



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JUNE 10, 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
Porshia Garcia, Acting Development Services Director
Ella Parker, Acting Development Services Deputy Director
Joe Pasquiello, Assistant Building Official
Katrina Johnson, Code Manager
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Andrew Gebbia, Building Inspector
Sgt. Don Geiger, Fort Lauderdale Police Department
Shayqwan Kendrick, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Supervisor
Jessica Martinez, Code Compliance Officer
Jorge Martinez, Senior Building Inspector
Aleida Mesa, Code Compliance Officer
Fitzgerald Simmons, Senior Code Compliance Officer
Ahmed Wallace, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE24110006; CE24110064: Michael Man
CE25040806; CE24040555: Andrew Schein Esq.
CE24090409: Anthony Powell; Raquel Walters
CE25030549: Kerry Ruth; Timothy Ruth
CE25010885: Kelly Don Gerald
CE24110477: Melissa Pettito
CE25050551: Stuart Teller Esq.; Onil Drore; Millicent Porter;
Leo Corley Singleton IV
CE24010094: Christopher Gallego
CE24110287: Kyle Meredith
CE25040055: Roberto Ramirez
CE25010706: Kenneth Holland
CE25020332: Brittany Woosley; Lawrence Woosley
CE24030645: David Reidy
CE25030240; 25040415; CE25020621: Sonny Steel; Walter
Karnatz; Thomas Earle Runyon Jr.; Frank Barnhart Hermes;
Mark Barnhart Hermes; David Lathan; Timothy Hernandez;
Sherrie McCabe; Mia Hermes; Trisha Firth; William Porter;
Elizabeth Lee Fulford

CE24110601: Johnny Olavarria
CE24110662: CE24110656: Oleksandr Rubtsov; Ulyana
Burdun
CE25020054: Yolima Trujillo; Cardona Trujillo
CE25020442: Ruben Herrera
CE25050251: Dessiree Jimenez
CE25020775: Heather Roscioli
CE25010386: James Lewis
CE25040707: Andrea Fisher
CE24050766: Glenn Darack
CE24010336: Annette Rey Bishop
CE24090436: Steven Meister
CE25030094: Herold Wesley Johnson
CE25020261: William Jensen
CE25040123: Jonathan Eric Brody; Karen Polivka; Lindora
Shumney; Victoria Lynch
CE24090333: Robert Primo
CE24090280: James Abbott

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

The meeting was called to order at 9:06 A.M.

Case: BE25030240

Address: 1332 CITRUS ISLE
Owner: KARNATZ, WALTER W

Service was via posting at the property on 5/19/25 and at 1 East Broward Blvd. on 5/27/25.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: AWNING IN DRIVEWAY.

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

Walter Karnatz 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: CE25040415

Address: 1332 CITRUS ISLE
Owner: KARNATZ, WALTER W

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-19.6.B.
THERE IS EVIDENCE OF A VESSEL DOCKED AT THIS RS-8 ZONED PROPERTY THAT IS BEING USED TO LIVE IN (LIVEABOARD). THIS ACTIVITY IS A PROHIBITED USE IN THIS RS-8 ZONE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day. He displayed a video of someone living aboard the vessel.

Walter Karnatz, owner, said one occupant was repairing the boat and one was recuperating from surgery. Thomas Earle Runyon Jr., representing the remainderman interest holder of the property, asked Ms. Flynn to be clear about what would constitute compliance and Ms. Flynn stated, "Nobody can live on that boat." Mark Barnhart Hermes, neighbor, stated the boat's male inhabitant was a child predator and he had seen him on the property often.

Ms. Flynn found in favor of the City and ordered compliance within 20 days or a fine of \$500 per day.

Case: CE25020621

Address: 1332 CITRUS ISLE
Owner: KARNATZ, WALTER W

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. A BLUE CHEVY PICKUP WITHOUT A TAG.

Special Magistrate Hearing

June 10, 2025

Page 3

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE ON THE FRONT SIDES AND REAR OF THE PROPERTY, ITEMS INCLUDING BUT NOT LIMITED TO; TOOLS, LADDERS, CAR PARTS, CARDBOARD BOXES, BLUE TARP CANOPY AND MISCELLANEOUS ITEMS ARE BEING STORED OUTDOORS.

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

VIOLATIONS: 47-19.1.D.
WITHDRAWN/BE25030240

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

Walter Karnatz asked what he must remove and Officer Dayem said only outdoor furniture and a bicycle could be left outside.

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

Case: CE25050551

Address: 828 SW 16 ST

Owner: DRORE, ILAI

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.
ON MAY 19, 2025, OCCUPANTS OF THIS VACATION RENTAL PROPERTY ENGAGED IN BEHAVIOR THAT RESULTED IN A SHOOTING, WHICH LED TO THE DEATH OF AN INDIVIDUAL. AS A RESULT OF THIS INCIDENT, THE PROPERTY CONSTITUTED A PUBLIC NUISANCE. IT WAS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENED OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR ADVERSELY AFFECTED AND IMPAIRED THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.

Officer Champagne presented the case file into evidence. Rhonda Hasan, Senior Assistant City Attorney, said a homicide officer would testify but would not go into great detail as this was an open case.

Sgt. Don Geiger, Fort Lauderdale Police Department, testified regarding the homicide on May 19. He said Police had evacuated the property after a neighbor had called 911 because someone at the party was using pepper spray. But partiers had returned and after Police returned, a party guest had been shot approximately four houses away in the road.

Stuart Teller Esq., the owner's attorney, moved to dismiss the case, stating the shooting had not taken place on the property and the cited ordinance referred to a nuisance on a property. He questioned Officer Champagne, who informed him he had read the Police service report to confirm the violation. Mr. Teller said this was "hearsay." Mr. Teller then questioned Sgt. Geiger, who confirmed that the shooting had happened while officers were removing patrons for the second time, approximately 200 feet away. Mr. Teller questioned Onil Drove, the owners' daughter and property manager, who indicated she had been in Japan when she received a message from an adjacent unit regarding the noise in this unit, B, after which she called the guest in unit B multiple times before she reached him and told him to reduce the noise or face eviction. She was later sent video involving loud screaming was and informed by the guest in the other unit that someone was making threats and he had called 911. Some time later, she had directed two local property managers to the property. She had called Police after they left the property the second time to inform them that no one should be allowed to remain at the property. They returned and she said the home was cleared at approximately 4:40 AM. Sgt. Geiger confirmed that Police were already at the home when the homicide occurred.

Special Magistrate Hearing

June 10, 2025

Page 4

Millicent Porter, neighbor, said the neighborhood was very low crime. She asked that the City retrieve past noise monitor information and fine the owner. Amy Brown, Code Compliance Supervisor, said the City could not issue a citation based on the noise monitor readings. Leo Corley Singleton IV, neighbor, said there had been numerous complaints against the property. He said the property was a nuisance and a safety threat. Ms. Hasan confirmed that revoking the property's vacation rental certificate was not before the Special Magistrate.

Mr. Teller said the home's owners could not control the tenants. Ms. Hasan said Code Enforcement used Ordinance 18-1 as a catch-all for nuisances. She read the entire ordinance and said the testimony confirmed that activity at the property was "threatening or endangering the public health, safety or welfare." She stated owners were responsible for what happened on their properties. Ms. Hasan recommended imposing a fine of \$15,000 for the irreversible, irreparable violation.

Ms. Flynn asked what the homeowner should have done to prevent the shooting or if that mattered and Ms. Hasan said this was an irreversible, irreparable violation, that resulted in a public nuisance.

Ms. Flynn found in favor of the City that there was a public nuisance that evening and imposed a \$2,500 fine for the irreversible, irreparable violation.

Case: CE24040555

ORDERED TO REAPPEAR

Address: 301 SW 1 AVE

Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Andrew Schein Esq., the owner's attorney, reviewed the case and said if they removed the banner, this would result in another code violation for not having the garage screened. The replacement banner had been denied by the City and they now had two applications pending with the City, one to amend the garage screening and one for a sign. Staff was awaiting a response from the City Attorney regarding this application. Mr. Schein requested a short extension. Ella Parker, Acting Development Services Deputy Director, said the owner could have resolved this long ago and explained that the screening needed to be more permanent. She conceded that the original screening had been approved with the condition that it be replaced every five to seven years but the material had not withstood the elements. It was therefore not a good solution for a building that was very prominent in the City's downtown and on the river. She said the proposed sign, "Humankind" did represent a brand, and was not legal.

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

Case: CE25040806

Address: 730 NE 5 AVE 1-7

Owner: 730 FIFTH LLC

Service was via posting at the property on 5/23/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 17-7.1.a WITHDRAWN

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 18-1.

THERE IS AN UNPERMITTED WEDDING EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AMPLIFIED SOUND PLAINLY AUDIBLE FROM FIFTY (50) FEET AWAY FROM THE SOUND SOURCE PROPERTY LINE BEFORE 10 PM, MULTIPLE VEHICLES PARKED ON THE RIGHT-OF-WAY, AND A PORTABLE RESTROOM TRAILER IN THE PARKING AREA. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGER THE

PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Simmons presented the case file into evidence and played a video of the event.

Andrew Schein Esq., the owner's attorney, said the property was in the downtown Regional Activity Center, which had a different noise standard. He said a couple had rented the Airbnb for a party to renew their wedding vows, which was legal. He acknowledged there were cars parked on the right-of-way, which should have been a parking ticket, not a public nuisance. He noted there was a hotel with a nightclub on top adjacent to this property. He could not determine what the public nuisance was. Rhonda Hasan, Senior Assistant City Attorney said the property was being marketed as a public event space, which was not permissible. Also, the portable toilets had no permit. She said Airbnb rentals had occupancy limits. Taken together, these constituted a public nuisance. Katrina Johnson, Code Manager said this property was not registered with the City as a vacation rental and Mr. Schein stated only one to four bedroom residential properties were required to register with the City.

Ms. Flynn found in favor of the City that the individual violations did not have to be charged as violations in order for the statute to apply and imposed a fine of \$1,000 for the irreversible, irreparable violation.

Case: CE24090436

Address: 3031 DAVIE BLVD

Owner: SUNSHINE STATE HOLDINGS II INC

This case was first heard on 2/27/25 to comply by 3/9/25 and 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,000.

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

Steven Meister described his progress and said the owners were obtaining estimates for asphalt work and requested an extension. Dorian Koloian, Code Compliance Supervisor, said the case was begun in September 2024 and noted this was a commercial business on a main thoroughfare.

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

Case: CE25020332

Address: 1121 SW 32 ST

Owner: NEWELL, JESSE H/E; WOOSLEY, BRITTANY MICHELLE

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-34.4.C.1. COMPLIED

THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 47-39.A.1.b(9)(c) COMPLIED

THERE IS AN RV/MOBILE HOME PARKED ON THIS RS-8 ZONED PROPERTY WHILE BEING CONNECTED TO UTILITIES.

VIOLATIONS: 47-19.1.B

THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED ON THE FRONT YARD OF THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT.

- VIOLATIONS: 9-278(e) COMPLIED
THERE ARE HURRICANE SHUTTERS/AWNING COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 9-304(b)
THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR INCLUDING FRONT WALLS AND WINDOWS AWNING THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE ON THIS RS-8 ZONED PROPERTY, ITEMS INCLUDING BUT NOT LIMITED TO; TOOLS, SAW HORSES AND MISCELLANEOUS ITEMS.
- 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)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. VEHICLE IS AN ORANGE JEEP WITHOUT A TAG.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-19.1.B and 9-305(b) within 28 days and with the remaining violations within 15 days or a fine of \$50 per day, per violation.

Lawrence Woosley agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.1.B and 9-305(b) within 28 days and with the remaining violations within 15 days or a fine of \$50 per day, per violation.

Case: CE24010336
Address: 2648 NASSAU LN
Owner: REY, ROGER

ORDERED TO REAPPEAR

This case was first heard on 3/12/25 to comply retroactively to 1/18/24 and by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700. A fine of \$200 had already been imposed.

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

Annette Rey Bishop said the trailer was now on pavers but they needed the final inspection.

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

Case: CE24110662
Address: 1418 SW 27 ST 1-4
Owner: SYNEKTA DEVELOPMENT CORP

REQUEST FOR EXTENSION

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,400.

Mohammad Dayem, Code Compliance Officer, confirmed the property was not in compliance.

Oleksandr Rubtsov said he had a contractor for the paving but had discovered an issue with the survey that appeared to indicate some of his property was actually City property. Officer Dayem said Mr. Rubtsov wished to pave the swale and must apply to Engineering for that permit. Mr. Rubtsov requested 90 days.

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

Case: CE24110656

REQUEST FOR EXTENSION

Address: 1430 SW 27 ST

Owner: SYNEKTA DEVELOPMENT CORP

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,200.

Mohammad Dayem, Code Compliance Officer, confirmed the property was not in compliance.

Oleksandr Rubtsov agreed to a 91-day extension.

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

Case: CE24050766

Address: 2624 NE 32 ST

Owner: GOLDEN EAGLE CONDO ASSN INC

This case was first heard on 1/14/25 to comply by 1/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Senior Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fine.

Glenn Darack said he had been at the 1/14/25 hearing for another case but had not stayed when this case was heard. He said they routinely had the units sprayed for insects and now had a contract to tent the building for termite treatment. He requested 90 days.

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

Case: CE24090280

Address: 6581 NE 20 WAY

Owner: ABBOTT, JAMES W

This case was first heard on 1/14/25 to comply by 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, 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.

Shayqwan Kendrick, Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fine.

James Abbott said he had been unable to afford the work and he had health problems. He requested time to sell the property.

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

Case: CE25030549

Address: 435 MOLA AVE

Owner: RUTH, KERRY J & TIMOTHY J

Service was via posting at 1 East Broward Blvd. on 5/27/25. And by the appearance of the respondent at the hearing

Special Magistrate Hearing

June 10, 2025

Page 8

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

VIOLATIONS: 18-1. COMPLIED

THERE IS COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY AND IT IS CREATING A PUBLIC NUISANCE. THE COSMETIC WORK IS SANDING AND GRINDING, WHICH IS CAUSING RESIDUE TO DROP AND CONTAMINATE THE CANAL/INTRACOASTAL WATERWAY. THIS THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS COSMETIC WORK BEING PERFORMED ON THE VESSEL "KERRY JA" THAT IS MOORED AT THIS RESIDENTIAL PROPERTY. THE WORK CONSISTS OF BUT NOT LIMITED TO SANDING AND GRINDING IS NOT PERMITTED IN A RESIDENTIAL PROPERTY AS PER THE REQUIREMENTS UNDER SECTION 8-149(A).

Officer Caracas presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and imposing a fine of up to \$15,000 for the irreversible, irreparable violation.

Timothy Ruth said he had hired someone to maintain the boat and the worker had sanded the teak in preparation for recoating it and some dust had gone into the canal. As soon as Officer Caracas informed him of the violation, he had complied. Officer Caracas confirmed this.

Ms. Flynn imposed no fine.

Case: CE25010885

Address: 721 NW 18 ST

Owner: GERALD, KELLY DON

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a) WITHDRAWN

THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS AN ACCUMULATION OF LEAVES AND TREE DEBRIS ON THE PROPERTY AND SWALE AREA.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS AND/OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY.

VIOLATIONS: 9-304(b)

THERE IS A GREY G35 INFINITY CAR PARKED ON THE LAWN OF THIS PROPERTY TAG 8GCC880. THE DRIVEWAY AT THE PROPERTY HAS DEBRIS ON THE SURFACE, DISCOLORED AND NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

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

VIOLATIONS: 9-306

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

Special Magistrate Hearing

June 10, 2025

Page 9

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) COMPLIED
THERE IS A DERELICT GREY INFINITY G35, NO DECAL, TAG 8GCC880 ON THE PROPERTY. VEHICLE HAS HIGH VEGETATION GROWING UNDER.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS 721.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-308(b), 9-304(b), and 9-306 within 28 days and with 9-305(b) within 63 days or a fine of \$50 per day, per violation.

Kelly Don Gerald said he had physical and financial constraints and Officer Kendrick suggested 91 days.

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

Case: CE24110287

Address: 941 SW 19 ST

Owner: MEREDITH, KYLE

This case was first heard on 1/30/25 to comply by 2/9/25, 2/29/25, and 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mohammad Dayem, Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fine.

Kyle Meredith said everything was complete as of the previous day.

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

Case: CE25020442

Address: 1640 NW 4 AVE

Owner: HERRERA, RUBEN LOUIE H/E; DAVIS, MARK FRANCIS

Service was via posting at 1 East Broward Blvd. on 5/27/25 and by the appearance of the respondent at the hearing.

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

VIOLATIONS: 9-305(b)
LANDSCAPE IS NOT MAINTAINED IN A NEAT, WELL-KEPT CONDITION. DEAD AND MISSING GROUND COVER OBSERVED, INCLUDING IN THE SWALE AREA ALONG NW 17TH ST ADJACENT TO THE DRIVEWAY.

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

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

Ruben Herrera said he had already done the work.

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

Special Magistrate Hearing

June 10, 2025

Page 10

Case: CE24090409

Address: 401 NW 17 PL

Owner: POWELL, ANTHONY A; POWELL, LATANYA R

This case was first heard on 1/30/25 to comply by 2/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fine.

Anthony Powell said he had broken his leg and been unable to work for four months. Raquel Walters requested more than 28 days because Mr. Powell was getting physical therapy for his leg until July. She asked Officer Williams to visit the property and explain how they could address the driveway issue.

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

Case: CE25020261

Address: 3717 SW 17 ST

Owner: FAILLA, GARY H/E; JENSEN, WILLIAM BRECK

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-308(b)
THERE IS A BLACK TARP OVER THE ENTIRE ROOF. THERE ARE SANDBAGS, AND BLACK PLASTIC BAGS ON THE ROOF.

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 PALLETS, WOOD BEAMS, COOLER AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION FROM CASE CE21050936 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED, LEANING AND HAS AREAS OF BROKEN/MISSING SLATS. THIS IS A RECURRING VIOLATION FROM CASE CE21050936 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND IS UNEVEN. THERE IS A WHITE PICKUP TRUCK PARKED ON THE LAWN AREA.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR. THE ROOF OF THE CARPORT IS CAVING IN. THE WOOD SUPPORT BEAMS ARE STAINED BLACK AND HAVE AREAS OF PEELING/ CHIPPING PAINT.

Special Magistrate Hearing

June 10, 2025

Page 11

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA AND SOFFIT ON THE WEST SIDE OF THE PROPERTY THAT HAVE MISSING, PEELING, AND CHIPPING PAINT. THE FASCIA IN THE FRONT OF PROPERTY IS RUSTED OR STAINED.

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

Officer Flesher 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 47-34.1.A.1. and 9-208(h)(1) had existed as cited.

William Jensen 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 47-34.1.A.1. and 9-208(h)(1) had existed as cited.

Case: CE24090333

Address: 5150 BAYVIEW DR

Owner: PRIMO, ROBERT M

This case was first heard on 3/11/25 to comply by 3/21/25, 4/8/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn disclosed that Mr. Primo had been represented by another member of her law firm. Mr. Primo did not object and neither did Rhonda Hasan, Senior Assistant City Attorney.

Shayqwan Kendrick, Code Compliance Officer, confirmed the property was not in compliance recommended imposition of the fine.

Robert Primo said he had congestive heart failure and had been bedridden for weeks.

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

Case: CE25010386

Address: 2400 E OAKLAND PARK BLVD 100

Owner: SP4 INVESTMENTS LLC

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 15-28 COMPLIED
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 15-34.
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-6.12.B.9.h
THERE IS A PSYCHIC OPERATING IN THIS B-1 ZONE, WHICH IS AN AREA WHERE THIS ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2 ZONES.

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

James Lewis, representing the owner and tenant, requested 90 days for the tenant to relocate.

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

Case: CE24010094

Address: 900 N FLAGLER DR
Owner: AP FLAGLER HIVE LLC

This case was first heard on 5/14/24 to comply by 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fine. He said the tenants had been told they needed an outdoor seating permit but were putting the chairs outside without it.

Christopher Gallego said the permit was in process and they had one comment to address. He confirmed that the owner had removed the chairs and tables but the tenants put them back out.

Ms. Flynn imposed the \$30,100 fine, which would continue to accrue until the property was in compliance.

Case: CE25050251

CITATION

Address: 1713 NE 7 TER
Owner: GENSOLLEN, CARMEN; VERA, MARCO A & VERA, MARCO I

This case was cited on 5/9/25 to comply by 5/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

Ahmad Wallace, Code Compliance Officer, played a video of the event and recommended imposition of the fine.

Dessiree Jimenez said she had not filed an appeal. She stated the tenants had removed the posting from the door and not informed anyone. By the time the mail was forwarded, it was too late to appeal.

Ms. Flynn imposed the \$500 fine.

Case: CE24110477

Address: 820 SW 13 ST 1-2
Owner: HONORE, J G & DUROSIER, M H/E;
DUROSIER, C & PETITBEAU, E H/E ET AL

This case was first heard on 2/11/25 to comply by 2/26/25, 4/8/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Matthew Flesher, Code Compliance Officer, recommended imposition of the fine.

Melissa Pettito said the driveway was complied.

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

Case: CE25030094

Address: 3346 SW 15 AVE
Owner: JOHNSON, JUSTIN W

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

Special Magistrate Hearing

June 10, 2025

Page 13

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH AND/OR TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE #CE24060364, AND WILL BE FINED THE FIRST DAY THE REPORT IS POSTED UNTIL COMPLIANCE IS MET.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN, MISSING AND/OR ROTTEN PANELS. THE FENCE ON THE NORTHSIDE OF THE PROPERTY IS COMPLETELY COLLAPSED. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE24060364, AND WILL BE FINED THE FIRST DAY THE REPORT IS POSTED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RD-15 ZONED PROPERTY.

Officer Dayem presented the case file into evidence and recommended imposing a fine of \$200 per day for the one day each that 18-12.(a) and 9-280(h)(1) had been out of compliance, a total of \$400.

Herold Wesley Johnson said they had complied within 24 hours and requested there be no fines.

Ms. Flynn found in favor of the City and imposing a fine of \$200 per day for the one day each that 18-12.(a) and 9-280(h)(1) had been out of compliance, a total of \$400.

Case: CE25040707

Address: 2441 NE 26 AVE

Owner: FISHER, ANDREA

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFERENCE CASE CE25010508. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 ALONG THE SWALE AND BOTH SIDES OF THE DRIVEWAY.

VIOLATIONS: 24-27.(B) COMPLIED

THERE ARE TRASH CARTS IN PLAIN SIGHT, STORED IN FRONT OF THE GARAGE DOORS. THIS IS A RECURRING VIOLATION PER CASE CE25010508 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer DelGrosso presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 9-304(b) and 24-27.(B) had existed as cited.

Andrea Fisher said they had cleared the violations now.

Ms. Flynn found for the City that violations 9-304(b) and 24-27.(B) had existed as cited.

Case: CE25020054

Address: 1631 NW 3 AVE

Owner: TRUJILLO, YOLIMA

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF LANDSCAPE DEBRIS, PAINTING MATERIALS AND OTHER MISCELLANEOUS ITEMS. BULK TRASH IS EVERY 3RD WEDNESDAY OF THE MONTH.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA AND WEEDS GROWING THROUGHOUT THE GRAVEL DRIVEWAY.

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

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owners, Yolima Trujillo and Cardona Trujillo. Ms. Trujillo said they had already removed the rocks and put down ground cover.

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

Case: CE25020775

Address: 2351 SW 27 TER

Owner: ROSCIOLI, HEATHER

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24100475. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS STAINED.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-3.52 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS, GALLONS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308(b)
THE ROOF IS STAINED.

Special Magistrate Hearing

June 10, 2025

Page 15

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS RS-3.52 ZONED PROPERTY INCLUDING, BUT NOT LIMITED TO A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS IN THE FRONT AND WOOD PALLETS, A SOFA AND OTHER MISCELLANEOUS ITEMS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VESSEL THAT DOES NOT HAVE A CURRENT REGISTRATION DOCKED IN THE WATER BEHIND THE PROPERTY. THE VESSEL IS NAMED KNOT ENOUGH WITH A HALING PORT OF FORT LAUDERDALE.

VIOLATIONS: 47-19.2.II.2.C
THERE IS A PORTABLE STORAGE UNIT WITH "UNITS" WRITTEN ON IT ON THIS RS-3.52 ZONED PROPERTY WITHOUT A PERMIT.

Officer Flesher 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 violation 18-12.(a) had existed as cited

A representative said the house had been flooded and described their progress. He requested 60 days.

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 violation 18-12.(a) had existed as cited

Case: CE24110006

Address: AURAMAR ST

Owner: SEA CLUB OCEAN RESORT HOTEL INC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEEL STOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS ETC.

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.

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

Michael Man agreed to comply. He said they were having trouble pulling a permit.

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

Case: CE24110064

Address: 3100 BELMAR ST

Owner: SEA CLUB OCEAN RESORT HOTEL INC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEEL STOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS,

LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS ETC.

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.

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

Michael Man agreed to comply.

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

Case: CE24110601

Address: 1413 NE 57 CT

Owner: OLAVARRIA, JOHNNY S

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

VIOLATIONS: 47-21.15.D.
TWO TREES ON THIS RS-8 HAVE BEEN HAT RACKED.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. DRIVEWAY IS DISCOLORED.

VIOLATIONS: 47-34.1.A.1
THERE IS ILLEGAL LAND USE OF A/C UNITS STORED ON THE DRIVEWAY AT THIS PROPERTY.

VIOLATIONS: 24-27(b) WITHDRAWN
THERE ARE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

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 Kendrick presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation and imposing a fine of \$150 for each the irreparable, irreversible violations of 47-21.15.D. [the tree hat racking].

Johnny Olavarria explained that rats had been infesting the trees and the adjacent condominium complex had asked if they could trim the trees. Mr. Olavarria said the trees had also interfered with the powerlines so he had them trimmed.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation and imposed a fine of \$150 for each of the irreparable, irreversible violations of 47-21.15.D. [the tree hat racking] a total of \$300.

Case: CE25010706

Address: 1121 SW 30 ST

Owner: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR

Personal service was accepted on 5/21/25. Service was also via posting at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-304(b)

THE CONCRETE DRIVEWAY IS NOT MAINTAINED; THERE ARE CRACKS AND STAINS. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. 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: 18-1. COMPLIED

THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO CUSHIONS, BUCKETS AND MISCELLANEOUS ITEMS SCATTERED ON THE FRONT AND THE SIDE OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS, INCLUDING BUT NOT LIMITED TO: FISH TANK, MINI FRIDGE, TOOL AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION PER CASE CE24030094, AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED (02/28/25) UNTIL COMPLIANCE IS MET.

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/OR MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. 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) COMPLIED

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD PANELS ARE LEANING.

VIOLATIONS: 47-20.13.B.1.b WITHDRAWN

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-306 within 28 days or a fine of \$50 per day, per violation, and imposition of a \$100 per day fine for the 138 days that 47-34.1.A.1. had already been out of compliance, a total of \$13,800, which would continue to accrue.

Kenneth Holland requested clarification of what must be done. Amy Brown, Code Compliance Supervisor, said Officer Dayem would visit the property to explain. Mr. Holland said he was disabled and had been working to clear the property since it had flooded.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 9-306 within 28 days or a fine of \$50 per day, per violation, and imposed a \$100 per day fine for the 138 days that 47-34.1.A.1. had already been out of compliance, a total of \$13,800, which would continue to accrue.

Case: CE24030645

Address: 1221 AVOCADO ISLE
Owner: REIDY, DAVID STEPHEN

This case was first heard on 1/14/25 to comply by 1/29/25, 2/11/25, 3/11/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Mohammad Dayem, Code Compliance Officer, recommended imposition of the fine.

David Reidy said he had requested an extension of time. He stated he had been denied due process, and this was why the fines had accrued. He questioned Officer Dayem about a deadline he had missed in December, when he thought fines had accrued. Rhonda Hasan, Senior Assistant City Attorney clarified that the case was first heard in January. Mr. Reidy then read from the Rules of Civil Procedure which he believed indicated Ms. Flynn could grant a retroactive extension but Ms. Hasan said the Rules of Civil Procedure were not applicable to administrative hearings.

Ms. Flynn imposed the \$350 fine.

Case: CE25040123

Address: 3624 NE 25 TER
Owner: MARAVILLA CORAL RIDGE LLC

Service was via posting at the property on 5/19/25 and at 1 East Broward Blvd. on 5/27/25.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-276

THE VACATION RENTAL APPLICATION CONTAINS FALSE INFORMATION, STATING THAT THE PROPERTY IS A SIX-BEDROOM HOME. THIS PROPERTY HAS BEEN ILLEGALLY MODIFIED TO INCLUDE ADDITIONAL BEDROOMS. THESE FALSE STATEMENTS ARE GROUNDS FOR THE REVOCATION OF THE VACATION RENTAL LICENSE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST REVOCATION OF THE VACATION RENTAL LICENSE.

Officer Champagne presented the case file into evidence and recommended revoking the vacation rental license. Jorge Martinez, Senior Building Inspector, testified that work had been done without permits, including an addition, laundry room relocation, a closet converted to a room, and an opening between the storage room and the main house. He had also opened a Code Enforcement case against the property for occupying the property without a Certificate of Occupancy.

Ms. Flynn found in favor of the City and revoked the vacation rental license.

Ms. Flynn took a brief recess.

Case: CE25040108

Address: 837 N FORT LAUDERDALE BEACH BLVD
Owner: 837 NFLBB LLC

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV'S IN THE FRONT PORCH/PATIO AREA ARE ILLUMINATED ON TO THE BEACH AREA. PULL THE SHADES COMPLETELY DOWN, TURN OFF OR REMOVE THE TV'S DURING SEA TURTLE SEASON. TURN OFF THE GREEN LIGHTS COVER OR CHANGE THE LIGHTS TO AN AMBER COLOR.

Officer Krock presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day. The City was also authorized to remove the lights causing the violation at the owner's expense.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day. The City was also authorized to remove the lights causing the violation at the owner's expense.

Case: CE25040109

Address: 827 N FORT LAUDERDALE BEACH BLVD
Owner: 837 NFLBB LLC

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 6-51.(1)
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV'S IN PORCH/PATIO AREA ARE ILLUMINATED ON TO THE BEACH AREA. PULL THE SHADES COMPLETELY DOWN, TURN OFF OR REMOVE THE TV'S DURING SEA TURTLE SEASON. TURN OFF THE GREEN LIGHTS, COVER OR CHANGE THE LIGHTS TO AN AMBER COLOR.

Officer Krock presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day. The City was also authorized to remove the lights causing the violation at the owner's expense.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day. The City was also authorized to remove the lights causing the violation at the owner's expense.

Case: CE25040678

Address: 808 W BROWARD BLVD
Owner: BEE CAPITAL LLC

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

Matthew Flesher, 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 CE25010074 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

Officer Flesher 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: CE25030372

Address: 333 TARPON DR
Owner: ALL SAINTS PROTESTANT EPISCOPAL CHURCH

Service was via posting at the property on 5/23/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-20.14.E.
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE ADJACENT RESIDENTIAL PROPERTY IN EXCESS OF 0.5 (1/2) FOOTCANDLE. LIGHTING FIXTURES SHALL BE SHIELDED, ANGLED, OR BOTH.

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

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

Case: CE25040578

Address: 2518 KEY LARGO LN

Owner: BROWN, STEPHANIE MARIA; LEHMAN, KYLE BRANDON

Service was via posting at the property on 5/23/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY, WHICH IS PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 18-1.

THERE IS AMPLIFIED SOUND PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM, FIFTEEN (15) VEHICLES PARKED ON THE RIGHT-OF-WAY, AND UNPERMITTED VALET SERVICE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Simmons presented the case file into evidence, played two videos of the event and recommended imposing a fine of \$15,000 for each of the irreparable, irreversible violations, a total of \$30,000.

Ms. Flynn found in favor of the City and imposed a fine of \$15,000 for each of the irreversible, irreparable violations, a total of \$30,000.

Case: CE24070524

Address: 2101 NE 55 CT

Owner: JOSROD1 INC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REFERENCING CASE CE23090184.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDE BUT NOT LIMITED TO THE FASCIA BOARDS.

VIOLATIONS: 18-1 COMPLIED

THERE ARE CONCRETE PALLETS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE CONCRETE PALLETS BEING STORED AT THIS RS-8 ZONE PROPERTY.

Special Magistrate Hearing

June 10, 2025

Page 21

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR; IT HAS CRACKS THROUGHOUT AND IS 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.

Officer Kendrick 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 violation 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: CE25040766

Address: 500 BONTONA AVE

Owner: 500 BONTONA AVE LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-11.(b)
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer DelGrosso presented the case file into evidence and said the water was now clear but she needed to reinspect to ensure there was power to the pool filter. She recommended ordering compliance within 10 days or a fine of \$250 per day.

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

Case: CE25020640

Address: 2018 NE 31 AVE

Owner: 6100 2N LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance with 18-12.(A) within 10 days and with 47-21.9.M. 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 47-21.9.M. within 28 days or a fine of \$100 per day, per violation.

Case: CE25010786

Address: 2206 E OAKLAND PARK BLVD

Owner: 489 PROPERTIES LLC; GBIJ REALTY LLC

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

Special Magistrate Hearing

June 10, 2025

Page 22

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

VIOLATIONS: 24-27(f)
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION. THERE IS A BLUE TRASH BIN WITH TOO MUCH TRASH IN IT FOR IT TO CLOSE PROPERLY.

VIOLATIONS: 24-28(a)
THERE IS AN 8 YARD DUMPSTER AT THIS LOCATION WITH A LID MISSING. DUMPSTERS MUST BE KEPT CLOSED AT ALL TIMES.

VIOLATIONS: 24-29.(a)
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS B-1 COMMERCIAL PROPERTY VACANT LOT HAS NO LAWN COVER AS REQUIRED.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE GROUND COVER IS MORE THAN SIX INCHES HIGH. THERE IS A SHOPPING CART AND BAGS OF TRASH ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.1.
ALL DUMPSTERS GREATER THAN 2 YARDS ARE REQUIRED TO BE IN AN ENCLOSURE WITH THE DOORS KEPT CLOSED AND LATCHED AT ALL TIMES. THERE ARE TWO DUMPSTERS ON THIS B-1 COMMERCIAL PROPERTY GREATER THAN 2 YARDS NOT IN AN ENCLOSURE.

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

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

Case: CE25040478

Address: 1412 NE 4 AVE

Owner: 1412 1416 LLC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

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

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

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

Case: CE24090396

Address: 421 NE 3 AVE

Owner: THIRD AVENUE DEVELOPMENT LLC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21100585 AND WILL BE PRESENTED TO

Special Magistrate Hearing

June 10, 2025

Page 23

THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)

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

Officer Martinez presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 63 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 63 days or a fine of \$150 per day, per violation.

Case: CE25020444

Address: 8 NE 16 PL 1-2

Owner: 8NE 16TH PLC LLC

Service was via posting at the property on 5/22/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-20.20.(H) COMPLIED

THE PARKING FACILITIES AT THE RDS-15 ZONE PROPERTY ARE NOT BEING PROPERLY MAINTAINED. THE PARKING AREA IS DISCOLORED AND CONTAINS NUMEROUS OIL STAINS THROUGHOUT. ADDITIONALLY, THE GRAVEL APRON IS IN POOR CONDITION, WORN DOWN EXPOSING BARE DIRT AND LACKING PROPER UPKEEP.

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.

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 Williams presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Case: CE24110407

Address: 805 NW 2 AVE

Owner: 805 NW 2ND AVENUE LLC; % RTW RENTALS

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT BE LIMITED TO EMPTY PLASTIC BOTTLE AND PIECES OF LUMBER.

Special Magistrate Hearing

June 10, 2025

Page 24

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: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE 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: 18-4.(c) COMPLIED - CITATION APPEAL DENIED ON 3/27/2025
THERE IS A DERELICT DARK BLUE OLDSMOBILE ALERO WITH NO TAG, LEAKING OIL, COBWEBS AND FLAT TIRE. VIN#1G3HN52K8W4831277

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

Officer Martinez 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: CE25050059

Address: 737 N ANDREWS AVE

Owner: FLAGLER GATEWAY OWNER LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE TWO PILES OF CONSTRUCTION DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22070470. 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: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

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

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(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE BROKEN WINDOWS.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS NWRAC-MUE ZONED PROPERTY. THERE ARE MULTIPLE CRACKS. THERE ARE MISSING WHEEL STOPS AND MARKINGS.

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 SWALE OF DEAD AND MISSING GROUND COVER.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with the remaining violations within 63 days or a fine of \$150 per day, per violation, and a finding of fact that violation 18-1. had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with the remaining violations within 63 days or a fine of \$150 per day, per violation, and found for the City that violation 18-1. had existed as cited.

Case: CE25030830

Address: 1015 NW 6 AVE

Owner: 7TH AVENUE PROPERTIES LLC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE INCLUDING BUT NOT LIMITED TO: CARDBOARD BOXES, EMPTY BOTTLES AND CANS, FURNITURE, AND OTHER MISCELLANEOUS ITEMS. THE GRASS IS OVERGROWN ALONG THE CHAIN LINK FENCE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24010201. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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

Case: CE25020594

Address: 211 NE 2 ST

Owner: SOUTHERN BELL TEL & TEL CO; TAX ADMIN OFF % BELL SOUTH CORP

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THE HEDGES ON THIS PROPERTY ARE OVERGROWN AND IS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24050723. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO HEARING DATE.

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

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

Case: CE25020511

Address: 3617 SW 17 ST

Owner: YOUNG, EASTER; YOUNG, THONEAL EST

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER ON THE PROPERTY. IT IS A WHITE ENCLOSED TRAILER WITH FLAT TIRES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO: A TREADMILL, WASHING MACHINE, TIRES, OIL CANS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK FOLDABLE TRAILER AND A BOAT ON A TRAILER. THE DRIVEWAY APRON IS IN DISREPAIR. THERE IS ONLY BARE DIRT FOR THE DRIVEWAY APRON.

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 THE LEFT OF THE DRIVEWAY APRON.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE WALLS ARE STAINED AND HAVE AREAS THAT ARE CRACKED AND CHIPS FALLING OFF. THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. 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 47-34.1.A.1. within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE25020514

Address: 3767 SW 17 ST

Owner: OUELLETTE, RYAN KEITH

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-304(b)
THERE ARE THREE BOAT TRAILERS PARKED ON THE FRONT LAWN OF THIS PROPERTY.

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

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 ON THE SWALE.

Special Magistrate Hearing

June 10, 2025

Page 27

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE FRONT WALLS ARE STAINED AND FADED. THE COLOR OF THE FASCIA BOARD DOES NOT MATCH THE EXISTING SURFACE; IT IS PART BLACK AND PART WHITE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH TO THE LEFT OF THE DRIVEWAY AND BETWEEN THE TWO BOAT TRAILERS. THERE ARE DEAD PALM FRONDS ON THE RIGHT SIDE OF THE PROPERTY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-304(b) and 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE25020031

Address: 2519 WHALE HARBOR LN

Owner: BOST, JOSEPH J

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-21.15.A
ONE GUMBO LIMBO TREE WAS REMOVED FROM THIS RS-6.85A ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE ON THE NORTH SIDE OF THE PROPERTY IS MISSING SLATS.

Officer Flesher presented the case file into evidence and recommended imposing a \$150 fine for the unpermitted tree removal and ordering compliance by obtaining the permit within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and imposed a \$150 fine for the unpermitted tree removal and ordered compliance by obtaining the permit within 28 days or a fine of \$50 per day.

Case: CE25030862

Address: 3900 RIVERLAND RD

Owner: INVESTMENT GROUP MANAGEMENT LLC

Personal service was accepted on 5/28/25. Service was also via posting at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 15-28
THE BUSINESS (SUPER STOP FOOD STORES) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

Special Magistrate Hearing

June 10, 2025

Page 28

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF CEMENT BRICKS, BLUE PLASTIC CONTAINERS, CLEAR PLASTIC TOTES AND OTHER MISCELLANEOUS ITEMS.

Officer Flesher 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: CE25030771

Address: 2832 SW 14 ST

Owner: RABEN, LAWRENCE

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 5/27/25.

Matthew Flesher, 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. THE MISSING GROUND COVER IS ON THE LEFT AND RIGHT SIDES OF THE DRIVEWAY.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE STOP SIGN IS OBSTRUCTED ON THE CORNER OF SW 28TH TER AND SW 14TH ST.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY ADDRESS NUMBERS ARE NOT COMPLETE. THE ADDRESS READS 2_32.

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

Officer Flesher 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: CE25010460

Address: 370 SW 25 ST 2616

Owner: PARKER, GINO

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE TAKING PLACE ON THIS B-2 ZONED VACANT COMMERCIAL PROPERTY. THERE IS VEHICLE STORAGE TAKING PLACE ON THE PROPERTY, HEAVY MACHINERY AND OTHER OBJECTS BEING STORED ON THIS VACANT LOT. THIS IS A RECURRING VIOLATION, SEE CASE CE23070515. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Special Magistrate Hearing

June 10, 2025

Page 29

VIOLATIONS: 47-19.9.A.3.b. COMPLIED
THERE IS OUTDOOR DISPLAYS OF VEHICLES FOR SALE.

VIOLATIONS: 47-21.9.M. COMPLIED
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 9-305(b) COMPLIED
THE SWALE AT THE NORTHSIDE OF THE PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT STANDARD, WITH VISIBLE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.13.E.2 **WITHDRAWN**

VIOLATIONS: 47-20.13.G.1. COMPLIED
THE SWALE/RIGHT-OF-WAY AREA ON THE NORTHSIDE OF THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER HAS BEEN REPLACED WITH GRAVEL.

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-34.1.A.1 had existed as cited.

Ms. Flynn found for the City that violation 47-34.1.A.1 had existed as cited.

Case: CE25010709

Address: 1035 SW 30 ST

Owner: AVERY, ANTHONY

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

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

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 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: CE25020488

Address: 1321 SW 31 ST

Owner: SUISSA, ELI

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

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

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

Special Magistrate Hearing

June 10, 2025

Page 30

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 SWALE OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY APRON IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THE CONCRETE DRIVEWAY IS STAINED.

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

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

Officer Dayem 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: CE25030586

Address: 1080 SW 32 ST

Owner: VICINO, PAUL & GRACE E

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE24020386. 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: 9-304(b) WITHDRAWN

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-1. had existed as cited.

Ms. Flynn found for the City that violation 18-1. had existed as cited.

Case: CE25040055

Address: 951 SW 29 ST

Owner: RAMIREZ, ROBERTO

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

Special Magistrate Hearing

June 10, 2025

Page 31

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES ON THIS PROPERTY AND ITS SWALE-WHITE FORD PICKUP WITHOUT A TAG (24 HOURS) AND A BLACK HYUNDAI ELANTRA WITHOUT A TAG (10 DAYS).

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23100151. 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: 9-304(b) COMPLIED
THE DRIVEWAY IS STAINED AND THE COLOR IS FADED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS OF THE CHAIN-LINK FENCE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS SURROUNDING THE AIR CONDITIONER UNIT IS NOT SEALED PROPERLY AND HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-20.13.E.2 COMPLIED
THE GRAVEL ON THE SWALE OF THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

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

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

Ms. Flynn found for the City that violation 18-12.(a) had existed as cited.

Case: CE25040493

Address: 2710 SW 12 TER

Owner: PONASA LLC

Service was via posting at the property on 5/21/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND CONSTRUCTION DEBRIS ON THE SOUTH SIDE AND REAR OF THIS PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE21090200. 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: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO CHAIRS, BOXES, TOOLS AND MISCELLANEOUS ITEMS

Special Magistrate Hearing

June 10, 2025

Page 32

ARE BEING STORED UNDER CARPORT, ON THE SIDES AND THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21090200. 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: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS AT THE REAR OF THIS PROPERTY. THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND CHIPPING ASPHALT.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-304(b) within 28 days and wit the remaining violations within 15 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 28 days and wit the remaining violations within 15 days or a fine of \$50 per day, per violation.

Case: CE23120205

Address: 5100 NW 9 AVE

Owner: SPIRIT BJ FT LAUDERDALE FL LLC

Personal service was accepted on 5/27/25. Service was also via posting at 1 East Broward Blvd. on 5/27/25.

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

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

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

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

VIOLATIONS: 9-280(d) COMPLIED
THE SHOPPING CART STORAGE AREAS ARE DIRTY AND/OR MISSING PAINT.

VIOLATIONS: 47-21.11.D. COMPLIED
THE HEDGES ARE OVERGROWN AND BLOCKING VISIBILITY OF VEHICULAR AND PEDESTRIAN TRAFFIC.

VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT WHITE FORD EXPLORER VEHICLE WITH NO TAG BEING STORED ON THIS PROPERTY.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Case: CE25020268

Address: 5100 N STATE ROAD 7

Owner: 5100 N STATE ROAD 7 FLL INC

Personal service was accepted on 5/27/25. Service was also via posting at 1 East Broward Blvd. on 5/27/25.

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITY STRIPS ARE FADED AND CURBS ARE IN DISREPAIR.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day.

Case: CE25020426

Address: 1631 NE 51 ST

Owner: HARRIET H PARETS REV TR; PARETS, MARK TRUSTEE

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

Shayqwan Kendrick, 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: 24-27(e) WITHDRAWN
THE BLUE RECYCLE BIN IS MISSING A WHEEL.

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO: COOLER, SOFA, BAGS, GRILLS AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS RD-15 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE CONSISTING OF A MATTRESS ON THE FRONT OF THE PROPERTY.

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

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THE DRIVEWAY AT THIS PROPERTY IS CRACKED 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.

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

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

Case: CE25030320

Address: 5552 NW 31 AVE

Owner: MORGANEL COMPANY; % BROWARD PROPERTY INC

Personal Service was accepted on 5/27/25. Service was also via posting at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 15-28
THE BUSINESS (WILD WILD EATZ) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

Case: CE25030445

Address: 1466 NE 62 ST

Owner: HONORAT, MULLER J B

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT GRAY NISSAN VEHICLE WITHOUT A TAG AND FLAT TIRES PARKED ON THE LAWN OF THE PROPERTY.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE BROKEN TILE DEBRIS ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-304(b)
THERE IS A GRAY NISSAN PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-GRADED APPEARANCE. DRIVEWAY IS DISCOLORED AND HAS POTHOLES.

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. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A TIRE AND CARJACK/LIFT BEING STORED ON THE FRONT DRIVEWAY.

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

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

Case: CE24120221

Address: 5861 NE 18 AVE

Owner: PINE RIDGE PROPERTY MANAGEMENT LLC

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

Shayqwan Kendrick, 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: 25-4 COMPLIED
THERE IS A BLACK FORD F-250 OBSTRUCTING AND HINDERING THE SAFE PASSAGE ON THE PUBLIC RIGHT OF AWAY.

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: 47-20.20.H.
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITY IS DISCOLORED, LINES AND PARKING STOPS ARE FADED.

Officer Kendrick 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: CE25010558

Address: 5030 NE 14 TER

Owner: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III

Service was via posting at the property on 5/27/25 and at 1 East Broward Blvd. on 5/27/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED, HAS POTHOLES, AND IS NOT BEING KEPT IN A WELL APPEARANCE. THERE IS A F150 TRUCK TAG NXYI40 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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR TO INCLUDE FASCIA AND SOFFITS THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE IS A BROWN COUCH ON THE SWALE OF THIS PROPERTY. BULK TRASH IS SCHEDULED FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 9-307(a)
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER.

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 Kendrick presented the case file into evidence and recommended ordering compliance with 9-307(a) within 28 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-307(a) within 28 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE24100225
Address: 2311 SW 35 AVE
Owner: TEMBRAS, TANIA THOMAS

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

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

Case: CE25010154
Address: 1410 W STATE ROAD 84
Owner: RACETRAC PETROLEUM INC #553; %SILVER OAK ADVISORS

This case was first heard on 3/27/25 to comply by 4/11/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24030770
Address: 802 SW 25 ST
Owner: GARDNER, GEORGE S

This case was first heard on 6/27/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,600 fine, which would continue to accrue until the property was in compliance.

Case: CE22010475 VACATE OIF, RELEASE LIEN AND CLOSE
Address: 2349 NW 13 CT
Owner: WEINDORFER, JOSEPH E

This was a request to vacate the Order Imposing the Fine, release the lien and close the case.

Ms. Flynn vacated the Order Imposing the Fine, released the lien and closed the case.

Case: CE25010576
Address: 4300 BAYVIEW DR
Owner: BAYVIEW HOUSE PROJECT LLC

This case was first heard on 3/11/25 to comply by 3/21/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$20,250 fine, which would continue to accrue until the property was in compliance.

Case: CE24110585

Address: 2396 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

This case was first heard on 1/30/25 to comply by 2/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24110586

Address: 2374 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

This case was first heard on 1/30/25 to comply by 2/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24110588

Address: 2358 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRUSTEE % EDENS

This case was first heard on 1/30/25 to comply by 2/9/25 and 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24090287

Address: 6500 NE 21 AVE

Owner: JANE BARBARA BOROWY REV TR

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 \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended a 28-day extension.

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

Case: CE24090516

Address: 5403 NE 22 TER

Owner: KNEZEVICH, DAVID

This case was first heard on 2/11/25 to comply by 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24090398

Address: 3310 NW 66 ST

Owner: MAZZANTI, JAMES N EST; %ALICIA RICHARDS

This case was first heard on 2/11/25 to comply retroactively by 9/16/24 and 12/16/24 and by 4/8/25. Violations and extensions were

as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. Fines of \$1,150 had already been imposed.

Ms. Flynn imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24100438

Address: 812 NE 17 CT
Owner: NEEDLEMAN, MARC

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 \$10,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,350 fine, which would continue to accrue until the property was in compliance.

Case: CE24060121

REQUEST FOR EXTENSION

Address: 2845 NE 9 ST
Owner: LE CLUB INTL CONDO ASSN

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

Paulette DelGrosso, Code Compliance Officer, recommended a 63-day extension.

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

Staff entered pages 56 and 57 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:

CE25030103 CE25040476 CE24080699 CE24031006

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE25050505

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:
CE25020542

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 2:14 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE