



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
JULY 24, 2025  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Mary Allman, Senior Administrative Assistant  
Evelyn Delice, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Senior Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Gustavo Caracas, Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Robert Fisk, Landscape Plans Reviewer  
Patt Gavin, Senior Code Compliance Officer  
Malik Jones, Code Compliance Officer  
Dorian Koloian, Code Compliance Supervisor  
Antoine Loar, Code Compliance Supervisor  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Vanessa Willis, Code Compliance Officer

**Respondents and witnesses**

CE24100694: Jenidra Serralonga  
CE24120231: Calvin Sapp  
CE25030213: Olagay Smith; Mattias Smith  
CE24100679: Carolina Mikesa  
CE25010552: Tammy Morgan  
CE25040338: Sinclair Frederick  
CE25010651: Meritte Valmy; Tofique Valmy  
CE25050696; CE25040634; CE25010869: Goran Dragoslavlic  
CE25030464: Skye John Molineux  
CE24100655: Gregory Joseph  
CE25010570: Don Dave Dube  
CE24100725: Henriette Markwell  
CE24110209: Florence McBride  
CE25020284: Lee Williams  
CE24110287: Kyle Meredith  
CE25010648: Mandela Daniel Cremades  
CE25020162: Alfred Inde  
CE24120666: Timothy Ritvo  
CE24040828: Orlando Desir  
CE24080790: Belvy Sainvil  
CE24080465: Sam Goldstein; Steve Zimmerman  
CE25060292: Hedy Glasser  
CE25040081: Josueth Irigoyen; Maria Grey  
CE24080467: Calvin Thrower  
CE25030558: Ferdy Mazariegos  
CE25020493: Miguel Maria  
CE25050768: Michael Hoek  
CE24120464: Keith Grogan; Louise Grogan

CE24030687: Francis Gondola  
CE24120189: Stephanie Toothaker Esq.  
CE24110316: Virginia Costa Esq.  
CE25010297: Lanard Jefferson  
CE25010427: Maristene Delva  
CE24120306: Ricky Funes  
CE25010459: Pastor Ryan Johson  
CE25010153: Luis Boheciampe  
CE24030623; CE24030628: Andrew Schein Esq.  
CE25060520; CE25060224: Ryan Emmer  
CE24100675: Raymond Castonguay  
CE25060425; CE25040184: Kristy Armada Esq.  
CE25010088: Ronald Lopez  
CE25060233: Todd Schofield  
CE25040906: Alvin Lewis  
CE25030480: Raymond Costello  
CE24080605: Jeffrey Young  
CE24040243: John Dinkins  
CE25060103: Robert Sherman  
CE24110412: Robin Christopher Langen  
CE25030771: Lawrence Raben  
CE25020437: Darrel Bencomo  
CE25010824: Daniela DeArmas; Ruben Gonzalez  
CE24100588: Hommer Resler; Abraham Avie  
CE25030817: Andrea Daley  
CE24110095: Christina Cabrera; Mattias Pazo  
CE24060149: Jared Gasman Esq.  
CE25030295: Thaluser Guerrier

Special Magistrate Hearing  
July 24, 2025  
Page 2

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

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

**Case: CE24030687**

Address: 1500 NW 19 ST

Owner: 19TH STREET FAMILY HOLDINGS LLC

This case was first heard on 10/24/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, Fines of \$150 had been imposed on 10/24/24, new fines had accrued to \$3,700 and the City was requesting the full fine be imposed.

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

Francis Gondola said he had addressed the violations immediately.

Ms. Flynn imposed the \$3,700 fine.

**Case: CE25030771**

**REQUEST FOR EXTENSION**

Address: 2832 SW 14 ST

Owner: RABEN, LAWRENCE

This case was first heard on 6/10/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,600.

Ramon Olivera, Code Compliance Officer, said one violation remained.

Lawrence Raben said he had been suffering from health issues and requested an extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE24080465**

Address: 1159 NW 9 AVE

Owner: USARIOJARA LLC

This case was first heard on 4/24/25 to comply by 5/9/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Steve Zimmerman said the first driveway contractor had disappeared and they had hired a new one. He requested a week or two.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE24100588**

**ORDERED TO REAPPEAR**

Address: 3200 S ANDREWS AVE

Owner: MONKEY CAPITAL LLC

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Hommer Resler said they had been seeking a permanent solution with the City. He said they would install grass but they could not control who parked on the grass. Officer Santos did not object to an extension for sod to be installed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Special Magistrate Hearing

July 24, 2025

Page 3

**Case: CE24120464**

**REQUEST FOR EXTENSION**

Address: 1496 SW 28 AVE

Owner: CHARLES W GROGAN REV TR; GROGAN, CHARLES W TRUSTEE

This case was first heard on 4/24/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ramon Olivera, Code Compliance Officer, said two violations remained.

Louise Grogan requested 90 days, stating the owner had passed away and the family had not been aware of the violations. They were replacing the roof and running sprinklers so they could put sod down. Officer Olivera did not object to an extension.

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

**Case: CE25050696**

Address: 700 NW 10 TER

Owner: MAX LLC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-276(c)(3) COMPLIED  
THERE IS EVIDENCE OF TERMITES INCLUDING BUT NOT LIMITED TO TUNNELS ON THE CEILING AND WALLS.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO THE EXTERIOR WALL NEAR APARTMENT ELEVEN (11). THIS IS A RECURRING VIOLATION PER CASE CE23060662. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INTERIOR CEILING IN APARTMENT 12 HAD YELLOWISH MARKS OR STAINS IN BOTH BEDROOMS AND IN THE KITCHEN AREA. THIS IS A RECURRING VIOLATION PER CASE CE23060662. 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: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS IN DISREPAIR WITH CRACKS, STAINS, DARK MARKS, FADED PARKING LINES AND WHEEL STOPS WITH DARK MARKS. THIS IS A RECURRING VIOLATION PER CASE CE23060662. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE DARK COLORED FENCE ON THE LEFT SIDE OF THE PROPERTY APPEARS TO BE IN DISREPAIR AND DUG INTO THE GROUND AND NOT SECURING PROPERLY WITH A BIG GAP AT THE BOTTOM.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE23060662. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-306, 9-280(b), 47-20.20.H. and 9-305(b) had existed as cited.

Special Magistrate Hearing  
July 24, 2025  
Page 4

Goran Dragoslavic said he understood.

Ms. Flynn found for the City that violations 9-306, 9-280(b), 47-20.20.H. and 9-305(b) had existed as cited.

**Case: CE25040634**

Address: 1125 NW 2 ST 1-4

Owner: LUMAX USA LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-19.4.B.1. COMPLIED  
THE DUMPSTER IS BEING LEFT CURBSIDE AND NOT BEING BROUGHT BACK TO APPROPRIATE LOCATION AFTER PICK UP.

VIOLATIONS: 9-276(C)(1)  
THERE ARE WALKWAYS THAT ARE FADED, DISCOLORED, AND DETERIORATED, INCLUDING THE PARKING SURFACES.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY IN THE REAR SWALE/EASEMENT AREA.

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

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. INCLUDING BUT NOT LIMITED TO A LARGE AMOUNT OF TRASH AND DEBRIS HAS BEEN PLACED IN THE EASEMENT AREA BEHIND THE BUILDING.

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

Goran Dragoslavic said someone was dumping in the alley and agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE25010869**

Address: 2361 NW 13 CT

Owner: COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

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

VIOLATIONS: 9-306  
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.

# Special Magistrate Hearing

July 24, 2025

Page 5

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. MISSING GROUND COVER ON THE PROPERTY AND IN THE SWALE.

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

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

Goran Dragoslavic agreed to comply.

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

**Case: CE24110412**

Address: 2401 SW 17 AVE

Owner: ARBOREAL REAL PROPERTIES CORP;  
%CHRISTOPHER LANGEN

This case was first heard on 3/27/25 to comply by 4/24/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 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, recommended imposition of the fine.

Robin Christopher Langen said they just had to put down the sod. He requested 60 days and Officer Dayem did not object.

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

**Case: CE25010648**

Address: 1000 SW 26 ST

Owner: ECOAR LLC

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 \$24,600 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, recommended imposition of the fine.

Mandela Daniel Cremades said someone was dumping trash on the property so they would have someone clean the property every week. They had applied for a permit in June and were awaiting approval. They had already hired the general contractor.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE24100694**

Address: SW 19 ST

Owner: SHM LMC LLC; %JASON HOGG

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

Bernstein Saimbert, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIALS OF LEAVES ENCROACHMENT UPON THE PUBLIC RIGHT-OF-WAY ON SW 19 ST.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. Robert Fisk, Landscape Plans Reviewer, explained that the presence of the Mangroves required going through the Florida Department of Environmental Protection/Broward County Aquatics and Wetlands when trimming nearby. An arborist must identify the species prior to trimming.

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

# Special Magistrate Hearing

July 24, 2025

Page 6

**Case: CE24120189**

**REQUEST FOR EXTENSION**

Address: 1500 SE 12 ST 2A  
Owner: MARTY, DOUGLAS C

This case was first heard on 3/27/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance,.

Stephanie Toothaker Esq., the owner's attorney, said the work required a waiver from the Marine Advisory Board and the next meeting was in September. It would then be approved by the City Commission in October. She requested 118 days. Gustavo Caracas, Code Compliance Officer, did not object.

Ms. Flynn granted a 118-day extension, during which time no fines would accrue.

**Case: CE24060149**

Address: 3645 SW 22 ST  
Owner: 3645 SW 22 STREET LAND TR  
JOHNSON, BENJAMIN TRUSTEE

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$63,100 and the City was requesting the full fine be imposed.

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

Jared Gasman Esq., the previous owner's attorney, recalled that the previous owner had passed away and there was a dispute among siblings regarding the will, which delay appointment of the representative. A buyer who took responsibility for the violations had also run into delays. He said funds had been put in escrow for the fines.

Ms. Flynn imposed a fine of \$12,000 for the time the property was out of compliance.

**Case: CE25060425**

Address: 1819 N FEDERAL HWY  
Owner: CASTRONI INC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25040184.  
THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Kristy Armada Esq., the owner's attorney, said the notice for this and the previous case were dated the same day. Antoine Loar, Code Compliance Supervisor, said the first case was from April. The notifications of this hearing were dated the same for both cases.

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

**Case: CE24030623**

Address: 1620 W STATE RD 84  
Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said the violation remained and named the food trucks still operating without a Business Tax Receipt. He said Planning and Zoning had approved allowing them to submit for permits and recommended an extension.

Special Magistrate Hearing

July 24, 2025

Page 7

Andrew Schein Esq., the owner's attorney, requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE24030628**

Address: 1620 W STATE RD 84

Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 9/26/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, recommended a 35-day extension.

Andrew Schein Esq., the owner's attorney, requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: CE24110316**

Address: 1501 NW 16 LN

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

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TIRES, LADDER TOILET AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE SITTING ON A JACK. THE VEHICLE APPEARED TO BE INOPERABLE.

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

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

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

VIOLATIONS: 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 RIGHT OF WAY.

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

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 Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

# Special Magistrate Hearing

July 24, 2025

Page 8

Virginia Costa Esq., the owner's attorney, requested more than 35 days and Officer Exantus suggested 63 days for the violations he had requested 35 days for.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

**Case: CE25010297**

Address: 1530 NW 12 CT

Owner: JEFFERSON, LANARD; LONG-JEFFERSON, SHANTERIA

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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: 9-305(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 RIGHT OF WAY.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance within 118 days or a fine of \$50 per day and ordering the respondent to attend the 11/19/25 hearing. He said they owner had applied for a permit to do some work at the property.

Lanard Jefferson said he could not be sure when the construction would be completed.

Ms. Flynn found in favor of the City and ordered compliance within 118 days or a fine of \$50 per day and ordered the respondent to attend the 11/19/25 hearing.

**Case: CE24080790**

Address: 1119 NW 16 ST

Owner: SAINVIL, BELVY

This case was first heard on 4/24/25 to comply by 5/4/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

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

Belvy Sainvil described his efforts to comply.

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

**Case: CE25030213**

Address: 142 SW 21 WAY

Owner: SMITH, OLAGAY H/E; SMITH, MATTIAS & SARAH KIM

Service was via posting at the property on 6/21/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT 4 DOOR SILVER CHEVY IMPALA WITH EXPIRED FL TAG # ETDL58 "11/24" ON THE PROPERTY.

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

Special Magistrate Hearing

July 24, 2025

Page 9

- VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE REAR SWALE AREA.
- VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. BOTH THE CHAIN LINK AND WOOD FENCE HAVE AREAS THAT ARE DAMAGED AND MISSING SECTIONS.
- VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON REAR SWALE AREA. THE TRASH CONSISTS OF GLASS, PALLET, PLASTIC BAGS AND OTHER MISCELLANEOUS DEBRIS, LITTER.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUT OF DOORS. THE ITEMS CONSIST OF A PILE OF PAVERS, PAINT CANS, WOOD 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 SWALE AREA.

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

Mattias Smith said they were working on the landscaping now. He described problems they had experienced getting grass to grow on the property.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE24100655**

Address: 800 NW 15 AVE

Owner: JOSEPH, GREGORY

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

- VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A CAMPER PARKED ON THE LAWN ON THE EAST SIDE OF THIS PROPERTY.
- VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BENT AND DISCONNECTED IN SEVERAL SPOTS.
- VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS NOT LIMITED TO THE SWALE AREA.
- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23030319. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.
- VIOLATIONS: 24-7(b) COMPLIED  
THERE IS AN ILLEGAL DUMP BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE SWALE THAT WAS AN ILLEGAL DUMP.

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

# Special Magistrate Hearing

July 24, 2025

Page 10

Gregory Joseph requested more than 35 days. He said there were ongoing issues keep the property clean and secure since he did not live there.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE25040906**

Address: 2201 NW 6 ST

Owner: WEST SISTRUNK PLAZE LLC

Service was via posting at the property on 7/9/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS NWRAC-MUW VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY THAT HAVE MISSING OR DEAD GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-305(b) WITHDRAWN

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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 18-12.(a)

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-21.9.M within 63 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 12/11/25 hearing.

Alvin Lewis presented his own photos and said the City's contractor, Luna Construction Company, had used the property as a staging area. The contractor had informed him that the City told him they had permission from the owner, which they did not. He stated gravel had been impacted into the soil, making it impossible to grow grass on the lot. Mr. Lewis planned to build an office building on the property and should begin construction in four to six weeks. Dorian Koloian, Code Compliance Supervisor, said this was true, but there were now cars that parked on the lot. She suggested a longer deadline. Rhonda Hasan, Senior Assistant City Attorney, noted that Mr. Lewis's photos were from 2017 and he should have sued the contractor.

Ms. Flynn found in favor of the City and ordered compliance within 140 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 12/11/25 hearing.

**Case: CE24100725**

Address: 833 SW 14 CT 1-2

Owner: MARKWELL, HENRIETTE G

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, fines had accrued to \$22,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, explained that contractors working next door were using Ms. Markwell's driveway. He suggested an extension and stated he would speak with the contractors.

Henriette Markwel agreed. She said she had already admonished the contractors about parking on her property but they continued. Rhonda Hasan, Senior Assistant City Attorney, advised Ms. Markwell to call the police.

Ms. Flynn granted a 118-day extension, during which time no fines would accrue.

**Case: CE25040081**

Address: 1301 NW 2 ST

Owner: IRIGOYEN GREY REV LIV TR; IRIGOYEN, JOSUETH M TRUSTEE ETAL

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING

Special Magistrate Hearing

July 24, 2025

Page 11

FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE CRACKS IN THE STUCCO/BUILDING WALLS FASCIA AND SOFFITS HAVE BEEN PLASTERED WITH CEMENT AND THERE ARE CRACKS AND PEELING PAINT THROUGHOUT.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE CRACKED/BROKEN OR MISSING ASPHALT AND WEEDS GROWING THROUGH GRAVEL SECTIONS AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.13.F. WITHDRAWN  
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY. THIS PROPERTY IS ZONED RMM-25.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO STOVES, REFRIGERATORS, FURNITURE, TOILETS, ETC. BEING STORED THROUGHOUT THE PROPERTY.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY INCLUDING MATTRESSES, HEADBOARDS, CARDBOARD AND MISCELLANEOUS ITEMS IN THE SWALE AREA.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, FURNITURE AND MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY. ALSO, THERE ARE OVERGROWN HEDGES, GRASS AND VEGETATION THROUGHOUT.

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owners, Josueth Irigoyen and Maria Grey. Mr. Irigoyen agreed to be in compliance with 18-12.(a) and 9-363 within 10 days but requested more time for the other violations. He requested 180 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-363 within 10 days and with the remaining violations within 118 days or a fine of \$100 per day, per violation.

**Case: CE25030464**

Address: 795 E SUNRISE BLVD

Owner: BROWARD DESIGN CENTER INC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 24-29(a)  
THE DUMPSTER IS OVERFLOWING WITH BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS BROKEN WOOD AND PALETTES AROUND THE DUMPSTER.

VIOLATIONS: 47-19.4.D.1.  
THERE IS A 3-YARD DUMPSTER AT THIS BUSINESS THAT IS NOT IN A REQUIRED ENCLOSURE.

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-19.4.D.1. within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

# Special Magistrate Hearing

July 24, 2025

Page 12

Skye John Molineux agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.1. within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

**Case: CE24080605**

Address: 2310 NW 9 PL

Owner: YOUNG, JEFFREY NEAL

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY. THERE ARE TWO DERELICT VEHICLES PARKED ON THE PROPERTY SWALE. ONE VEHICLE IS A SILVER NISSAN 4-DOOR VEHICLE WITH TWO FLAT TIRES. (DRIVER SIDE AND DRIVER REAR TIRE) TAG FL EDLY59 7/25. ANOTHER VEHICLE DARK GREY CAMRY FL TAG LSNV90 EXP TAG STICKER 5/23. VEHICLES WERE TAGGED 24 HOURS TO BE REMOVED.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE PARTS OF THE BUILDING THAT ARE STAINED. (FRONT WALLS, TRIM, PILLARS.) ABOVE THE PILLARS THE FASCIA BOARD IS STAINED WITH DARK MARKS AND STAINS AND THE WALL BY THE TRASH CAN NEEDS TO BE PAINTED.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AND DRIVEWAY APRON ARE NOT WELL GRADED AND/OR DUST FREE. THERE ARE CRACKS AND HOLES.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A SILVER 4 DOOR VEHICLE PARKED AT THE BACK LEFT SIDE OF THE HOUSE. THERE IS A 4 DOOR SILVER VEHICLE PARKED AT THE BACK LEFT SIDE OF THE PROPERTY ON THE GRASS. THE VEHICLE NEEDS TO BE PLACED ON THE DRIVEWAY OR APPROVED SURFACE AND NOT IN THE BACK OF THE HOUSE.

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

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

Jeffrey Young asked Officer Seiderman to reinspect the property so he was clear about what still needed to be done.

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

**Case: CE25030558**

Address: 1314 SW 23 AVE

Owner: MAZARIEGOS, FERDY & KIMBERLY

Service was via posting at the property on 6/21/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-20.13.G.1.  
THE SWALE/RIGHT-OF-WAY AREA IN FRONT 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 Olivera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

# Special Magistrate Hearing

July 24, 2025

Page 13

Ferdy Mazariegos said the property had a flooding problem and he had installed the gravel to protect it. Officer Olivera said Mr. Mazariegos should make an appointment with Orlando and apply for a permit for the gravel.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 9/25/25 hearing.

**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, 2/27/25, and 3/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, \$300 in fines had been imposed on 1/30/2025, new fines had accrued to \$5,500 and the City was requesting the full fine be imposed.

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

Kyle Meredith said the tree permit had taken some time.

Ms. Flynn imposed a fine of \$950 for the time the property was out of compliance.

**Case: CE25060292**

Address: 1247 NW 3 AVE

Owner: RALEX PROPERTIES INC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

Malik Jones, 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.

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

VIOLATIONS: 25-14 COMPLIED  
AIR CONDITIONER DRAINAGE IS INSTALLED TO DISCHARGE FLUID INTO THE SIDEWALK.

VIOLATIONS: 9-276(C)(1) COMPLIED  
THE DRIVEWAY OR COURTS IS DIRTY AND DISCOLORED.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA AND WALLS THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE #CE22100274. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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 CE22100274. 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.

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

Hedy Glasser said she understood.

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

# Special Magistrate Hearing

July 24, 2025

Page 14

**Case: CE25040338**

Address: 409 SW 25 AVE

Owner: FREDERICK, SINCLAIR

Service was via posting at the property on 6/21/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A FOUR DOOR CHEVROLET TRAIL BLAZER WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 18-1. COMPLIED  
THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO WOOD BEAMS, MINI FRIDGE, EXTENSION CORDS, PLASTIC BUCKETS, CINDER BLOCKS, ROPE, COOLER, AND OTHER MISCELLANEOUS ITEMS AND DEBRIS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL AND HAS WEEDS/GRASS GROWING THROUGH IT.

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

Officer Olivera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Sinclair Frederick said he was working with Officer Olivera on the landscaping.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE25020493**

Address: 1401 SW 20 ST

Owner: MARIA, MIGUEL

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 \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Miguel Maria said they were working on a building permit and requested 30 to 60 days. Officer Oaks advised Mr. Maria to remove the vacation rental listings to comply.

Ms. Flynn imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE25010459**

Address: 1601 NW 10 PL

Owner: WORLD HARVEST COMMUNITY; CHURCH OF GOD INC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 25-7 COMPLIED  
THERE ARE UNPERMITTED ITEMS ON THE SWALE CONSISTING OF METAL STICKS.

# Special Magistrate Hearing

July 24, 2025

Page 15

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN LINK FENCE FACING NW 17 AVE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

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

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

Pastor Ryan Johson said the landscaping had been done but people in the neighborhood kept parking on the lawn.

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

**Case: CE24120306**

Address: 1548 SW 22 AVE

Owner: FUNES, THELMA A

This case was first heard on 3/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

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

Ricky Funes, the owner's son, said both of his parents had been taken ill during this process so he had flown in to help them.

Ms. Flynn imposed no fine.

**Case: CE25010824**

Address: 2964 SW 17 ST 1-2

Owner: GARCIA,SARA B H/E; GARCIA,RUBEN JOSE GONZALEZ

This case was first heard on 3/27/25 to comply by 4/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Evan Oaks, Code Compliance Officer, stated the property was now in compliance.

Daniela DeArmas, the owner's representative, said she had registered the property. She said the property had not been rented since they received the violation. She requested the fines be waived.

Ms. Flynn imposed a fine of \$650 for the time the property was out of compliance.

**Case: CE24120231**

Address: 131 FLORIDA AVE

Owner: SAPP, CALVIN & LUCILLE K

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 7/11/25.

Rachel Moore, 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.

Special Magistrate Hearing

July 24, 2025

Page 16

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: 9-280(h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS AT THE PROPERTY ARE CROOKED.

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

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE IS STORAGE OF TIRES, CRATES AND MISCELLANEOUS ITEMS IN THE OPEN-AIR AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALM TREE ON THE SWALE LEAVES ARE OBSTRUCTING THE TRAFFIC SIGN AND HAS ENCROACHED ONTO THE SIDEWALK.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-39.A.1.b. (6) (b) and 9-304(b) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Calvin Sapp requested more time. He said he intended to re-roof the house.

Ms. Flynn found in favor of the City and ordered compliance with 47-39.A.1.b. (6) (b) and 9-304(b) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

**Case: CE25010088**

Address: 1920 NW 9 ST

Owner: KATANA 1920 LLC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BUILDING EXTERIOR HAS AREAS ON THE WALLS, FASCIA BOARD THAT HAVE DARK MARKS AND STAINS THAT NEED TO BE CLEANED AND PAINTED. THIS SHOULD INCLUDE THE WALLS, FASCIA BOARD, DOORS AND GARAGE DOORS.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF DEAD OR MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE RIGHT AND LEFT SIDE OF THE BUILDING HAVE AREAS THAT NEED GROUND COVER SOD/GRASS.

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

Ronald Lopez said they were performing extensive renovations at the property and requested 118 days.

Ms. Flynn found in favor of the City and ordered compliance within 118 days or a fine of \$150 per day, per violation and ordered the respondent to attend the 11/19/25 hearing.

**Case: CE24100675**

Address: 1715 SE 10 ST

Owner: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND

**REQUEST FOR EXTENSION**

This case was first heard on 1/30/25 to comply by 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

# Special Magistrate Hearing

July 24, 2025

Page 17

Raymond Castonguay requested an extension until October because there was major construction occurring across the street.

Gustavo Caracas, Code Compliance Officer, agreed with Mr. Castonguay and did not object to the extension.

Ms. Flynn granted a 118-day extension, during which time no fines would accrue.

**Case: CE25060103**

Address: 2323 SW 19 AVE

Owner: PALMS AT RIVER OAKS LLC

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE24110751 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Officer Dayem presented the case file into evidence and stated this was the third repeat violation at this property. He recommended imposing a fine of \$500 per day for each of the 15 days the property had been out of compliance, a total of \$7,500.

Robert Sherman said the violations related to some palm fronds on the ground. He stated they had the property tended regularly.

Ms. Flynn imposed a fine of \$500 per day for each of the 15 days the property had been out of compliance, a total of \$7,500.

**Case: CE25030817**

Address: 3210 W BROWARD BLVD

Owner: A & M INVESTMENTS OF AMERICA LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 15-28

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day.

Andrea Daley said he had already applied for the Business Tax Receipt. Officer Gavin said Mr. Daley needed a barber's license before applying for the Business Tax Receipt.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day.

**Case: CE25050768**

Address: 1450 SW 33 ST

Owner: HOEK, MICHAEL EDWARD

Service was via posting at the property on 6/21/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY AREA IN FRONT OF THIS RD-15 ZONED 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.

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: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED

Special Magistrate Hearing

July 24, 2025

Page 18

AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO BE WEIGHTED DOWN.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO FURNITURE, TOOLS AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. 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: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23081003. 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 OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE INCLUDING BUT NOT LIMITED TO OVERGROWN VEGETATION AND TRASH NEAR THE BUILDING AND ALONG THE FENCING. THIS IS A RECURRING VIOLATION, SEE CASE CE23081003. 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.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation. He also requested a finding of fact that violations 47-34.1.A.1. and 9-306 had existed as cited.

Michael Hoek said a prior inspector had advised him to install the gravel. He requested 90 days to resolve that issue.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation. She also found for the City that violations 47-34.1.A.1. and 9-306 had existed as cited.

**Case: CE25010427**

Address: 1543 NW 10 PL

Owner: DELVA, MARISLENE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-304(b)  
THE GRAVEL APRON DRIVEWAY IS IN DISREPAIR. THE APRON DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT. THE CEMENT DRIVEWAY HAS CRACKS, GRASS AND WEEDS GROWING THROUGH IT AND NEEDS TO BE PRESSURE WASHED.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, GRASS AND WEEDS ON THIS PROPERTY AND/OR ITS 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 Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 9-363 within 15 days, and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

# Special Magistrate Hearing

July 24, 2025

Page 19

Maristene Delva requested 90 days, stating she lived in Michigan.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-363 within 15 days, and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

**Case: CE25020284**

Address: 900 NW 2 ST

Owner: SJW INVESTMENT IRREV TR

Service was via posting at the property on 6/26/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA INCLUDING BUT NOT LIMITED TO A WHITE MERCURY MOUNTAINEER AND A BLUE HYUNDAI VEHICLE PARKED IN THE FRONT OF THE PROPERTY (NORTH SIDE); AND A BOAT/BOAT TRAILER IN THE REAR OF THE PROPERTY (SOUTH SIDE).

VIOLATIONS: 9-305(b)  
THERE IS BARE OR MISSING GROUND COVER IN THE SWALE AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020493. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS WOOD, BRICKS, METAL, CONSTRUCTION DEBRIS, ETC. STORED OUTSIDE THROUGHOUT THE RMM-25 ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306  
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. BUILDING WALLS ARE DISCOLORED, STAINED, DIRTY, PAINT IS MISSING OR PEELING ON THE BUILDING, FASCIA, AND SOFFITS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. 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 Willis presented the case file into evidence and recommended ordering compliance with 9-304(b) and 47-34.1.A.1. within 10 days or a fine of \$100 per day, per violation and with the remaining violations within 35 days or a fine of \$200 per day, per violation.

Lee Williams agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 47-34.1.A.1. within 10 days or a fine of \$100 per day, per violation and with the remaining violations within 35 days or a fine of \$200 per day, per violation.

**Case: CE24110209**

Address: 857 NW 16 AVE

Owner: MCBRIDE, FLORENCE D LE; RHODEN, MICHELLE LEE ANGELINE

Service was via posting at the property on 7/8/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

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

Special Magistrate Hearing

July 24, 2025

Page 20

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: 9-306 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 SOME SPOTS ON THE WALL, DOOR FRAME AND SIDE OF THE HOUSE AND FRONT THAT NEED PAINT. THERE ARE AREAS THAT WERE WORKED ON THAT NEED PAINT ON THE SIDE.

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

Florence McBride agreed to comply. She discussed issues with the gravel driveway and Dorian Koloian, Code Compliance Supervisor advised her she just needed to remove the weeds and add some gravel.

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

**Case: CE25020437**

Address: 2901 W COMMERCIAL BLVD

Owner: WESTCOME PARTNERS LLC ET AL;  
% FRESHWATER GROUP LLC

This case was first heard on 4/24/25 to comply by 5/9/25, 5/29/25, 6/26/25, and 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,700 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, reported the property was in compliance. He recommended imposition of the fine and noted administrative costs totaled \$626.

Darrel Bencomo explained that the tenants had not wanted to remove their signs and he had needed to get an attorney involved.

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

**Case: CE25010651**

Address: 508 W DAYTON CIR

Owner: 508 W DAYTON CIRCLE LAND TR; VALMY, TOUFIQUE & MERITTE TRUSTEES

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND HAS CRACKS THROUGHOUT.

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

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF SOFAS, A BOX SPRING, TABLE, DINING CHAIRS, AND MISCELLANEOUS ITEMS, 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.

Special Magistrate Hearing

July 24, 2025

Page 21

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE SURROUNDING THE PROPERTY HAS BROKEN, CHIP AND DISCOLORED SLATS.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY CONSISTING OF A MATTRESS NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

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

Tofique Valmy requested more than 35 days. He said he had already removed the fence.

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

**Case: CE24110095**

Address: 3461 BERKELEY BLVD

Owner: CABRERA,CRISTINA; PAZO,MATIAS NICOLAS

This case was first heard on 3/27/25 to comply by 5/29/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, said 9-305(b) was still not complied. She recommended imposition of the fine.

Christina Cabrera requested 60 days and Officer Moore did not object.

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

**Case: CE24040828**

Address: 1111 NW 12 ST

Owner: DESIR, ORLANDO JUNIOR

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT WELL MAINTAINED. THE DRIVEWAY HAS BROKEN AND MISSING SECTION AND NEED TO BE PAINTED. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20090706. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20090706. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE20090706 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-306 within 35 days or a fine of \$100 per day, per violation, a finding of fact that violation 18-12.(a) had existed as cited and imposing a \$100 per day fine for the 12 days that 9-305(b) had been in violation, a total of \$1,200.

# Special Magistrate Hearing

July 24, 2025

Page 22

Orlando Desir requested more time to complete compliance. He requested the fine for 9-305(b) be reduced, stating he had two jobs and four kids and his mother-in-law had passed away recently.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 9-306 within 63 days or a fine of \$100 per day, per violation, found for the City that violation 18-12.(a) had existed as cited and imposed a \$400 fine for the 12 days that 9-305(b) had been in violation.

**Case: CE25010552**

Address: 363 W DAYTON CIR

Owner: MORGAN, TAMMY

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 25-4 COMPLIED  
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A PICKUP TRUCK IS PARKED ACROSS THE SIDEWALK.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, CRACKED, POTHOLES AND STAINS.

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

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Tammy Morgan 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.

**Case: CE24040243**

Address: 2312 NW 15 CT

Owner: DINKINS, ANNIE L EST

This case was first heard on 9/10/24 to comply by 10/8/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,350 and the City was requesting the full fine be imposed.

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

John Dinkins said it had taken time to afford to address the violations. Officer Proto recommended reducing fines to administrative costs of \$1,200.

Ms. Flynn imposed administrative costs of \$1,200.

**Case: CE25030295**

Address: 3700 JACKSON BLVD

Owner: GUERRIER INVESTMENTS LLC

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-279(e)  
THE REFRIGERATOR AND AIR CONDITIONER ARE NOT BEING MAINTAINED IN A SAFE, SANITARY AND PROPERLY OPERATING CONDITION.

VIOLATIONS: 9-278(C)  
THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING, TO INCLUDE THE CEILING FAN WHICH ONLY HAS ONE LIGHT WORKING. THERE IS ALSO AN ELECTRIC OUTLET THAT HAS BEEN COVERED WITH A SURGE PROTECTOR BECAUSE THE OUTLET SPARKS FIRE WHEN PLUGGED INTO.

Special Magistrate Hearing

July 24, 2025

Page 23

- VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DOORS INSIDE THE PROPERTY WHICH HAVE BEEN WATER DAMAGED, CEILINGS THAT HAVE EVIDENCE OF WATER DAMAGE AND PEELING PAINT.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-306  
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: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY IS DISCOLORED, MISSING SLATS AND LEANING INWARDLY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days, with 9-313. (a), and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation. Rhonda Hasan, Senior Assistant City Attorney, suggested ordering compliance with 9-278(c) within 10 days because of the life safety issue.

Thalusner Guerrier agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days, with 9-278 (C) , 9-313. (a), and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

**Case: CE25060233**

Address: 2105 SW 18 AVE

Owner: SCHOFIELD, TODD W & SHERRY

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

- VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS RD-15 ZONED VACANT LOT HAVE NO LAWN COVER AS REQUIRED.
- 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 WITH DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE22020460 AND AS SUCH FINES WILL

## Special Magistrate Hearing

July 24, 2025

Page 24

BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation and imposing a fine of \$100 per day for each of the seven days that 18-12.(a) had been out of compliance, a total of \$700..

Todd Schofield agreed to comply. He said they were now cutting the grass twice per month and the debris on the property had been left by a contractor.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation and imposed a fine of \$100 per day for each of the seven days that 18-12.(a) had been out of compliance, a total of \$700..

**Case: CE25030480**

Address: 2218 NE 17 CT

Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

This case was first heard on 5/13/25 to comply by 5/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,100 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, recommended imposition of the fine.

Raymond Costello said the dock permit had taken forever but the work was now complete.

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

**Case: CE24120666**

Address: 1007 SE 11 CT

Owner: RITOS DEVELOPMENT LP

This case was first heard on 3/11/25 to comply by 3/21/25 and 6/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, stated the property was in compliance.

Timothy Ritvo said he had tried unsuccessfully to communicate with Officer Caracas. He said they had repaired the fence, which he thought would cure the violation, but it had not. Officer Caracas said he had met with the general contractor on the site and administrative costs totaled \$626.

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

**Case: CE24100679**

Address: 272 SW 28 TER

Owner: GOMEZ, CAROLINA

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, 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.

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

Carolina Mikesa said it had taken four to six weeks to get the pavers and they now needed a permit. She requested 60 days. She explained that once they paved the driveway, the car would not be parked on the grass.

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

**Case: CE25010153**

Address: 1601 NW 11 CT

Owner: BOCHECIAMPE, LUIS GONZAGA A

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

Special Magistrate Hearing

July 24, 2025

Page 25

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A BLACK DERELICT JEEP WITH EXPIRED TAG PARKED/STORED ON THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED  
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 INCLUDING SWALE AREA.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A BOAT ON A TRAILER PARKED ON THE LAWN AT THIS PROPERTY. THE GRAVEL DRIVEWAY IS WORN THROUGH. THE GRASS AND WEEDS ARE GROWING THROUGH IT.

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

Luis Boheciampe agreed to comply.

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

Ms. Flynn took a half hour break.

**Case: CE25060224**

Address: 2318 SW 17 AVE

Owner: 2318 SW 17 LAND TR; RIPROCK HOMES INC TRUSTEE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

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

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO AUTO PARTS, PIECES OF CARDBOARD, AND MISCELLANEOUS ITEMS.

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 CE24070230. 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.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violation within 35 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 18-12(a) had existed as cited.

## Special Magistrate Hearing

July 24, 2025

Page 26

Ryan Emmer requested more time because they needed to pull a permit for a driveway. He stated a tenant refused to move his car from the grass.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violation within 63 days or a fine of \$100 per day, per violation. She also found for the City that violation 18-12.(a) had existed as cited.

**Case: CE25060520**

Address: 1711 SW 23 ST

Owner: 1711 SW 23 LAND TR; RIPROCK HOMES INC TRUSTEE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS VEHICLE PARKED ON THE GRASS/LAWN AREA. DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

VIOLATIONS: 9-308(b) COMPLIED  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23090208. 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) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23090208. 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.

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-308(b) and 18-12.(a) had existed as cited.

Ryan Emmer said this should not be a recurring violation. He said they swept the roof every couple of weeks. He added that there was construction next door and the crew had removed a tarp he installed and used his property to access another.

Ms. Flynn found for the City that violations 9-308(b) and 18-12.(a) had existed as cited.

**Case: CE24080467**

Address: 1301 NW 9 AVE

Owner: THROWER, CALVIN

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; PIECES OF METAL AND WOOD. THIS IS NOT PERMITTED PER THE ULDR ON THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-1.  
THERE ARE TABLES, BUCKETS, PAINT CANS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

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

# Special Magistrate Hearing

July 24, 2025

Page 27

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Calvin Thrower agreed to comply. Officer Exantus suggested 63 days for 9-305(b)..

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

**Case: CE25040660**

Address: 3081 NW 19 ST

Owner: SMH 1986 INVESTMENTS LLC

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 47-19.4.C.2.  
THE DUMPSTER AT THIS B-2 COMMERCIAL PROPERTY IS PLACED IN THE ALLEY AND NOT IN THE ENCLOSURE.

VIOLATIONS: 24-28(a)  
THE LIDS ON THIS DUMPSTER ARE NOT KEPT CLOSED.

VIOLATIONS: 9-307(b)  
THERE ARE WINDOWS ON THIS COMMERCIAL PROPERTY THAT ARE COVERED AND NOT ALLOWING IN LIGHT AND VENTILATION.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALLS ARE DIRTY AND STAINED.

VIOLATIONS: 18-12(a)  
THERE IS TRASH ON THE GROUND IN THE REAR OF THE BUILDING.

VIOLATIONS: 47-20.20(H) COMPLIED  
PARKING FACILITIES ON THIS B-2 COMMERCIAL PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THE PAVEMENT IS DIRTY AND STAINED AND THERE ARE CRACKS IN THE ASPHALT. THE STRIPING AND WHEEL STOPS ARE FADED.

VIOLATIONS: 24-4  
THERE IS TRASH IN THE ALLEY IN THE REAR OF THIS B-2 PROPERTY.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE25040897**

Address: 601 NW 22 RD

Owner: ANAYA-RODRIGUEZ, LORETTA RODRIGUEZ, HECTOR M ET AL

Service was via posting at the property on 7/9/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-19.4.D.8. COMPLIED  
THE GATES OF THIS DUMPSTER ENCLOSURE ARE OPEN ONTO THE RIGHT OF WAY.

Special Magistrate Hearing

July 24, 2025

Page 28

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS TRASH ON THE GROUND INSIDE THE DUMPSTER ENCLOSURE, MORE TRASH ON THE GROUND BEHIND THE DUMPSTER ENCLOSURE AND ANOTHER PILE OF TRASH ON THE WEST SIDE OF THE PARKING LOT.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

**Case: CE25030607**

Address: 1015 NE 12 ST

Owner: OUTSTANDING LAUDERDALE RENTALS LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-19.5.1.a.i

THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABUTTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE. HEDGES ON PROPERTY EXCEED THE HEIGHT PERMITTED ON SWALE/RIGHT-OF-WAY CORNER OF THE PROPERTY.

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

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

**Case: CE25050313**

Address: 3021 NW 19 ST

Owner: AUER DA FA LLC % FAMILY DOLLAR; ATTN: LEASE ACCOUNTING ST #30486

Service was via posting at the property on 6/24/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

THE BUFFER WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER IS BENT AND BROKEN WITH EXPOSED REBAR. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS DIRT AND OIL STAINS, FADED MARKINGS THAT NEED TO RESTRIPE. THE PARKING LOT ALSO HAS BOTH MISSING AND BROKEN WHEEL STOPS THAT NEED TO REPAIRED AND REPAINTED. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

Officer Proto presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$250 per day and imposing a fine of \$5,000 per day, retroactive to 5/15/25 for 9-280(h) (1) and 47-20.20. (H) which would continue to accrue.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$250 per day and imposed a fine of \$5,000 per day, retroactive to 5/15/25 for 9-280(h) (1) and 47-20.20. (H) which would continue to accrue at \$5,000 per day, per violation.

Special Magistrate Hearing

July 24, 2025

Page 29

**Case: CE25050566**

Address: 111 SE 19 ST 1-7

Owner: 111 PRINCIPALITIES LLC

Service was via posting at the property on 6/25/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 15-28  
THE BUSINESS/APARTMENT BUILDING AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR'S BUSINESS TAX RECEIPT.

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

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

**Case: CE25050234**

Address: 1042 NW 1 AVE

Owner: FIRST FORT LAUDERDALE HAITIAN MISSIONARY BAPTIST CHURCH

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1  
THERE IS AN ILLEGAL LAND USE AT THIS RMM-25 ZONED PROPERTY. THERE ARE TWO VEHICLES BEING STORED ON THIS FENCED IN VACANT LOT.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23020906 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE GRASS AREA. THERE ARE TWO SUV VEHICLES PARKED INSIDE THIS FENCED VACANT LOT.

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

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

**Case: CE25060127**

Address: 1101 NW 2 AVE

Owner: SODOSOPA HOUSING LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

Malik Jones, 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 REPEAT VIOLATION, SEE CASE CE24030235. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Jones presented the case file into evidence and recommended imposing a fine of \$150 per day for the two days the property had been found in violation.

Ms. Flynn found in favor of the City and imposed a fine of \$150 per day for the two days the property had been found in violation, a total of \$300. The \$150 per day fine would begin immediately if the violation repeated.

# Special Magistrate Hearing

July 24, 2025

Page 30

**Case: CE25060298**

Address: 1512 NW 7 AVE

Owner: 2016 JORDI C&M LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-363 COMPLIED  
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH ON THIS PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21040857 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND AREAS OF MISSING GRAVEL. THIS IS A REPEAT VIOLATION, SEE CASE CE23120088. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$150 per day, and imposition of fine of \$150 per day for the four days 9-304(b) had been out of compliance, which would continue to accrue.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$150 per day, and imposition of fine of \$150 per day for the four days 9-304(b) had been out of compliance, a total of \$600, which would continue to accrue..

**Case: CE25040691**

Address: 1430 NE 5 TER

Owner: WANTROBSKI, JOSEPH D

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 24-27(f) COMPLIED  
THE LID ON THIS WASTE CONTAINER IS NOT CLOSED.

VIOLATIONS: 24-27(b) COMPLIED  
TRASH AND/OR RECYCLING CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP.

VIOLATIONS: 9-305(a)  
THERE IS LANDSCAPE ENCROACHING ON THE PUBLIC RIGHT OF WAY (SIDEWALK). THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE 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 ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY FORD F-150 WITH EXPIRED FL TAG #GFZM27 "2/25".

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE FRONT AND REAR OF THE PROPERTY. THE LANDSCAPE MATERIAL CONSIST OF BUT IS NOT LIMITED TO AN ACCUMULATION OF LEAVES, PALM FRONTS, COCONUTS AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING

Special Magistrate Hearing

July 24, 2025

Page 31

VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Jones presented the case file into evidence and recommended ordering compliance with 9-305(a) within 15 days and with 9-305(b) within 35 days or a fine of \$100 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 with 9-305(a) within 15 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

**Case: CE25050393**

Address: 2500 W BROWARD BLVD

Owner: RIVERBEND WM LLC

Personal service was accepted on 6/21/25. Service was also via posting at 1 East Broward Blvd. on 7/11/25.

Ramon Olivera, 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. THIS IS A RECURRING VIOLATION REFER TO CASE CE24050660. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION IS IN COMPLIANCE OR NOT PRIOR TO THE HEARING DATE.

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

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

**Case: CE25040791**

Address: 1001 SW 22 TER

Owner: ALTRIA TRADE LLC

Service was via posting at the property on 7/2/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-363  
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

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

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

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

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

Special Magistrate Hearing

July 24, 2025

Page 32

**Case: CE25020351**

Address: 2751 SW 3 ST

Owner: JACQUES, DESMOND; THOMAS, BEVERLY EST

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-305(b) 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: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COMMERCIAL VEHICLE, AND A BLACK SEDAN OBSERVED BEING PARKED ON THE LAWN OF THIS PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD HAS A BOARD COVERING THE ENTRANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF MISCELLANEOUS ITEM IN THE BACK YARD OF THIS HOME.

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS LOCATION. A WHITE COMMERCIAL TRUCK LABELED, SBF TAMARAC FL, IS BEING PARKED OVERNIGHT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 9-306, 9-304(b), and 9-280(h) had existed as cited.

Ms. Flynn found for the City that violations 9-306, 9-304(b), and 9-280(h) had existed as cited.

**Case: CE25020413**

Address: 180 PENN WAY

Owner: 800 LLC

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

# Special Magistrate Hearing

July 24, 2025

Page 33

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

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS ALSO GRAFFITI ON THE SIDE OF THE HOME. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BEDROOM FURNITURE, DRESSER, MATTRESS, BEDFRAME AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1. COMPLIED  
THERE IS THE ROOFED STORAGE OF A MATTRESS, SOFA AND MISCELLANEOUS ITEMS 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 PER CASE NUMBER CE21030066 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

**Case: CE25040546**

Address: 300 SW 31 AVE

Owner: DIXON, CARLTON A

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(c)  
THE FRONT PORCH IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304(b) WITHDRAWN  
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-305(b) WITHDRAWN  
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 AREAS.

VIOLATIONS: 9-278(e) COMPLIED  
THERE IS PLYWOOD AND ANOTHER WOOD ITEM COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THE BOARDED-UP WINDOWS ARE LOCATED IN THE CARPORT AND REAR OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)  
THE GARDEN WALL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND IS NOT BEING MAINTAINED AS REQUIRED. FURTHERMORE THERE ARE TWO (2) POSTS THAT REMAIN AFTER THE REMOVAL OF CHAIN LINKED FENCE ON THE EAST SIDE OF THE PROPERTY.

Special Magistrate Hearing

July 24, 2025

Page 34

VIOLATIONS: 9-280(b) WITHDRAWN  
THERE ARE MANY WINDOWS THAT HAVE THE GLASS BROKEN AT THIS PROPERTY. THE BROKEN WINDOWS ARE LOCATED ON ALL 4 SIDES OF THE PROPERTY.

VIOLATIONS: 9-280(h) WITHDRAWN  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR. THE ROOF IS CAVING IN. FURTHERMORE THE FASCIA, SOFFITS AND EXTERIOR WALLS AROUND THE CARPORT ARE DAMAGED AND HAVE AREAS OF MISSING PEELING PAINT.

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

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT 4 DOOR GREY LINCOLN TOWN CAR WITH EXPIRED FL TAG IHAF59 "12/18" FLAT TIRES, AND MULTIPLE DERELICT BOAT TRAILERS WITH NO VALID FL TAGS AND FLAT TIRES ON THE PROPERTY.

VIOLATIONS: 18-1.  
THERE IS UNDER CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO, CINDER BLOCKS, PLASTIC OIL PAN, PIPES/POLES, PVC, PLASTIC BUCKETS, GLASS TANK, BAGS, PROPANE TANK PLYWOOD, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO DRESSERS, CABINETS, WOOD PALLET, GLASS TANK, PLASTIC CONTAINERS, CINDER BLOCKS, PLYWOOD AND OTHER MISCELLANEOUS ITEMS STORED ON THE SIDE, REAR AND FRONT OF THE PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-4.(c) and 18-1. within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) and 18-1. within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

**Case: CE25040902**

Address: 810 CAROLINA AVE

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 6/30/25 and at 1 East Broward Blvd. on 7/11/25.

Rachel Moore, 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 PER CASE CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK MERCEDES AND A BURGUNDY LEXUS SUV WITH OVERGROWTH OF GRASS SURROUNDING THE TIRES, AND EXPIRED LICENSE PLATE ON THE LEXUS, AND NO LICENSE PLATE ON THE MERCEDES. THIS IS A RECURRING VIOLATION PER CASE CE24030961 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Special Magistrate Hearing

July 24, 2025

Page 35

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF CAR TOOLS, BOXES, AND MISCELLANEOUS ITEMS 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 PER CASE CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK MERCEDES, A BLUE PICK-UP TRUCK, A WHITE PICK-UP TRUCK, AND A LEXUS BURGUNDY SUV IS BEING PARKED ON THE LAWN AND THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND RIDDLED WITH CRACKS AND POTHOLES.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-12.(a), 18-4.(c), 18-1., and 9-305(b) had existed as cited.

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

**Case: CE25030829**

Address: 1761 NE 12 ST

Owner: 1759/1761 NE 12TH STREET LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD SLASH PINE TREE IN FRONT OF THE PROPERTY.

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

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

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

Officer Noel presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day.

**Case: CE25040672**

Address: 1029 N FEDERAL HWY

Owner: YELLOW CAPITAL LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A BANNER ON THE FENCE AND A SANDWICH SIGN ON THE SIDEWALK THAT ARE NOT PERMITTED. (MR. SMOKE SHOP). THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24100721. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO

Special Magistrate Hearing

July 24, 2025

Page 36

OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Noel presented the case file into evidence and 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: CE25060525**

Address: 837 N VICTORIA PARK RD

Owner: HOLIDAY START LLC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO CHAIRS, FURNITURE, MATTRESS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280(C)  
THERE ARE PAVER WALKWAYS AT THIS PROPERTY THAT ARE IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED AND HAVE WEEDS/GRASS GROWING THROUGH THE PAVER WALKWAYS.

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 DOORS AT THIS PROPERTY.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22070210.  
THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-363 within 10 days, with 47-34.1.A.1. within 15 days and with the remaining violations within 35 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-363 within 10 days, with 47-34.1.A.1. within 15 days and with the remaining violations within 35 days or a fine of \$200 per day, per violation.

**Case: CE25010164**

Address: 1115 NW 5 CT 1-3

Owner: LEWERS, DEBORAH

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

Special Magistrate Hearing

July 24, 2025

Page 37

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

VIOLATIONS: 47-39.A.1.B.10 WITHDRAWN  
THERE ARE CARS BEING REPAIRED ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO OIL CHANGES, ENGINE WORK; EQUIPMENT/ TOOLS STORED OUTSIDE AT THIS RM-15 ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY; WOOD, TARPS, TIRES, ETC. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) 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: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

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

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

**Case: CE24090312**

Address: 1132 NW 2 ST

Owner: EZR PROPERTIES LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 9-279(g)  
AIR CONDITIONING UNIT(S) ARE LEAKING INSIDE & OUTSIDE APT NUMBER 3. THE A/C UNITS ARE NOT SEALED PROPERLY INSIDE/OUTSIDE THROUGHOUT. KITCHEN CABINETS IN APT NUMBER 3 ARE MISSING/DETERIORATED, DOORS ARE MISSING AND FLOORBOARDS ARE ROTTED OR DETERIORATED.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS, LADDERS, WOOD, TOOLS, MISCELLANEOUS ITEMS STORED IN THE REAR/SOUTH SIDE AND THROUGHOUT THE RMM-25 - RESIDENTIAL MULTIFAMILY ZONED PROPERTY.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. RE: APT 3: FRONT, REAR (KITCHEN) DOOR AND DOOR FRAME(S) ARE IN DISREPAIR/CHIPPED AND ARE NOT PROVIDING A WEATHER TIGHT SEAL. CEILING HAS VISIBLE SIGN OF WATER INTRUSION/DAMAGE. CEILING HAS WATER POCKETS THROUGHOUT IN APT 3.

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

Special Magistrate Hearing

July 24, 2025

Page 38

STAINS AND MISSING, PEELING PAINT. THE BUILDING WALLS, WOODEN FENCE, DOORS AND FASCIA ARE FADED, DIRTY OR DISCOLORED AND THE WALKWAYS/SIDEWALK AREAS ARE DIRTY, DISCOLORED AND STAINED.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES AND TRAILER(S) PARKING ON THE GRASS ON THE PROPERTY.

VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. MISSING SMOKE DETECTOR IN UNIT 3; EXPOSED ELECTRICAL WIRES IN THE BATHROOM LIGHT FIXTURE.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE DERELICT VEHICLES WITH FLAT TIRES AND TWO TRAILERS STORED ON THE PROPERTY.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH THROUGHOUT THE PROPERTY TO INCLUDE BOARDS, CONSTRUCTION MATERIAL, LADDERS, WOOD, ETC.; ALONG WITH OVERGROWN GRASS.

VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. RMM-25 - RESIDENTIAL MULTIFAMILY BUILDING DOES NOT HAVE A LANDLORD REGISTRATION ON FILE.

Officer Willis presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1., 18-12.(a), and 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1., 18-12.(a), and 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

**Case: CE25030302**

Address: 532 NW 8 AVE

Owner: DACA MANAGEMENT LLC

Service was via posting at the property on 7/11/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE ENTRANCE GATES DO NOT CLOSE; THE GREEN SCREEN/MESH MATERIAL ON THE FENCE IS TORN, MISSING, AND IN DISREPAIR.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110668. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. MISCELLANEOUS TRASH AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE. THERE IS OVERGROWN VEGETATION AROUND THE PROPERTY LINE. THIS IS A

Special Magistrate Hearing

July 24, 2025

Page 39

RECURRING VIOLATION REFER TO CASE NUMBER CE23110668. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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

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

**Case: CE25050127**

Address: 905 NW 5 ST

Owner: VIAL LLC

Service was via posting at the property on 7/14/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE SURROUNDING PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POLES ARE BENT AND LEANING AND ARE MISSING PIECES. GREEN SCREENING AND OTHER MATERIAL IS DETERIORATED.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS AREA, INCLUDING BUT NOT LIMITED TO: THREE BOATS IN THE REAR OF THE PROPERTY ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS/WEEDS PROTRUDING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h) WITHDRAWN

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IN THE REAR OF THE PROPERTY HAS A RIPPED, TORN, MISSING CANVAS AND THE POLES ARE IN DISREPAIR.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO BUCKETS, PARTS, PAPER, AND MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 18-1.

THERE IS ROOFED OUTDOOR STORAGE OF MULTIPLE BOATS, BUCKETS, CHEMICALS, POLES, DEBRIS, ETC. 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 REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Willis presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) and 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

July 24, 2025

Page 40

**Case: CE25050209**

Address: 701 W BROWARD BLVD

Owner: BROWARD PETROLEUM LLC

Service was via posting at the property on 7/14/25 and at 1 East Broward Blvd. on 7/11/25.

Vanessa Willis, 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. THERE ARE AREAS OF WEEDS GROWING THROUGH THE GRAVEL ON THIS PROPERTY AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE DISCOLORED, DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE ALLEY/EASEMENT ON THE NORTH SIDE OF THE PROPERTY.

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

Ms. Flynn found for the City that violations 9-305(b) and 9-306 had existed as cited.

**Case: CE25010570**

Address: 801 NW 16 TER

Owner: LOSCALZO RODRIGUEZ, KRISTEN L H/E; DUBE, DON DAVE ET AL

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH ON THIS PROPERTY SWALE. THERE IS TRASH ON THE NW 8TH STREET SIDE ON THE SWALE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE EXTERIOR FASCIA BOARD HAS DARK MARKS OR STAINS MAINLY AT THE FRONT OF THE RESIDENCE.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF AND THE ROOF IS STAINED WITH DARK MARKS.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THE GRAVEL DRIVEWAY HAS THINNED OUT AND THERE IS GRASS AND WEEDS GROWING THROUGH THE ROCKS.

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

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

Special Magistrate Hearing

July 24, 2025

Page 41

**Case: CE25011001**

Address: 633 NW 14 TER

Owner: CEASER, CHINO &; MCCALL, SYLVESTER ET AL

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. TREE LIMBS, SHRUBS TRASH WAS OBSERVED.

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 PROPERTY HAS MISSING AND OR DEAD GROUND COVER THROUGHOUT THE PROPERTY AND ITS SWALE.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS AN ILLEGAL DUMP BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS TRASH, BAGS OF ROCKS, BOXES, PAINT TUBS, CAR PART BOXES, TREE LIMBS AND DEBRIS ALL IN A PILE WITH TWO SHOPPING CARTS. THERE WERE BOXES AND LETTERS AND LABELS WITH ADDRESS IN THE PILE.

Officer Seiderman 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.

Ms. Flynn 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: CE25040335**

Address: 480 NW 24 AVE

Owner: SUMMER LAKE VILLAS LLC; %LEASING OFFICE

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE GATES ON BOTH DUMPSTERS ARE NOT ATTACHED AND THE DUMPSTER LIDS ARE OPEN. THERE IS TRASH THROUGHOUT THE DUMPSTER ENCLOSURE AT BOTH DUMPSTER LOCATIONS.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS POTHOLES, DARK STAINS, FADED PARKING LINED AND WHEEL STOPS. THERE IS ALSO GRASS AND WEEDS GROWING THREW THE CRACKS.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, RUBBISH AND DEBRIS THROUGHOUT THE PROPERTY AND ITS SWALE INCLUDING BEHIND THE DUMPSTER AND ALONG THE FENCE.

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: 9-280(h)(1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED

Special Magistrate Hearing

July 24, 2025

Page 42

AS REQUIRED. THE FENCE WAS IN DISREPAIR WITH BROKEN AND MISSING PARTS. THIS INCLUDES THE FENCE THROUGHOUT THE PROPERTY.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8. within 10 days and with the remaining violations within 63 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8. within 10 days and with the remaining violations within 63 days or a fine of \$150 per day, per violation.

**Case: CE25040611**

Address: 925 NW 12 AVE

Owner: SPRINGFIELD MISSIONARY BAPTIST

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS ARE STAINED, AND MAILBOX STRUCTURE AND SIGN HAS CHIPPED CRACKED PAINT. THE VENTS ON THE SIDE OF THE BUILDING ARE BENT. THE CANOPY IN THE FRONT AND REAR OF THE PROPERTY ARE IN DISREPAIR AND MISSING THE COVERS.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND DEBRIS THROUGHOUT THE ENTIRE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. MOST OF THE TRASH IS AT THE REAR OF THE PROPERTY BY THE FENCE AND REAR PARKING 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. THE LANDSCAPE HAS WEEDS OVERGROWING IN THE FRONT OF THE PARKING LOT AND MISSING AND DEAD GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THERE ARE WEEDS AND GRASS GROWING THROUGH THE CRACKS THROUGHOUT THE PARKING LOT PROPERTY.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS IN DISREPAIR. THE PARKING LINES ARE FADED, THE WHEEL STOPS ARE FADED. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. ALSO STAINS AND DARK MARKS THROUGHOUT THE PARKING LOT. THIS WOULD INCLUDE THE ENTIRE PARKING FACILITY OF THE CHURCH.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 118 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 118 days or a fine of \$50 per day, per violation.

**Case: CE25040627**

Address: 725 NW 19 TER

Owner: YEUNG, LAI CHUN

Service was via posting at the property on 7/8/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A REFRIGERATOR 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.

Special Magistrate Hearing

July 24, 2025

Page 43

- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-308(b)  
THERE IS AN ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINS ON THE ENTIRE ROOF.
- VIOLATIONS: 9-304(b)  
THE PAVED DRIVEWAY IS NOT WELL-GRADED AND DUST FREE. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH. ALSO THE DRIVEWAY IS FADED AND NEEDS TO BE 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. THIS INCLUDES BUT NOT LIMITED TO THE SWALE AREA OF THE PROPERTY.
- VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE25050328**

Address: 2136 NW 7 ST

Owner: IRRRA COMMUNITY INC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

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

- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE25050328. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
- VIOLATIONS: 9-305(b)  
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: 24-7(b) WITHDRAWN  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A BAG, PICTURE, BOTTLES, CAR PARTS AND TRASH IN A PILE.
- VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A DERELICT BOAT TRAILER WITH NO TAGS. A SMALL BOAT IS ON THE TRAILER FL 999OF ON BOAT.
- VIOLATIONS: 18-4.(a) WITHDRAWN  
THERE IS A DERELICT ABANDON VEHICLE LOCATED ON THIS PUBLIC PROPERTY. BOAT TRAILER WITH FL TAGS 11/25. THERE IS A PONTOON BOAT ON THE TRAILER WITH FL 3685RB.

Officer Seiderman 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 \$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 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing

July 24, 2025

Page 44

**Case: CE25030264**

Address: 423 NW 21 TER 1-2

Owner: 423 NW 21 TERRACE LAND TR

Service was via posting at the property on 7/8/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE RIGHT SIDE NEEDS TO BE FIXED. THE FENCING IS MISSING AND PARTS NOT INSTALLED PROPERLY AND PIECES MISSING. THIS IS ALSO FOR THE FENCE LEANING ON THE LEFT SIDE OF THE PROPERTY AS WELL.

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

VIOLATIONS: 9-305(b) 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. IN FRONT OF THE DOORS THERE ARE ROCKS ON THE GROUND WHERE GRASS SHOULD BE. THERE ARE ALSO ROCKS ON THE SWALE ON THE RIGHT SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. 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  
THE DRIVEWAY HAS FADED PARKING LINES AND THE DRIVEWAY IN A SMALL AREA HAS LOOSE ROCKS AND NEEDS TO BE FILLED IN AND MAINTAINED. THE DRIVEWAY HAS DARK STAINS AND MARKS THAT NEED TO BE CLEANED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. 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: 47-19.9 COMPLIED  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A BUCKET, INDOOR FURNITURE OUTSIDE BY THE DOOR(CHAIRS). THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Seiderman presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that violations 9-305(b), 9-304(b), and 47-19.9 had existed as cited.

Ms. Flynn found for the City that violations 9-305(b), 9-304(b), and 47-19.9 had existed as cited.

**Case: CE25060049**

Address: 957 NW 16 AVE

Owner: FRAZIER, GEORGE EST; FRAZIER, HORACE EST

Service was via posting at the property on 7/8/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT MINI COOPER WITH NO TAGS PARKED ON THE LAWN.

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

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

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

Special Magistrate Hearing

July 24, 2025

Page 45

THIS IS A RECURRING VIOLATION PER CASE CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

**Case: CE25050050**

Address: 1230 SW 13 CIR

Owner: GALWAY, GARY R LE; GALWAY, JILLIAN DIANE LE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AT THIS RS-15 ZONED PROPERTY AFTER REMOVAL OF A TREE.

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND CHIPPED PIECES OF ASPHALT.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. A BUSINESS IS BEING OPERATED AT THIS RD-15 ZONED SINGLE FAMILY HOME RESIDENTIAL PROPERTY.

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

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

**Case: CE25050504**

Address: 1101 SW 19 ST

Owner: MONAST, PAMELA JEAN

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HURRICANE SHUTTERS ON THE EAST SIDE OF THE PROPERTY THAT ARE COVERING SOME OF THE WINDOWS ARE LEANING.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25010284. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

# Special Magistrate Hearing

July 24, 2025

Page 46

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

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

**Case: CE25050737**

Address: 2601 SW 2 AVE

Owner: POMPANO PROPERTY INVESTMENTS LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 16-83.(B) COMPLIED  
THERE ARE MULTIPLE TRAILERS STORED ON THE PUBLIC RIGHT OF WAY (SWALE) ON NORTHSIDE OF THE PROPERTY.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. THE CAR IS DAMAGED, A WHITE HYUNDAI ELANTRA, FL #96DVQR, VIN KMHLL4DG1RU639539.

Officer Dayem 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: CE25060367**

Address: 1796 SW 22 ST

Owner: MGN 2200 LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE24090052. 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.

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

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

**Case: CE25060368**

Address: 1798 SW 22 ST

Owner: MGN 2200 LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 18-12.(a)COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE24080289. 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.

# Special Magistrate Hearing

July 24, 2025

Page 47

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

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

**Case: CE25020162**

Address: 1006 SW 22 ST

Owner: INDE, ALFRED A

Service was via posting at the property on 6/21/25 and at 1 East Broward Blvd. on 7/11/25.

Mohammad Dayem, 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.

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

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY, GREY JAGUAR WITHOUT TAG.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 15 days and with 9-278(e) within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 15 days and with 9-278(e) within 35 days or a fine of \$50 per day, per violation.

**Case: CE24040440**

Address: 1025 NW 13 ST

Owner: FLETCHER, SAMUEL LEONARD; FLETCHER, ERICA ET AL

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 9-306  
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.

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

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

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

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

**Case: CE24110322**

Address: 1608 NW 16 ST

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

# Special Magistrate Hearing

July 24, 2025

Page 48

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21040473. THIS CASE WILL BE  
HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES TO  
COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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.

Officer Exantus 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: CE24060130**

Address: 1640 NW 12 CT

Owner: SCANLON, GERRY T

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE  
INCLUDING BUT NOT LIMITED TO; WOOD PALLETS, LADDER, PLASTIC BIN, WOOD AND OTHER  
MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE  
FAMILY RESIDENCE.

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

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

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

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

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

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

**Case: CE24120574**

Address: 1559 W SUNRISE BLVD

Owner: 1559 W SUNRISE BLVD LAND TR; IAG FOUNDATION INC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

# Special Magistrate Hearing

July 24, 2025

Page 49

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

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF YELLOW BOX TRUCK (COMMERCIAL VEHICLE) AT THIS LOCATION.

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

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

Later in the meeting, Dorian Koloian, Code Compliance Supervisor, withdrew the case.

**Case: CE24120470**

Address: 1610 NW 16 CT

Owner: MORRIS, ESSIE MAE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE MULTIPLE DERELICT VEHICLES STORED ON PROPERTY AND SWALE. A RED DODGE MAGNUM WITH FLAT TIRES AND MISSING TAG; A RED NISSAN WITH FLAT TIRES; A WHITE CHEVY WITH FLAT TIRES AND MISSING TAG AND A BLACK DODGE WITH MISSING TAG AND WRECKED.

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

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

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

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

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

**Case: CE25010490**

Address: 1608 NW 11 CT

Owner: HURLEY, LEROY EST; DAVIS, BETTY EST

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

Special Magistrate Hearing

July 24, 2025

Page 50

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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

**Case: CE25010318**

Address: 1518 NW 12 CT

Owner: JEANMARY, PHRESNER & KERLINE

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; BUCKETS, PLASTIC BINS, LADDERS AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040692. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES TO COMPLIANCE.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040692. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES TO COMPLIANCE.

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

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

**Case: CE25010502**

Address: 1536 NW 12 CT

Owner: THOMPSON, DOROTHY

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY PER THE ULDR FOR THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOOD AND MATERIALS INCLUDING BUT NOT LIMITED TO; A BUCKET, CONTAINER AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-1. COMPLIED  
THERE ARE CONTAINERS, BOXES, COOLERS, A FAN AND OTHER MISCELLANEOUS ITEMS UNDER THE PORCH 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

Special Magistrate Hearing

July 24, 2025

Page 51

INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)  
THE SURFACE OF THE DRIVEWAYS ARE NOT WELL GRADED AND IN A SMOOTH CONDITION AND THERE ARE AREAS OF GRASS/WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS LEANING AND FALLING OVER. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE 22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY, A RED TOYOTA COROLLA FL TAG QZBA25 EXPIRED 04/23 WITH A FLAT TIRE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation. He also requested a finding of fact that violation 9-280(h)(1) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 35 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation. She also found for the City that violation 9-280(h)(1) had existed as cited.

**Case: CE25020498**

Address: 605 NW 14 TER A-B

Owner: ONE STEP INVESTMENTS LLC

Service was via posting at the property on 7/7/25 and at 1 East Broward Blvd. on 7/11/25.

Guy Seiderman, 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 INCLUDING BUT NOT LIMITED TO THE STAINS, FADED PARKING LINES, DIRTY WHEEL STOPS, AND MISSING WHEEL STOPS.

VIOLATIONS: 9-363 WITHDRAWN  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. THERE IS NO LANDLORD REGISTRATION ON FILE AND THIS IS A FREE REGISTRATION WHICH CAN BE DONE ONLINE.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS INCLUDING BUT NOT LIMITED TO THE OVERGROWTH ON THE WALKWAY, NEAR THE FENCE AND ON THE FRONT SWALE.

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

# Special Magistrate Hearing

July 24, 2025

Page 52

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

**Case: CE25020579**

Address: 1530 NW 11 ST

Owner: PONASA LLC

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

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

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

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

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

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

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

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE25020607**

Address: 1619 NW 9 AVE

Owner: GOVINDARAJAN, MAGESH

Service was via posting at the property on 7/10/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; BUCKETS, SAW TABLE, PIECES OF WOODS, FURNITURE AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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.

Special Magistrate Hearing

July 24, 2025

Page 53

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATIONS PER PREVIOUS CASE CE23060751. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PARKING LOT IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES IN THE PARKING LOT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23060751. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

Ms. Flynn found for the City that violations 18-12.(a) and 9-304(b) had existed as cited.

**Case: CE25060699**

Address: 2612 KEY LARGO LN

Owner: LOUIS HOLDING COMPANY LLC

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

VIOLATIONS: 15-282.(d)(1)c  
THERE ARE 9 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 515 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050343 – TRASH, NUISANCE, OVERGROWTH, CE25050253- TRASH, NUISANCE, RESPONSIBLE PARTY, CE25050205 -TRASH, NUISANCE, & CE25010921 – TRASH.

Evan Oaks, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 515 days. Rhonda Hasan, Senior Assistant City Attorney said Chapter 15 allowed the City to seek a suspension of more than one year at a rate of an additional 30 days per violation over the four violations that qualified for a 365-day suspension.

Ms. Flynn found for the City and revoked the vacation rental certificate for 515 days, effective immediately.

**Case: CE25060100**

Address: 2065 SW 28 TER

Owner: 2065 SW 28TH LLC

Service was via posting at the property on 7/3/25 and at 1 East Broward Blvd. on 7/11/25.

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

VIOLATIONS: 15-278(7) COMPLIED  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. PROPERTY IS APPROVED FOR 8 ADULT GUEST BUT IS ADVERTISING FOR 10 ADULT GUESTS. THIS CASE IS A RECURRING VIOLATION OF CE23020153 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

**Case: CE24120054**

Address: 1305 NW 2 ST

Owner: TIA COMMERCIAL LLC

This case was first heard on 4/24/25 to comply by 5/4/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing  
July 24, 2025  
Page 54

Vanessa Willis, Code Compliance Officer, reported the property was in compliance, and described an issue she had entering the compliance date in the computer. Fines had actually accrued to \$2,100. She recommended imposition of the fine.

Ms. Flynn imposed the \$2,100 fine.

**Case: CE23110645**

Address: 2740 NW 24 CT  
Owner: SMITH, VIRGINIA R

This case was first heard on 4/9/24 to comply by 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE25060122**

CITATION

Address: 3001 NW 24 ST  
Owner: ALVA, NILTON FREDY ZOCON

This case was cited on 6/5/25 to comply by 6/5/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$500 fine.

**Case: CE24060177**

Address: 1118 NW 19 AVE  
Owner: LOUIS, MARIE MIREILLE EST

This case was first heard on 3/27/25 to comply by 4/24/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24050046**

Address: 1843 LAUDERDALE MANOR DR  
Owner: WSC COASTLINE PROPERTIES LLC

This case was first heard on 3/27/25 to comply by 4/24/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

**Case: FC25020010**

Address: 2748 NE 32 ST  
Owner: C&R CAPITAL GROUP 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 in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE24050830**

Address: 1007 CITRUS ISLE  
Owner: AMERICAN HOMES & DEVELOPMENT GROUP LLC

This case was first heard on 8/29/24 to comply by 9/8/24 and 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$34,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$34,600 fine.

Special Magistrate Hearing

July 24, 2025

Page 55

**Case: CE23081018**

Address: 520 NW 22 AVE

Owner: DAUGHTRY, WILLER EST

This case was first heard on 3/12/24 to comply by 3/22/24 and 5/14/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,150 fine, which would continue to accrue until the property was in compliance.

**Case: CE24100535**

Address: 824 NW 19 AVE

Owner: BOSKET, MATTIE L EST

This case was first heard on 4/24/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,800 fine, which would continue to accrue until the property was in compliance.

Staff entered pages 93 and 94 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:

CE25040184                      CE25050537                      CE25050453

**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:

CE25050617                      CE25060426                      CE25050557                      CE25040032

**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:

CE25050801                      CE25050419

**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 3:11 PM.

ATTEST:

  
CLERK, SPECIAL MAGISTRATE