUSHED ALONG THE FENCE, ENGINE MOTOR/TRANSMISSION IN FRONT OF THE HOUSE, INSIDE TABLE IN FRONT OF THE RESIDENCE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-1. and 9-363 within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 9-363 within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation. She also found for the City that violation 18-12.(a) had existed as cited.

Special Magistrate Hearing

June 26, 2025

Page 27

Case: CE24110092

Address: 918 NW 24 AVE

Owner: LEGAL INVESTORS TEAM LLC

Service was via posting at the property on 6/4/25 and at 1 East Broward Blvd. on 6/12/25.

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. THERE IS A TRASH BAG AND TRASH ON THE PROPERTY, SWALE AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, PREVIOUS CASE CE21071054, WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE 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. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, PREVIOUS CASE CE21071054, WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY TO INCLUDE BUCKETS, CANS, BIRD CAGE, AC UNITS AND PLASTIC CONTAINERS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PARTS OF THE FENCE ARE NOT CONNECTED AND MISSING TOP CONNECTORS OF THE POLES.

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a) and 9-305(b) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a) and 9-305(b) had existed as cited.

Case: CE25040582

Address: 626 NW 22 RD

Owner: SHADY PINE INVESTMENTS LLC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS OVERGROWTH, WEEDS AND GRASS ENCROACHING ONTO THE STREET AND SIDEWALK. ALSO GROWING THROUGH THE BRICKS AND ENCROACHING ONTO THE SIDEWALK AS WELL.

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 ARE SEVERAL

AREAS WITH DEAD AND MISSING GROUND COVER THROUGHOUT THE PROPERTY AND ITS SWALE AREA. THIS IS REPEAT VIOLATION PER CASE NUMBER CE24070270. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE PANEL NEAR APT TWO IS IN DISREPAIR AND NEEDS TO BE FIXED. IT IS POPPING OUT AND NOT ATTACHED CORRECTLY. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THERE ARE PLASTIC CUPS, BOTTLES, BAGS AND TRASH ALL OVER THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested imposition of a \$3,700 fine for the 37 days 9-305(b) had been out of compliance and a finding of fact that violations 9-280(h)(1) and 18-12.(a) had existed as cited.

Ms. Flynn imposed a \$3,700 fine for the 37 days 9-305(b) had been out of compliance and a found for the City that violations 9-280(h)(1) and 18-12.(a) had existed as cited.

Case: CE25040450

Address: 748 NW 22 RD

Owner: XPRESS MEDIA PRINTING LLC

Service was via posting at the property on 6/5/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ARE NOT BEING MAINTAINED. THERE ARE FADED WHEEL STOPS, FADED PARKING LINES AND DARK STAINS THROUGHOUT THE PARKING FACILITIES. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 24-29.(a)
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED. THE DUMPSTER IS OVERFLOWING INSIDE THE FENCED IN AREA. ALSO, THERE IS TRASH ALL AROUND THE DUMPSTER.

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 AREAS THROUGHOUT THE PROPERTY INCLUDING THE SWALE AREA THAT HAVE MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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. THE EXTERIOR HAS SOME STAINS ON THE WALL WITH

DARK MARKS. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, DEBRIS AND RUBBISH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 47.20.20.E
THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS A FOOD TRUCK STORED IN THE PARKING LOT (HUNGRY LION CARIBBEAN GRILL) AND A RED PICKUP TRUCK OFFERING POWER WASHING SERVICES.

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

Officer Proto presented the case file into evidence and recommended ordering compliance with 24-29.(a) and 47.20.20.E within 28 days or a fine of \$200 per day, per violation and fines of \$200 per day, per violation, retroactive to 4/15/25 for 47-20.20.(H) 9-305(b), 9-306, and 18-12.(a), which would continue to accrue.

Ms. Flynn found in favor of the City and ordered compliance with 24-29.(a) and 47.20.20.E within 28 days or a fine of \$200 per day, per violation and imposed fines of \$200 per day, per violation, retroactive to 4/15/25 for 47-20.20.(H) 9-305(b), 9-306, and 18-12.(a), which would continue to accrue.

Case: CE24110325

Address: 1519 NW 15 AVE

Owner: GEORGES, CEDERNIER; GEORGES, KESNITA

Service was via posting at the property on 6/12/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY AND ON THE SWALE. A GRAY TOYOTA COROLLA WITH EXPIRED TAG, A WHITE NISSAN AND A WHITE HONDA CIVIC BOTH WITH EXPIRED TAG, A BLACK TOYOTA YARIS WITH EXPIRED TAG AND A WHITE HONDA PILOT WITH EXPIRED TAG.

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 SWALE AREA.

VIOLATIONS: 9-304(b) COMPLIED
THE CEMENT DRIVEWAY AND THE APRON DRIVEWAY ARE NOT WELL MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Special Magistrate Hearing

June 26, 2025

Page 30

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

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

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 \$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: CE24040826

Address: 1408 NW 12 ST

Owner: WRIGHT, FRANKLIN L

Service was via posting at the property on 6/13/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

VIOLATIONS: 47-34.4.B.1. WITHDRAWN
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

VIOLATIONS: 9-304(b)
THE DRIVEWAY APRON IS UNEVEN AND NEEDS TO BE RESURFACED.

Officer Exantus 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: CE24050481

Address: 1613 NW 11 CT

Owner: DANIEL BLAISE

Service was via posting at the property on 6/13/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-21.15.D.1.e WITHDRAWN

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE MAILBOX IS MISSING A NUMBER.

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.

Special Magistrate Hearing

June 26, 2025

Page 31

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT CLEARLY DEFINED. THE GRAVEL IS IN DISREPAIR.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24110747

Address: 1121 CHATEAU PARK DR

Owner: GOMEZ, JUAN

Service was via posting at the property on 6/12/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

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.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23060981. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and a finding of fact that 18-12.(a) had existed as cited.

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

Case: CE24050600

Address: 1513 NW 15 AVE

Owner: JULIET WHISKEY 2 LLC

Service was via posting at the property on 6/12/25 and at 1 East Broward Blvd. on 6/12/25.

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 AND ASPHALT DRIVEWAY ARE IN DISREPAIR.

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: 18-4.(c) WITHDRAWN
THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAG PARKED/STORED ON THIS PROPERTY.

Special Magistrate Hearing

June 26, 2025

Page 32

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

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 47-34.4.B.1. and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.4.B.1. and 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE24120179

Address: 1425 NW 13 CT

Owner: JUSTILIEN, LOUISIANE

Service was via posting at the property on 6/13/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23100170, AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-1.
THERE ARE CHAIRS, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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 ON THE RIGHT OF WAY.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A GOLD DERELICT HONDA ACCORD WITH FLAT TIRES PARKED/STORED ON THE RIGHT OF WAY OF THIS PROPERTY.

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 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) and 18-1. within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE25010441

Address: 115 NE 14 AVE
Owner: VP 115 LV 1027 LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE LAWN DEBRIS RAGS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280(C) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE TO INCLUDE BUT NOT LIMITED TO THE WALKWAY AND PORCH ON THE PROPERTY AND THE CONCRETE SLAB IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKED/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. THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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.

VIOLATIONS: 9-278(G) COMPLIED
THE SCREEN MESH ON THE WINDOWS OF THE PROPERTY ARE MISSING.

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 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: CE25030448

Address: 1122 NE 10 AVE
Owner: JACKAL HOMES 6 LLC

Service was via posting at the property on 6/16/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE WOOD PALETTES, CINDER BLOCKS, A TRAILER, BOXES AND OTHER MISCELLANEOUS ITEMS BEING STORED.

Officer Noel 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.

Special Magistrate Hearing

June 26, 2025

Page 34

Case: CE25020718

Address: 703 NE 17 WAY

Owner: SADOWSKI, SCOTT & KATE

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH PICK-UP IS EVERY 2ND THURSDAY OF EVERY MONTH. THERE ARE PALM FRONDS PLACED ON THE SWALE FOR BULK TRASH.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-304(b) COMPLIED
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY.

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

VIOLATIONS: 9-280(C) COMPLIED
THE FRONT PORCH AT THIS PROPERTY IS DIRTY AND NOT BEING MAINTAINED.

Officer Noel 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: CE25040495

Address: 1725 E SUNRISE BLVD

Owner: ARTHUR A DANIELS GST TR; DIANE E VOIGT GST TR %RYAN

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PARKING LOT OF THIS PROPERTY. AN RV WITHOUT A VALID TAG AND MISSING A TIRE.

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

VIOLATIONS: 47-20.20.(H)
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: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

Special Magistrate Hearing

June 26, 2025

Page 35

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8. within 15 days and with the remaining violations within 28 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8. within 15 days and with the remaining violations within 28 days or a fine of \$150 per day, per violation.

Case: CE25030056

Address: 3334 SW 15 AVE

Owner: STRINGI, LOIS M

Service was via posting at the property on 6/5/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RM-15 RESIDENTIAL PROPERTY SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE IN FRONT OF THE BUILDING: ITEMS, INCLUDING BUT NOT LIMITED TO TILES, TOOLS, BUCKETS AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES AT THIS RM-15 ZONED PROPERTY THAT ARE NOT MAINTAINED. THERE ARE MULTIPLE POTHOLES AND CRACKS.

VIOLATIONS: 9-363 COMPLIED
THE FREE LANDLORD REGISTRATION APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

Case: CE25040051

Address: 1345 SW 30 ST

Owner: FERNANDES, ROSS M & MARIA H

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER BEARING A VESSEL ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-280(C) COMPLIED
THE EXTERIOR WALKWAY IS STAINED AND FADED.

Special Magistrate Hearing

June 26, 2025

Page 36

VIOLATIONS: 47-20.13.E.2 WITHDRAWN

VIOLATIONS: 47-20.13.B. COMPLIED
THE GRAVEL ON THE SWALE IS NOT IN A WELL-GRADED CONDITION, THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-363
FREE LANDLORD REGISTRATION APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Officer Dayem 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: CE25040882

Address: 1442 SW 27 CT

Owner: ORDWAY, ALTHEA

Service was via posting at the property on 5/29/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE23060297. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION, SEE CASE CE23060297. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO LEAN.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE SWALES FACING SW 27 CT AND SW 28 ST OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-280(h) WITHDRAWN

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

Special Magistrate Hearing

June 26, 2025

Page 37

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

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

Case: CE25030419

Address: 1101 NE 18 AVE

Owner: LEX 108 LLC

Service was via posting at the property on 6/6/25 and at 1 East Broward Blvd. on 6/12/25.

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

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

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RC-15 ZONED PROPERTY. THERE ARE MULTIPLE CRACKS AND STAINS.

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 Noel 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: CE25010161

Address: 1121 NW 5 CT

Owner: NOZINE, FABIOLA

Certified Mail was accepted on 6/17/25. Service was also via posting at East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO MATTRESSES, TOILETS, APPLIANCES, TILES, SHOPPING CARTS, PALLETS AND MISCELLANEOUS ITEMS.

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, FADED PAINT AND DISCOLORATION; SOFFITS AND FASCIA ARE DIRTY AND DISCOLORED.

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 INCLUDING THE SWALE.

Special Magistrate Hearing

June 26, 2025

Page 38

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY. THERE IS A RED CAR WITH NO TAG IN THE FRONT YARD.

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE CINDER BLOCKS ON THE ROOF AS WELL AS TARP COVERINGS HANGING FROM THE EAVES.

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 9-306 and 9-305(b) within 63 days or a fine of \$100 per day, per violation and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 and 9-305(b) within 63 days or a fine of \$100 per day, per violation and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE25050506

Address: 2219 NE 17 CT

Owner: BELAGIO RENTAL INC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 6/12/25.

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

VIOLATIONS: 15-282.(d)(1)a.
THERE ARE THREE VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24090578 - PARKING AND CE25040143 - NOISE, PARKING.

Officer Acquavella presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 180 days, effective June 30, 2025.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate fo 180 days, effective June 30, 2025.

Case: CE25050205

CITATION

Address: 2612 KEY LARGO LN

Owner: LOUIS HOLDING COMPANY LLC

This case was cited on 5/8/25 to comply by 5/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$750 and the City was requesting the full fine be imposed. No appeal had been received.

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

Ms. Flynn imposed the \$750 fine.

Case: CE25050253

CITATION

Address: 2612 KEY LARGO LN

Owner: LOUIS HOLDING COMPANY LLC

This case was cited on 5/10/25 to comply by 5/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$1,250 and the City was requesting the full fine be imposed. No appeal had been received.

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

Ms. Flynn imposed the \$1,250 fine.

Case: CE25020138

Address: 1613 SW 5 CT

Owner: MANN, TINA S; MUELLER, ROLAND

This case was first heard on 3/27/25 to comply by 4/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

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

Ms. Flynn imposed the \$1,500 fine.

Case: CE24070883

Address: 1954 RIVERSIDE DR

Owner: LESHNER, SUSAN MILEY LE; LAMB, CHRISTINA

This case was first heard on 2/27/25 to comply by 3/15/25 and 4/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,500 fine, which would continue to accrue until the property was in compliance.

Case: CE25030189

Address: 1511 SW 4 AVE

Owner: LPD PROPERTY LLC

This case was first heard on 5/13/25 to comply by 5/28/25 and 6/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

Case: CE24070775

Address: 301 NW 12 AVE

Owner: LITTLE BOSS HOLDINGS LLC

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,000 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$21,000 fine.

Case: CE24060305

Address: 317 NE 13 AVE

Owner: MARKS-MICHAELIS FAM REV TR;
MARKS, STEVEN J TRUSTEE ET AL

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 not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,600 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

June 26, 2025

Page 40

Case: CE24120326

Address: 1637 N VICTORIA PARK RD

Owner: LEGACY PORTFOLIO HOLDINGS LLC

This case was first heard on 3/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$28,350 fine, which would continue to accrue until the property was in compliance.

Case: CE24010903

Address: 1134 NE 5 TER

Owner: BARTON, NORMAN F

This case was first heard on 1/30/25 to comply by 2/9/25 and 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, recommended a 63-day extension.

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

Case: CE24120250

Address: 23 NE 16 CT

Owner: THOMAS, KENNETH JOSEPH

This case was first heard on 3/11/25 to comply by 3/21/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$31,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$31,700 fine, which would continue to accrue until the property was in compliance.

Case: CE25010032

Address: 1022 NW 6 AVE 1-2

Owner: JGKI INVESTMENTS LLC

This case was first heard on 3/11/25 to comply by 3/21/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,850 fine, which would continue to accrue until the property was in compliance.

Case: CE24010796

Address: 2624 NE 32 ST

Owner: GOLDEN EAGLE CONDO ASSN INC

This case was first heard on 8/13/24 to comply by 11/12/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,300 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

June 26, 2025

Page 41

Case: CE24030685

ORDERED TO REAPPEAR

Address: 3088 NW 20 ST

Owner: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A

This case was first heard on 12/12/24 to comply by 12/22/24 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$9,300.

Ms. Flynn did not grant an extension and fines would continue to accrue.

Case: CE24110230

REQUEST FOR EXTENSION

Address: 1415 SW 28 ST

Owner: GIL, LUIS & GLADYS N

This case was first heard on 3/27/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, recommended a 63-day extension.

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

Case: CE25010067

ORDERED TO REAPPEAR

Address: 1748 SW 20 ST

Owner: 1748 RIVER OAK CORNER LLC

This case was first heard on 3/27/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, said there was a master permit application and recommended a 63-day extension.

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

Staff entered pages 62 and 63 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

None

Cases Rescheduled

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

CE25040837

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

There being no further business, the hearing was adjourned at 1:08 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE