



CITY OF FORT LAUDERDALE

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

**Staff Present:**

Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Senior Administrative Assistant  
Katrina Johnson, Code Manager  
Tamara Lakes, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Robert Fisk, Landscape Plans Reviewer  
Matthew Flesher, Code Compliance Officer  
Patt Gavin, Senior Code Compliance Officer  
Shayqwan Kendrick, Code Compliance Officer  
Dorian Koloian, Code Compliance Supervisor  
Antoine Loar, Code Compliance Supervisor  
Jessica Martinez, Code Compliance Officer  
Aleida Mesa, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer  
Eric Wyland, Code Compliance Officer

**Respondents and witnesses**

CE25040695: Goran Dragoslavic  
CE25030181: Marc Berman  
CE25030820: Daniel McKenna  
CE23080539: William Stecker  
CE24030341: Andrew Maksymiv  
CE25050446: Gabnel Delgado; Ruben Delgado  
CE24110397: Jesse Shaw  
CE24120511: Le'Adonis Ferguson  
CE24080515: Jordan Brown  
CE24120155: Niuska Wides  
CE25050733: Roman Ruben; Marcus Williams  
CE24100382; CE24080472: William Fairman  
CE24080608: Luis Heran

CE25010172: Alon Lederman  
CE24070821: Margaret Sweeney  
CE25010976: CE25010992: Bradley Kady  
CE25040802: George Sperou  
CE25050086: Todd Erwin  
CE25040893: John Seiler Esq.  
CE25020676: Israel Flexer  
CE25050331: Stephanie Brown  
CE25020075: Donna Ruddock  
CE24050517: Nigel Peart  
CE24090507: Dominique Williams  
CE25020514: Ryan Oulette  
CE24090067: John Garces

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

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

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**Case: CE25040695**

Address: 110 SW 8 AVE

Owner: COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD PALM TREE AT THE FRONT OF THE PROPERTY, ONLY THE TRUNK REMAINS.

VIOLATIONS: 9-306 COMPLIED  
INSULATION FOAM IS EXPOSED AND PROTRUDING THROUGH THE EXTERIOR WALLS. FURTHERMORE THE FASCIA/ROOF DROP IS STAINED WITH A BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CE25010869 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280(C) COMPLIED  
THE FRONT PORCH AND STEPS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF MISSING, FADED PAINT.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CE25040149 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY AND DRIVEWAY APRON HAVE GRASS GROWING THROUGH AND AREAS OF BARE AND MISSING GRAVEL. THIS IS A RECURRING VIOLATION PER CE25040149 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE DEBRIS INCLUDES BUT IS NOT LIMITED TO BLACK PLASTIC BAG, PAINT BUCKET, MULTIPLE PLASTIC BOTTLES, CLEANING BRUSHES, PAPER AND LITTER. THIS IS A RECURRING VIOLATION PER CE25010869 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280(b) COMPLIED  
THE JALOUSIE WINDOW NEAR THE FRONT DOOR HAS BROKEN/MISSING GLASS.

Officer Eason presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-306, 9-305(b), 9-304(b), and 18-12.(a) had existed as cited.

Mr. Doody found for the City that violations 9-306, 9-305(b), 9-304(b), and 18-12.(a) had existed as cited.

**Case: CE25010992**

Address: 1352 HOLLY HEIGHTS DR

Owner: KADY, BRADLEY C

This case was first heard on 4/8/25 to comply by 4/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bradley Kady said he had asked the City's advice on how to comply. A Sate inspector had inspected the property, which he thought was sufficient but they still needed a City inspection.

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

Mr. Doody imposed the \$2,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE25010976**

Address: 1616 NE 11 ST

Owner: KADY, BRADLEY

This case was first heard on 4/8/25 to comply by 4/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bradley Kady said the property was no longer being rented.

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

Mr. Doody imposed the \$2,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE25020676**

REQUEST FOR EXTENSION

Address: 2430 SE 17 ST

Owner: LA MARIETTA INC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,800.

Rafael Santos, Code Compliance Officer, did not oppose an extension.

Israel Flexer requested 60 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

**Case: CE24120511**

REQUEST FOR EXTENSION

Address: 700 NW 4 AVE

Owner: FERGUSON, ERMA J

This case was first heard on 5/13/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jessica Martinez, Code Compliance Officer, did not oppose an extension.

Le'Adonis Ferguson, the deceased owner's son, said the property was in probate and the family was doing the work as they could afford it. He read a statement explaining the situation.

Mr. Doody granted a 98-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/14/25 hearing.

**Case: CE25020514**

REQUEST FOR EXTENSION

Address: 3767 SW 17 ST

Owner: OUELLETTE, RYAN KEITH

This case was first heard on 6/10/25 to comply by 6/25/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ryan Oulette requested 10 days.

Matthew Flesher, Code Compliance Officer, did not oppose an extension. He said one violation remained. Amy Brown, Code Compliance Supervisor, recommended 35 days.

Mr. Doody granted a 35-day extension, during which time no fines would accrue.

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**Case: CE24050517**

**ORDERED TO REAPPEAR**

Address: 2881 SW 2 ST  
Owner: PEART, NIGEL

This case was first heard on 10/24/24 to comply by 12/12/24 and 2/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$700.

Rachel Moore, Code Compliance Officer, confirmed the property was in compliance. She recommended imposition of the fine.

Nigel Peart said the work was complete. He said there had been issues with the insurance company.

Mr. Doody waived the fine.

**Case: CE24110397**

**ORDERED TO REAPPEAR**

Address: 645 FLAMINGO DR  
Owner: SHAW, JESSE

This case was first heard on 4/8/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paulette DelGrosso, Code Compliance Officer, said the respondent had an engineer's report. Rhonda Hasan, Senior Assistant City Attorney, said the report was based on visual examination and declared the seawall sound. Mr. Doody said the City's Engineering Department should review the report and suggested extending the case.

Jesse Shaw requested 60 days. Antoine Loar, Code Compliance Supervisor, recommended 35 days and ordering the respondent to attend the 8/12/25 hearing.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/12/25 hearing.

**Case: CE24090067**

Address: 6916 NW 29 AVE  
Owner: GARCES, JOHN W

This case was first heard on 2/11/25 to comply by 2/21/25, 3/11/25, and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 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, said two violations remained and recommended imposition of the fine.

John Garces said he did not have the financial means to address the violations. He had planted seeds, which were starting to grow. He requested an extension.

Mr. Doody granted a 63-day extension, during which time no fines would accrue, imposed the \$4,100 fine for 18-12.(a) and ordered the respondent to attend the 9/9/25 hearing.

**Case: CE25050446**

**CITATION APPEAL**

Address: 612 SW 8 AVE  
Owner: R&G PLANTATION KEY LLC

The property was cited on 5/18/25 to be complied by 5/18/25. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed.

Eric Wyland, Code Compliance Officer, reviewed the case and showed a video of the violation.

Gabriel Delgado said the statute required the noise to be sustained for longer than 60 seconds and he did not hear that on the video. Officer Wyland said he was present for approximately 10 minutes and heard the noise the entire time.

Mr. Delgado said the property had decibel readers and submitted a report from the night in question, which indicated the noise had not exceeded 75 decibels. Mr. Doody said there was a different threshold for residential properties; whether the noise was audible from 25 feet away.

Mr. Doody denied the appeal and imposed the \$250 fine.

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**Case: CE24080472**

Address: 933 NW 50 ST

Owner: B I C CORP

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-19.9.5.b. COMPLIED  
THERE IS OUTDOOR DINING OCCURRING AT THIS COMMERCIAL BUSINESS PROPERTY UNITS 953 MAJOR LEAGUE HEROS AND 961 FLAVOR'S CARIBBEAN RESTAURANT WITHOUT PERMIT.

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS B-3 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE BEACHCOMBER HAS YELLOW SURF SIGNS ON THE BEAMS OF THE BUILDING.  
961 FLAVOR RESTAURANT  
957 MASSAGE SPA  
969 IRIS  
981 PREMIER HEALTH CENTER  
973 PAWN SHOP

VIOLATIONS: 47-22.3.U.1  
THE WINDOW SIGNS AT THIS B-3 ZONED COMMERCIAL BUSINESS PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDON. THE BUSINESSES INCLUDES:  
969 IRIS  
981 PREMIER HEALTH CENTER.  
953 MAJOR LEAGUE HERO  
973 PAWN SHOP

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 47-22.3.U.1 within 10 days and with 47-22.9. within 35 days or a fine of \$100 per day, per violation.

William Fairman, property manager, agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 47-22.3.U.1 within 10 days and with 47-22.9. within 35 days or a fine of \$100 per day, per violation.

**Case: CE24100382**

Address: 5108 NW 10 TER

Owner: B I C CORP

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD TREE STUMP ON THIS B-3 ZONED PROPERTY THAT IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

VIOLATIONS: 9-280(h)  
THE FENCE/WALL IS IN DISREPAIR.

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 47-12.16.A. within 35 days and with 9-280(h) within 63 days or a fine of \$100 per day, per violation.

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William Fairman, property manager, was unsure what portion of the contiguous wall belonged to this property. Antoine Loar, Code Compliance Supervisor, said the damaged portion belonged to this property.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 47-12.16.A. within 35 days and with 9-280(h) within 63 days or a fine of \$100 per day, per violation.

**Case: CE24070821**

Address: 1238 NE 3 AVE

Owner: SWEENEY, MARGARET

This case was first heard on 1/30/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Margaret Sweeney said the compliance date were not accurate; the violation had existed for three days, not 10.

Mr. Doody imposed no fine.

**Case: CE25050733**

Address: 920 NE 16 AVE

Owner: 920 NE 16TH AVE LLC

Service was via posting at the property on 6/27/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-21.15.A

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

VIOLATIONS: 47-21.16.A.

THERE ARE THREE TREE STUMPS LEFT AFTER THE REMOVAL OF TREES ON THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-21.16.A. within 10 days or a fine of \$100 per day and with 47-21.15.A within 63 days or a fine of \$100 per day, and imposing a fine of \$150 per day for each of the three days 47-21.15.A had been out of compliance, a total of \$450.

Roman Ruben stated they were in the permit process to redevelop the property.

Mr. Doody found in favor of the City and ordered compliance with 47-21.16.A. within 35 days or a fine of \$100 per day and with 47-21.15.A within 63 days or a fine of \$100 per day, and imposed a fine of \$150 per day for each of the three days 47-21.15.A had been out of compliance, a total of \$450.

**Case: CE25010172**

Address: 1045 NW 3 AVE

Owner: AR CARROT WOOD LLC

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,750 and the City was requesting the full fine be imposed.

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

Alon Lederman said the contractor had not understood what needed to be done.

Mr. Doody imposed a fine of \$1,500 for the time the property was out of compliance.

**Case: CE24090507**

**ORDERED TO REAPPEAR**

Address: 3632 SW 16 CT

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

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

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

Dominique Williams requested an extension. She stated she did not have the funds to comply all the violations.

Mr. Doody did not grant an extension and fines would begin to accrue on 7/9/25.

**Case: CE24080608**

Address: 952 NW 24 AVE

Owner: SFR 2012-1 FLORIDA LLC

This case was first heard on 3/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, confirmed the property was not in compliance.

Luis Heran, property manager, said he had been working toward compliance.

Mr. Doody granted a 35-day extension, during which time no fines would accrue.

**Case: CE25030181**

Address: 225 SW 12 AVE

Owner: DEXMAX HOLDINGS LLC

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-19.1.B COMPLIED  
THERE IS A TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED ZONED RML-25 PROPERTY.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RML-25 MULTI-FAMILY ZONE PROPERTY. THE GRAVEL IS WORN AND NOT BEING MAINTAINED.

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: 18-4.(c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES AT THIS RML-25 ZONE PROPERTY. A BLACK MINI COOPER MISSING TWO FRONT TIRES - TAG RDZ9342 EXPIRED TAG; VIN NUMBER WMWFM73557TL83827 JUNE 2024 AND A 2006 SILVER HYUNDAI WITH NO TAG - VIN NUMBER KMHDN46D46U211624.

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

Marc Berman said the property flooded and the swale could not maintain sod. Workers were also running over his lawn with large trucks.

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

**Case: CE24080515**

ORDERED TO REAPPEAR

Address: 801 N FEDERAL HWY  
Owner: ACS FLAGLER LLC

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

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

Jordan Brown, property manager, said they were redeveloping the property, which would comply the violations. He said they had applied to the Board of Adjustment to get a variance to redevelop the property. He hoped to begin construction within two to three months. Rhonda Hasan, Senior Assistant City Attorney, recommended a 35-day extension and ordering the respondent to attend the 8/12/25 hearing.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/12/25 hearing.

**Case: CE25040893**

Address: 2101 SE 4 AVE  
Owner: KNEZEVIC, ANA

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE GRAVEL.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 and 18-12.(a) within 15 days, with 47-20.20.(H) within 35 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

John Seiler Esq., the court-appointed property conservator, requested more time. He said they had authority to sell the properties, which he anticipated would happen within 45 days.

Mr. Doody found in favor of the City and ordered compliance with 47-20.20.(H) within 63 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation, and ordered the respondent to attend the 9/9/25 hearing.

**Case: CE23080539**

ORDERED TO REAPPEAR

Address: 519 SW 27 AVE  
Owner: 519 SW 27TH AVENUE LLC

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

Rachel Moore, Code Compliance Officer, did not recommend an extension.

William Stecker, contractor, said they had done all the work they could on the building. He said a prior owner had installed gravel instead of asphalt in the parking area. They were applying for a variance to allow the gravel. Dorian Koloian, Code Compliance Supervisor, said the owner should apply to the Zoning Department for the gravel.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/9/25 hearing.

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**Case: CE25050086**

Address: 2010 SW 23 TER

Owner: ERWIN, TODD & CHRISTINE B

Personal service was accepted on 6/24/25. Service was also via posting at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VESSEL DOCKED IN THE REAR OF THE PROPERTY. THE VESSEL IS IDENTIFIED AS "THE ENABLER" WITH AN FL NUMBER OF FL 2560 EW. THE VESSEL WAS DETERMINED TO BE DERELICT DUE TO HAVING AN EXPIRED REGISTRATION. THIS IS A REPEAT VIOLATION, REFER TO CASE NUMBER CE22020140. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF FILING CABINETS AND A SEAT CUSHION. IN ADDITION, THERE IS OUTDOOR STORAGE IN THE REAR OF THE PROPERTY INCLUDING BUT NOT LIMITED TO BUCKETS, RED CLOTH, BOAT SEATS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE ON THIS RS-8 ZONED PROPERTY. COMMERCIAL VEHICLE IS DESCRIBED AS A 6-WHEELED TRUCK BEARING THE MARKINGS ERWIN MARINE SERVICE INC.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED  
THERE IS A TRAILER PARKED ON THE RIGHT OF WAY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation. He also requested imposition of a \$500 fine for the repeat violation of 18-4.(c).

Todd Erwin said he wanted to put down gravel where the grass was damaged by bulk pickup. Officer Flesher said this was not permitted; the swale must be living ground cover.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation. He also imposed a \$500 fine for the repeat violation of 18-4.(c).

**Case: CE25040802**

Address: 1517 E LAS OLAS BLVD

Owner: LAS OLAS BY HAMMOCK LLC

Service was via posting at 1 East Broward Blvd. on 6/24/25 and by appearance of the respondent at this hearing.

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

VIOLATIONS: 24-56.(3).  
THE SIDEWALK IN FRONT OF THE PROPERTY/ESTABLISHMENT REQUIRES TO BE CLEANED OR PRESSURE WASHED. THE AREA HAS STAINS AND/OR ELEMENTS THAT ARE NOT PART OF THE SIDEWALK.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY LOCATED AT THE REAR OF THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE POTHOLES AT THE REAR OF THE PROPERTY.

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

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FRONT OF THE PROPERTY. THE PLANTERS PLACED IN FRONT OF THE PROPERTY ARE DEAD OR DYING.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE MISSING AWNING COVER OUTSIDE OF THE ESTABLISHMENT IN THE FRONT AND REAR OF THE BUILDING.

VIOLATIONS: 9-280(g) COMPLIED  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX OR THE BOX IS IN DISREPAIR.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, THIS INCLUDES BUT IS NOT LIMITED TO THE ALLEYWAY AREA AND THE FRONTAGE OF THE ESTABLISHMENT.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 24-56.(3) within 15 days, and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

George Sperou said the tenant was supposed to be responsible for maintaining the property and the tenant had not alerted them to the violations so he was unaware until he received a certified letter.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 8/12/25 hearing.

**Case: CE24120155**

ORDERED TO REAPPEAR

Address: 833 SW 30 ST 1-8  
Owner: WOODLANDS RENTALS LLC

This case was first heard on 4/8/25 to comply by 4/18/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Flesher, Code Compliance Officer, did not recommend an extension.

Niuska Wides said she had repaired the fence. Amy Brown, Code Compliance Supervisor, said a paving permit application had been submitted. She recommended 63 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

**Case: CE25020075**

Address: 2685 MARATHON LN  
Owner: ADAMS, DONALD J

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-308(b)  
THE ROOF HAS STAINS.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT.  
THERE ARE AREAS OF THE FASCIA THAT DO NOT BLEND IN WITH THE SURROUNDING COLORS.  
THE METAL ABOVE THE FASCIA HAS STAINS.

VIOLATIONS: 47-39.A.1.b (12) (D)  
THERE IS A VESSEL DOCKED AT OR MOORED TO PRIVATE DOCKS OR BY MOORING PILINGS THAT SHALL NOT EXTEND INTO A WATERWAY MORE THAN THIRTY-THREE(33) PERCENT OF THE WIDTH

OF THE WATER MEASURED FROM THE RECORDED PROPERTY LINE AT THIS RS-6.85A ZONED PROPERTY. THE VESSEL IS IDENTIFIED AS SEAS TO SEE.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Donna Ruddock, the owner's caregiver, said the owner was undergoing chemotherapy and requested 60 days. Officer Flesher said if they removed the bumpers and boat did not shift, it would be in compliance. He acknowledged he had not confirmed the dock was five feet wide.

Mr. Doody found in favor of the City and ordered compliance with 47-39.A.1.b (12) (D) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE25050331**

Address: 2518 KEY LARGO LN

Owner: BROWN, STEPHANIE MARIA; LEHMAN, KYLE BRANDON

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 18-1 COMPLIED  
THERE IS STORAGE OF CARDBOARD BOXES UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25040578. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTDOOR STORAGE OF BOXES AT THIS RS-6.85A RESIDENTIAL ZONED PROPERTY. STORAGE OF BOXES WERE OBSERVED OUTSIDE IN THE DRIVEWAY AREA.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RS-6.85A RESIDENTIAL PROPERTY. STORAGE OF BOXES WERE OBSERVED OUTSIDE IN THE DRIVEWAY AREA.

VIOLATIONS: 24-27.(b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

Stephanie Brown said they had notified the tenant he had seven days to cure the violation.

Mr. Doody found for the City that violation 18-1 had existed as cited.

**Case: CE24030341**

**ORDERED TO REAPPEAR**

Address: 535 NW 23 AVE

Owner: FLORIDA FAST HOME BUYER LLC

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

Guy Seiderman, Code Compliance Officer, confirmed the property was not in compliance and did not recommend an extension.

Andrew Maksymiv said the property was being sold and the new owner would address the violations. He requested an extension.

Mr. Doody Imposed the \$4,150 fine, which would continue to accrue.

**Case: CE25020491**

Address: 800 W SUNRISE BLVD

Owner: GODIS LTD

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-21.15.A  
THERE WAS AN OAK TREE THAT WAS REMOVED WITHOUT A PERMIT.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day and imposing a fine of \$150 for cutting the tree without a permit.

Robert Fisk, Landscape Plans Reviewer, confirmed a tree had been removed without a permit.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day and imposed a fine of \$150 for cutting the tree without a permit.

Mr. Doody took a brief recess.

**Case: CE25040016**

Address: 429 SEABREEZE BLVD  
Owner: SEABREEZE SOUTH LLC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 17-7.3  
THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF 7:00 AM AND 10:00 PM DAILY. TRASH COLLECTION BY REPUBLIC SERVICES WAS OBSERVED APPROXIMATELY 4:38AM TODAY (04/17/25).

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per occurrence, when the violation was observed.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$150 per occurrence, when the violation was observed.

**Case: CE25020588**

Address: 2170 NW 6 CT  
Owner: ASSIS & GOLAN INVESTMENTS LLC

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF THE PROPERTY INCLUDING THE SWALE AREA THAT HAVE DEAD AND MISSING GROUND COVER. THERE NEEDS TO BE GRASS/SOD DOWN IN THOSE AREAS INCLUDING BUT NOT LIMITED TO THE SWALE AREA ON NW 22 AVE SIDE.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS NOT CONNECTED IN A FEW SPOTS AND THE SCREEN IS NOT CONNECTED PROPERLY AND IS TOO BIG FOR THE FENCE.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE EXTERIOR THAT ARE STAINED WITH DARK MARKS, INCLUDING THE WALLS, POLES UNDER THE CARPORT, FASCIA BOARD IN A FEW SPOTS AND ON THE NW 22 AVE SIDE THE WALL HAS DARK STAINS AND MARKS THAT NEEDS TO BE CLEANED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070825. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH ALONG THE FENCE INCLUDING BUT NOT LIMITED TO THE SWALE AREA. (NW 22 AVE SIDE WEEDS ARE HIGH ALONG THE FENCE AND TRASH AS WELL NEEDS TO BE MAINTAINED). THE BUSHES, TREES ALONG THE NW 22 AVE SIDE NEED TO BE CUT AND TRIMED BACK AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070825. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
GRAVEL AND PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE. THE PAVED DRIVEWAY HAS STAINS AND DARK MARKS THAT NEED TO BE CLEANED. ALSO, THERE ARE FEW SPOTS THAT NEED TO BE FILLED IN. THE ROCKED DRIVEWAY NEEDS TO BE REPLENISHED WITH ROCKS AND THERE ARE WEEDS AND GRASS GROWING THREW THE ROCKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070825 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-306, 18-12.(a), and 9-304(b) had existed as cited.

Mr. Doody found for the City that violations 9-306, 18-12.(a), and 9-304(b) had existed as cited.

**Case: CE25040195**

Address: 2829 N FEDERAL HWY

Owner: JAEGERMEISTER I LLC; %DANAC CORP

Personal service was accepted on 6/27/25. Service was also via posting at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE IS DAMAGED. THERE IS A POTHOLE GATHERING WATER AND CAUSING PUBLIC NUISANCE.

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

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

**Case: CE25040641**

Address: 1600 S FEDERAL HWY

Owner: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT HAS MISSING, PEELING PAINT AND DUMPSTER GATE IS MISSING WOOD SLAT NOT MAINTAINED AT THIS LOCATION.

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

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

VIOLATIONS: 18-1.  
THERE IS GRAFFITI ON THE DUMPSTER ENCLOSURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 18-1. within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 18-1. Within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

**Case: CE25030820**

Address: 248 SW 23 ST

Owner: MCKENNA, DANIEL

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-20.13.B  
THE GRAVEL ON THE SWALE OF THIS RM-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL IS NOT IN A WELL-GRADED CONDITION. IT IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-19.1.D.  
THERE IS A CAR CANOPY FRAME ERECTED IN THE BACK YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TOOLS, TIRES, JACKS, WOOD AND MISCELLANEOUS ITEMS BEING STORED ON THIS PROPERTY.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLE AND TRAILERS PARKED ON THE GRASS/LAWN AREA ON THE REAR OF THIS PROPERTY. THE DRIVEWAY IS STAINED AND/OR DISCOLORED.

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 9-304(b) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. and 9-304(b) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE25040476**

Address: 1400 NE 4 AVE

Owner: 1400 NE 4TH AVE LLC

Service was via posting at the property on 5/28/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 15-28  
THE BUSINESS (THE INSTITUTE FOR FINANCIAL WELLNESS) 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 15 days or a fine of \$100 per day.

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

**Case: CE24080699**

Address: 445 NW 6 ST

Owner: INTERNATIONAL LONGSHOREMEN ASSOC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER AND HAS AREAS THAT ARE DETACHED/BROKEN.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE PAVEMENT, BROKEN/DETACHED WHEEL STOPS AND FADED STRIPES.

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

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

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

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation.

**Case: CE25030128**

Address: 409 NE 1 AVE

Owner: ECI FLAGLER VILLAGE LLC

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC ALLEY WAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE21090546. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

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

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

**Case: CE25040725**

Address: 121 E BROWARD BLVD

Owner: 121 E BROWARD BLVD LLC; %SHELBY SMITH

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, IT HAS OPENINGS, MISSING PARTS AND AREAS THAT ARE DETACHED FROM THE POST.

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VIOLATIONS: 9-305(a)  
THERE ARE TREE BRANCHES AND PALM FRONDS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY OBSTRUCTING THE VISIBILITY OF TRAFFIC AND STREET SIGNS ( NO PARKING ANY TIME SIGN ON 1 STREET & THE "SE 1 AVE" SIGN ON BROWARD BLVD). ALSO HINDERING PEDESTRIAN MOVEMENT.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 9-305(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-305(a) within 10 days and with 9-280(h)(1) within 35 days or a fine of \$100 per day, per violation.

**Case: CE25040646**

Address: 5311 NE 31 AVE

Owner: LAST QUARTER USA LLC

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 8-91.(e)  
THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THE LEOPARD 50 SAILING VESSEL NAMED "LAST QUARTER" WITH HAILING PORT OF FORT LAUDERDALE, FLORIDA DOCKED/MOORED TO THE PROPERTY EXTENDS BEYOND THE 30% ALLOWED WIDTH AND OBSTRUCTING THE NAVIGABLE WATERWAY CANAL AREA.

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

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

**Case: CE25040886**

Address: 6843 NW 29 AVE

Owner: BROWN, CARLENE C GONZALEZ

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 25-4 COMPLIED  
THERE IS AN OBSTRUCTION BLOCKING THE SIDEWALK AT THIS LOCATION. THE GREEN YARD CAN IS OBSTRUCTING THE SIDEWALK AT THIS PROPERTY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AREA/PARKING SPACES OF THE PROPERTY IS NOT WELL GRADED AND IS IN A STATE OF DETERIORATION. THERE ARE POTHOLES IN THE PARKING AREA OF THE PROPERTY.

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

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

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-304(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE25030707**

Address: 512 NE 23 AVE

Owner: VALSAYN INVESTMENTS LLC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 8-149.(a) COMPLIED  
THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY. THE MAJOR COSMETIC WORK CONSISTING OF BUT NOT LIMITED TO SANDING, GRINDING, ENGINE BUILDOUT AND INTERIOR WORK. IT WAS DETERMINED THAT THIS MATTER IS BEING MAINTAINED IN SUCH A WAY THAT THE EXTERIOR OF THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE SCAFFOLDINGS, AIR COMPRESSORS AMONG THE TOOLS AND EQUIPMENT BEING USED TO WORK ON VESSEL.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE25030550**

Address: 1620 NW 2 AVE

Owner: HIZUENGA 1620 LAND TR

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-19.2.P COMPLIED  
THERE ARE MULTIPLE UNPERMITTED STRUCTURES IN THE BACKYARD OF THIS PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED. THERE IS DIRT AND WEEDS GROWING THROUGHOUT AND THE DRIVEWAY IS STAINED/DIRTY AND CHIPPING PAINT.

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

VIOLATIONS: 9-280(C) COMPLIED  
THERE ARE AREAS SUCH AS THE PORCH AND EXTERIOR WALKWAYS THAT ARE STAINED, CRACKED, DIRTY AND/OR DETERIORATING.

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED SUCH AS THE INTERIOR CEILING, BATHROOM, CLOSET AND HALLWAY IS STAINED AND DAMAGED.

VIOLATIONS: 9-280(g) COMPLIED  
THE SMOKE ALARM HAS EXPOSED ELECTRICAL WIRING AND COMPONENTS THAT ARE NOT BEING MAINTAINED IN A SAFE AND PROPER WORKING CONDITION.

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH AND LANDSCAPE DEBRIS ON THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO COCONUTS, LEAVES, PALM FRONDS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE WOODEN PALLETS THAT ARE MISSING AND BROKEN.

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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 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE25040211**

Address: 106 SE 10 ST

Owner: OLSEN, ROBERT H

Personal service was accepted on 6/30/25. Service was also via posting at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND OTHER FOLIAGE THAT ARE ON THE ROOF OR ARE NEAR THE ROOFLINE AND NEEDS TO BE REMOVED AND/OR PRUNED. THE ROOF IS STAINED AND DIRTY. THIS INCLUDES BUT IS NOT LIMITED TO THE 200 BUILDING LOCATED ON THE PROPERTY.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE DETERIORATED AWNINGS, THE MISSING WINDOW ON THE 106 BUILDING, AND THE DECK IS IN DISREPAIR.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING THE WALLS, FASCIA AND SOFFITS, WHICH HAVE STAINS AND MISSING, PEELING PAINT. THIS INCLUDES BUT IS NOT LIMITED TO THE BUILDINGS LOCATED ON THE PROPERTY; THE 200 BUILDING, THE 106 BUILDING AND THE BUILDING LOCATED IN THE REAR OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT BLUE FORD RANGER WITH FLAT TIRES AND EXPIRED TAGS PARKED ON THE PROPERTY.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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

**Case: CE25020785**

Address: 1301 NW 45 ST

Owner: TWIN HARBORS PROPERTY MGMT LLC

Service was via posting at the property on 6/23/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 47-39.A.1.b.5.(a) COMPLIED  
THERE IS NO PROPER POOL BARRIER AT THIS RS-4 ZONED PROPERTY. THE FENCE ON THE PROPERTY IS IN DISREPAIR.

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

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. STORAGE INCLUDE PAINT BUCKETS, TABLES, CHAIRS BUT NOT LIMITED TO ALL OTHER ITEMS BEING STORED UNDER THE CARPORT.

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

VIOLATIONS: 9-304(b)  
THERE IS A WHITE RV TRAILER AND RAM 4X4 TAG RFTM65 PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED. DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days, with 9-304(b) within 35 days, and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days, with 9-304(b) within 35 days, and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

**Case: CE24120350**

Address: 5760 NE 15 AVE

Owner: LE, HOA HONG THI H/E; TO, PHU MINH

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE TIRES ON THE DRIVEWAY OF THIS PROPERTY. ITEMS BEING STORED ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO LANDSCAPING BAGS AND OTHER MISCELLANEOUS ITEMS.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE25040909**

Address: 1720 NE 55 ST

Owner: CRIM, NINA

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 10 days or a fine of \$100 per day and with 9-305(b) within 63 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance with 18-11.(a) within 10 days or a fine of \$100 per day and with 9-305(b) within 63 days or a fine of \$50 per day.

**Case: CE25040467**

Address: 3917 SW 13 CT

Owner: MARSHALL, PATRICIA B

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-306  
THE FASCIA AND AREAS OF THE EXTERIOR WALL HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-308(b)  
THE ROOF IS STAINED WITH A BLACK SUBSTANCE. ALSO, THERE ARE TARPS AND DEBRIS ON THE REAR HALF OF THE ROOF.

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

VIOLATIONS: 9-280(h)(1)  
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE ON THE SOUTH SIDE OF THE PROPERTY IS BENT.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE25030709**

Address: 3820 SW 19 ST

Owner: PLAZA PROPERTY HOLDINGS INC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090267. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TIRES, TRAFFIC CONES, A CAGE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE23090267. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090267. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 26-129(a)(4) COMPLIED  
THERE IS A SILVER PICKUP TRUCK BLOCKING THE SIDEWALK.

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

Mr. Doody found for the City that violations 9-305(b), 47-34.1.A.1., and 9-304(b) had existed as cited.

**Case: CE25050702**

Address: 1656 SW 28 WAY

Owner: UNITED PROPERTIES OF SOUTH FLORIDA

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY H3 WITH LICENSE PLATE 215 QFT WITH NO REGISTRATION STICKER ON IT.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24100171. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 9-304(b) had existed as cited.

Mr. Doody found for the City that violation 9-304(b) had existed as cited.

**Case: CE25040054**

Address: 2091 SW 36 TER

Owner: A&R PAVING SOLUTIONS LLC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 9-304(b)  
THERE IS AN OPEN TRAILER PARKED ON THE GRASS/LAWN AREA.

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 BOXES, BLACK GARBAGE BAGS, FILTERS, PILES OF WOOD AND OTHER MISCELLANEOUS ITEMS.

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VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GREEN BMW X5 WITH AN EXPIRED TAG.

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

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

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

**Case: CE25030902**

Address: 1548 SW 28 TER

Owner: BAF ASSETS LLC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 6/24/25.

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

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

VIOLATIONS: 18-1.  
THERE IS CARPORT STORAGE AT THIS PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO A HAMMOCK, COOLERS, BOXES, PLASTIC TOTES YELLOW OIL OR GAS CONTAINERS AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day.

**Case: CE25060058**

Address: 1101 N VICTORIA PARK RD

Owner: GOMEZ, ERIKA E; MUALIM, EDUARDO M

Service was via posting at the property on 6/26/25 and at 1 East Broward Blvd. on 6/24/25.

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

VIOLATIONS: 15-282.(d)(1)b.  
THERE ARE FOUR VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25030672 – PARKING & RESPONSIBLE PARTY RESPONSE, CE25040130- PARKING & RESPONSIBLE PARTY RESPONSE.

Officer Acquavella presented the case file into evidence and recommended suspending the vacation rental certification for 365 days.

Mr. Doody found in favor of the City and suspended the vacation rental certification for 365 days effective August 2, 2025.

**Case: CE25060005**

CITATION

Address: 2518 WHALE HARBOR LN

Owner: AHARON, OZ

This case was cited on 6/1/25 to comply by 6/1/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$250 fine.

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**Case: CE25010818**

Address: 1362 BAYVIEW DR  
Owner: CABRERA, FERDINAND

This case was first heard on 4/8//25 to comply by 4/18/25. 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.

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

**Case: CE24100263**

Address: 1517 SW 5 ST  
Owner: RAY, DANIEL M

This case was first heard on 3/27/25 to comply by 4/11/25 and 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$9,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE25020080**

Address: 1601 NE 63 ST  
Owner: KOTRADY, JEFFREY W; CARVALLO, JULIANNA

This case was first heard on 4/8/25 to comply by 4/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE25020229**

Address: 1508 POINSETTIA DR  
Owner: DELEON, RAFAEL E

This case was first heard on 4/24/25 to comply by 5/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$2,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE25020179**

Address: 1245 NE 17 WAY  
Owner: MBIZ GROUP 1245 LLC; MORRISON, MATTHEW

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,500 and the City was requesting the full fine be imposed.

Wanda Acquavella, Code Compliance Officer, recommended reducing the fine to \$250.

Mr. Doody imposed a fine of \$250 for the time the property was out of compliance.

**Case: CE25050657**

CITATION

Address: 739 NW 18 ST  
Owner: BORISENKO, EVGUENI

This case was cited on 5/28/25 to comply by 5/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$250 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$250 fine,.

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**Case: CE25010254**

Address: 1045 NW 5 AVE  
Owner: DARGENSON, YVENOLINE

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$7,900 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110082**

Address: 3371 SW 23 ST  
Owner: MALONE, DAVID

This case was first heard on 2/11/25 to comply by 3/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: CE24110610**

Address: 520 SW 28 DR  
Owner: CHERY, ATENDIEU H/E; CHERY, FRANCK

This case was first heard on 4/24/25 to comply by 5/4/25 and 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$2,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE24120518**

Address: 5210 NE 14 WAY  
Owner: OTIS, SHERRI ANN

This case was first heard on 4/8/25 to comply by 4/23/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$8,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE24010612**

Address: 2180 NE 62 ST  
Owner: KOSH

**VACATE OIF & REIMPOSE**

This case was first heard on 2/11/25 to comply by 2/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,275 and the City was requesting vacation of the original Order Imposing the Fine and imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, stated 18-12.(a) was complied but he wished a fine of \$50 per day to immediately accrue when it recurred; violations 9-304(b) and 9-308(b) were not in compliance and he wished those fines of \$50 per day to continue until they were in compliance.

Mr. Doody vacated the Order Imposing the Fine, imposed the \$1,275 fine, which would continue to accrue until the property was in compliance and a fine of \$50 per day would be imposed, per occurrence, when violation 18-12.(a) was observed.

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**Case: CE25010907**

Address: 5581 NE 33 AVE

Owner: PALVIG, DONNA & EDWARD

This case was first heard on 4/8/25 to comply by 4/18/25, 5/13/25, and 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$15,100 fine, which would continue to accrue until the property was in compliance.

Staff entered page 45 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:

CE25040481                      CE25040771                      CE25050005

**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:

CE25020489

**Cases Withdrawn**

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

None

There being no further business, the hearing was adjourned at 12:22 PM.

  
SPECIAL MAGISTRATE

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE