



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
AUGUST 12, 2025
RICHARD DOODY PRESIDING
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Senior Administrative Assistant
Katrina Johnson, Code Manager
Jehenna Williamson, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Robert Fisk, Landscape Plans Reviewer
Patt Gavin, Senior Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Supervisor
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Ahmad Wallace, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE25010882: Leslie Lesperance
CE24120280: Scott Morris
CE25050631; CE25050626; CE25050627: CE25040826: Courteny
Crush Esq.
CE25070118: Leonard John Mello
CE25040267: Deirdre Walker; Xavier Kerr
CE24120448: Eliana Medaglia
CE25040879: Allen Mauney; Maureen Haney
CE25050051; CE24080515: Jordan Brown
CE24060316: William Cone
CE25030896: Martha Heidbrink
CE25050318: Nickenson Asse; Sofia Asse
CE25040095: Lucas Echeverry
CE24020585: Evelyn Eastwood
CE25040077: Breana Martinez; Bert Acevedo
CE25070073: Erica Morgan Caplan
CE24120443; CE25010880: Alfonso Jaller; Lizette Sierra
CE24031006: John Seiler Esq.
CE24100466: Thomas Ditomasso
CE24110093: Celisse Craig
CE25060587; CE25060573: Caballero Jaller; Alexandra Sanchez
Esq.; Ted Inserra; Adrian Poe; Alejandro Wihelm; Ryan Silpot; Lovely
Lorinzo III
CE24110385: Carla Damus; Maxwell Damus
CE25030584: Jean Lespinasse
CE25060590: Ann Daley-Tish
CE25020037: Saeed Tasharofi

CE24070226: Jeremy Apisdorf Esq.
CE25050242: Audrey Smith Sinclair; Winnie Gager
CE25050736: Eric Carraher
CE25060068: Elsy Cuadra
CE24060607: Sharon Tremblay
CE24110550: Matthew Neville
CE25050553: Tal Mor
CE25050266: Anwar Khan
CE25060202: Christopher Hudak; Geoffrey Rames
CE25060515: Michelle Sperduto
CE25060243: Carmen Caarmano
CE25050434: John Hammel
CE24120625: Michelle Reid
CE25060017: Wilken Calixte
CE25020291: Nikolay Polyushkin
CE24060121: Renee Chelchowski
CE25040781: Sydney Moore Esq.
CE25050190: Ives Canelas
CE25040658: Catherine Coscio
CE25050777: Christina Holguin
CE25060108: Michael Erice
CE25040467: Jensen Mondesir
CE25050474: Michael Steffan
CE24120178: Marcos Belizano Espinal
CE25040673: Mahjabin Zehtabi
CE24090287: Barbara Borowy

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

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

Case: CE25050777

CITATION APPEAL

Address: 3301 NE 16 CT

Owner: GFM 3301 NE 16 CT LLC

The property was cited on 5/29/25 and 5/30/25 to be complied by 5/29/25. The property was in compliance, there were immediate fines of \$750 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, described the violations.

Christina Holguin, property manager, said they had spoken with someone named "Lisa" on the night of the violations and she informed them the trash cans could wait until the morning, so that violation should not be valid. Katrina Johnson, Code Manager, said the City used a third-party call service for vacation rentals. She said this third party did not have the authority to authorize the trash carts to remain until the morning. Ms. Johnson waived the trash cart fine. Ms. Holguin added that she thought speaking to a representative within the timeframe would satisfy the responsible party contact requirement, noting they had arrived at the party a little later.

Mr. Doody dismissed violation 15-275(5) and imposed the \$500 in fines for the other two violations.

Case: CE25070118

Address: 314 ISLE OF CAPRI DR

Owner: 314 ISLE OF CAPRI LLC

Service was via posting at the property on 7/29/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 15-282.(d)(1)c

THERE ARE 5 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 395 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050637- AMPLIFIED SOUND, NON-AMPLIFIED SOUND, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

Officer Acquavella presented the case file into evidence and recommended suspension of the Vacation Rental Certificate for 395 days. She stated the owner had appealed the citations but someone else had paid them.

Leonard John Mello, owner, confirmed he had appealed on June 5 but the property manager had paid the fines. Mr. Mello said there were currently tenants in the home and requested 30 days.

Mr. Doody found in favor of the City, reduced the revocation by 30 days due to the confusion regarding the appeal and suspended the Vacation Rental Certificate for 365 days, effective in 30 days.

Case: CE25060515

CITATION APPEAL

Address: 2525 GULFSTREAM LN

Owner: LE, SY V

The property was cited on 6/18/25 to be complied by 6/18/25. The property was in compliance, there were immediate fines \$500 and the City was requesting the full fine be imposed.

Matthew Flesher, Code Compliance Officer, played a video of the incident.

Michelle Sperduto said they had been alerted by a neighbor and by noise monitors regarding the noise and overoccupancy and someone had immediately responded. That person had phoned the Police to remove the partiers.

Mr. Doody denied the appeal and imposed the \$500 fine.

Case: CE25060108

Address: 3650 SW 22 ST

Owner: ERICE, MICHAEL A

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, ON THIS PROPERTY.

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VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TWO DEAD TREES ON THE NORTH SIDE OF THE PROPERTY NEXT TO 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 ON THE PROPERTY AND ON THE SWALE.

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE TO THE BACK YARD IS LEANING OVER. THE GARDEN WALL ON THE NORTH SIDE OF THE PROPERTY HAS GREEN AND BLACK STAINS ON IT.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. he said the fence had been repaired but the garden wall still needed cleaning.

Michael Erice said FPL had dug up the swale.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE25020291

Address: 2840 NE 32 ST

Owner: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Senior Code Compliance Officer, recommended imposition of the fine.

Nikolay Polyushkin said they had been working on approvals for the townhomes on the property and had been delayed. He requested two weeks.

Mr. Doody granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/9/25 hearing.

Case: CE25020290

Address: 2850 NE 32 ST

Owner: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,900 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.

Nikolay Polyushkin described their efforts to comply.

Mr. Doody granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/9/25 hearing.

Case: CE24060607

Address: 2121 NE 64 ST

Owner: BUSH-TREMBLAY, SHARON

This case was first heard on 3/11/25 to comply by 4/8/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,500 and the City was requesting the full fine be imposed.

Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine.

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Sharon Tremblay said the property had belonged to her deceased mother, who had her money taken from her accounts before she died. Ms. Tremblay stated she had not had the funds or the physical ability to address the violations. Antoine Loar, Code Compliance Supervisor, recommended no fine be imposed.

Mr. Doody imposed no fine.

Case: CE24120280
Address: 22 NE 16 PL
Owner: MORRIS, SCOTT

This case was first heard on 3/11/25 to comply by 5/13/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said one violation remained and recommended imposition of the fine.

Scott Morris said they were doing a lot of work on the property, including waiting for the City to move a water meter. He requested 60 days.

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

Case: CE24120625
Address: 2711 SW 8 ST
Owner: 2711 SW LAND TR; CARTER COONS ESQ TRUSTEE

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

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.

VIOLATIONS: 9-280(f) COMPLIED
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE BATHROOM SINK WAS OBSERVED AS NOT DRAINING THE WATER. THE WATER WAS JUST SITTING INSIDE THE SINK.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE DOORS INSIDE THE PROPERTY HAVE BROKEN FRAMES, AND NOT ON HINGES.

VIOLATIONS: 9-278(C) COMPLIED
THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING.

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

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

Michelle Reid agreed to comply.

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

Case: CE25040267
Address: 367 E DAYTON CIR
Owner: KERR, XAVIER; WALKER, DEIRDRE

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED WITH CRACKS AND POTHOLES.

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VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A GRAY GMC YUKON WITH NO LICENSE PLATE PARKED ON THE SWALE OF THIS PROPERTY WITH NO LICENSE PLATE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE AT THIS PROPERTY IS MISSING THE GATE ENCLOSURE FOR THE BACK YARD, AND IS ALSO HAS RUSTED POLES.

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: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF COOLERS, RAGS, KITCHEN CHAIR, WEIGHT BENCH, 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.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACK OF THE PROPERTY IS RUSTED/DISCOLORED.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS THE OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF A LADDER, BOARDS, CYLINDER BLOCKS AND MISCELLANEOUS ITEMS.

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

Deirdre Walker said the violation was the result of a neighbor harassing her family.

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

Case: CE24110550

Address: 2467 CAT CAY LN

Owner: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A

This case was first heard on 2/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Matthew Neville recalled they had discussed evaluating the tree to determine if it must be removed at the last hearing. Officer Flesher had subsequently informed him that there was no one at the City to evaluate it. He stated someone from the City had previously determined the tree was dead. Robert Fisk, Landscape Plans Reviewer, said Mr. Neville must hire his own arborist. If the tree were deemed dead, it could be removed without a permit. Mr. Neville stated there were two bees' nests in the tree that would cost \$800 - \$1,000 to remove. Mr. Neville questioned why he was initially told the tree was dead and must be removed when Officer Flesher informed him that there was no one at the City to evaluate it.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

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Case: CE25010880

Address: 939 NW 8 AVE
Owner: GODIS LTD

Personal service was accepted on 7/29/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE LOOSE WIRES AND OPENINGS ON THE FENCE.

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

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

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

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

Officer Martinez presented the case file into evidence and recommended ordering compliance within with 9-280(h)(1), 9-306, 47-21.15.A, and 9-305(b) within 28 days, and with 18-12.(a) within 10 days or a fine of \$150 per day, per violation. She also requested imposing a fine of \$300 for the two trees that had been removed without a permit.

Alfonso Jaller, property manager, said they had already applied for the after-the-fact tree removal permit and they had applied for a demolition permit for the property.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day, per violation. He also imposed a fine of \$300 for the two trees that had been removed without a permit.

Case: CE24120443

Address: 800 W SUNRISE BLVD
Owner: GODIS LTD

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,250 and the City was requesting the full fine be imposed.

Alfonso Jaller, property manager, described their efforts to comply and said homeless people had damaged the property.

Mr. Doody imposed the \$5,250 fine.

Case: CE25040781

Address: 2855 W COMMERCIAL BLVD
Owner: LAUDERDALE COMMERCIAL BLVD PARTNERS LLC

Personal service was accepted on 7/30/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

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

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

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Sydney Moore Esq., the owner's attorney, requested an order to attend the 9/9/25 hearing.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and ordered the respondent to attend the 9/9/25 hearing.

Case: CE24070226

Address: 1423 HOLLY HEIGHTS DR

Owner: THE CASCADE AT HOLLY HEIGHTS CON

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, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said one violation remained.

Jeremy Apisdorf Esq., the owner's attorney, said an engineer had identified underlying drainage issues and more work was needed. He requested 99 days. Officer Williams did not object.

Mr. Doody granted a 99-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE24100466

Address: 806 NW 10 TER

Owner: FTL 806 STORAGE LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 7/23/25.

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. THERE ARE POTHoles AND FADED/MISSING PARKING STRIPES.

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

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES BEING STORED IN THE PARKING AREA.

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 9-306 within 28 days, with 47-20.20.(H) within 63 days, with 18-12.(a) and 18-4.(c) within 10 days or a fine of \$250 per day, per violation. He also requested ordering the respondent to attend the next hearing.

Thomas Ditomasso, contractor, agreed to comply within 10 days.

Mr. Doody found in favor of the City and ordered compliance with 9-306 within 28 days, with 47-20.20.(H) within 63 days and with the remaining violations within 10 days or a fine of \$250 per day, per violation.

Case: CE25060068

Address: 1880 SW 37 WAY

Owner: CUADRA, ELSY

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A SHOPPING CART ON THE SWALE OF THIS PROPERTY.

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

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VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE ON THE SOUTHEAST SIDE OF THE PROPERTY HAS GREEN 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 METAL ABOVE THE FASCIA HAS BLACK STAINS.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Elsy Cuadra said she needed time to afford replacing the soil in front of the house.

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

Case: CE25030584

Address: 1100 NW 5 AVE 1-3

Owner: LESPINASSE, JEAN

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE OIL STAINS PRESENT AND SEVERAL WHEEL STOPS ARE BROKEN AND DISCOLORED.

VIOLATIONS: 18-1. COMPLIED
THERE IS A REFRIGERATOR AND A STOVE SITTING ON 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 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: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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

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

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) and 9-305(b) within 63 days and with the remaining violations within 10 days or a fine of \$150 per day, per violation.

Jean Lespinasse agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 47-20.20.(H) and 9-305(b) within 63 days and with the remaining violations within 10 days or a fine of \$150 per day, per violation.

Case: CE25060202

CITATION APPEAL

Address: 2524 GULFSTREAM LN
Owner: CH 2524 GULFSTREAM LN LLC

The property was cited on 6/8/25 to be complied by 6/8/25. The property was in compliance and there were immediate fines of \$250.

Ahmad Wallace, Code Compliance Officer, described the violation and showed a video of the incident.

Christopher Hudak, owner, submitted a statement and diagram into evidence in which he indicated the noise distance had not been measured properly.

Geoffrey Rames, complainant, provided his own diagram, which he said showed the measurement was taken properly. Officer Wallace said he had used a measuring app on his phone to confirm the distance. Mr. Hudak stated Florida Law indicated that "children playing in a pool" was not considered a nuisance; it was a normal residential activity.

Mr. Doody denied the appeal and imposed the fine.

Case: CE25050474

Address: 5100 N STATE ROAD 7
Owner: 5100 N STATE ROAD 7 FLL INC

Personal service was accepted on 7/30/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Michael Steffan, General Manager, said he had just taken over the property.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

Case: CE25050318

Address: 591 SW 29 AVE
Owner: ASSE, NICKENSON & SOFIA M

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK SUV AND A WHITE SUV ARE BEING PARKED ON THE GRASS OF THIS PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND ALSO HAS CRACKS/POTHOLES.

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: 18-1. COMPLIED
THERE IS STORAGE IN THE CARPORT CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BOARDS, HEADBOARD 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.

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 ARE ITEMS CONSISTING OF BUT NOT LIMITED TO CAR TIRES, CAR BATTERIES, PLASTIC BINS AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

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

Nickenson Asse said he was working on the landscaping.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE25040467

REQUEST FOR EXTENSION

Address: 3917 SW 13 CT
Owner: MARSHALL, PATRICIA B

This case was first heard on 7/8/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Jensen Mondesir, property manager, requested 90 days, stating they intended to redevelop the property.

Mr. Doody granted a 99-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25050736

Address: 1670 FAIRFAX DR
Owner: CARRAHER, MALINA H/E; CARRAHER, ERIC M

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BUSHES ARE GROWING OVER THE SIDEWALK.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TILES, BRICKS, BUCKETS, BATTERIES, OVERTURNED PLANTERS, A TIRE AND OTHER MISCELLANEOUS ITEMS IN THE FRONT AND REAR OF THE PROPERTY.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A CAMPER IN THE FRONT AND A BLACK TRAILER IN THE REAR PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY HAS GRASS AND OR WEEDS GROWING THROUGH IT.

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 SEPARATING THE FRONT AND BACK YARD IS LEANING OVER.

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

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

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Eric Carraher agreed to comply.

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

Case: CE25030896

Address: 535 HENDRICKS ISLE 104

Owner: HEIDBRINK, NATHAN M; HEIDBRINK, ROBERT S

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE (DOCK) IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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

Martha Heidbrink said they had not seen the April 1 notice. He said they had a work order and the environmental permit was pending. The contractor anticipated the City would approve it on October 30. Dorian Koloian, Code Compliance Supervisor, recommended 63 days.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 10/14/25 hearing.

Case: CE25060017

Address: 2791 SW 3 ST

Owner: CALIXTE, WILKEN & MATHALOUSE

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED LOCATION. THERE IS A WHITE FOOD TRUCK BEING PARKED IN THE DRIVEWAY OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO WOOD, BOXES AND MISCELLANEOUS ITEMS ON THE SIDE OF THE HOME.

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. THERE ARE DEAD PLANTS, AND DEAD AREAS OF GRASS AT THE PROPERTY.

VIOLATIONS: 9-304(b)

THERE ARE CRACKS, STAINS, AND POTHOLES ON THE DRIVEWAY AT THIS PROPERTY.

VIOLATIONS: 9-363

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1 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.

Wilken Calixte said he was not parking on the grass anymore. He said he would need more time to repair the driveway.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1 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.

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Case: CE25050242

Address: 1501 NW 8 CT 1-2
Owner: WATSON, LIZA S EST

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 7/23/25.

Guy Seiderman, 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 BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-280(h)(1)
THE FENCE IS IN DISREPAIR WITH PARTS MISSING AND NOT CONNECTED THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE EXTERIOR IS IN DISREPAIR WITH WOOD PIECES IN DISREPAIR ON THE FASCIA BOARD AND HAS CHIPPED PEELING PAINT. SOME OF THE FASCIA BOARD IS STAINED WITH DARK MARKS INCLUDING THE ROOF WHICH HAS STAINS AND DARK MARKS THAT NEED TO BE CLEANED. SOME PARTS OF THE WALLS ARE DIRTY AND STAINED WITH DARK MARKS AND FEW AREAS HAVE PEELING PAINT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY INCLUDING, ONE MAROON 4 DOOR VEHICLE WITH NO TAGS PARKED ON THE GRASS AND A SILVER 4 DOOR SUV WITH NO TAGS PARKED ON THE PROPERTY IN THE DRIVEWAY.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A MAROON DERELICT VEHICLE WITH NO TAG PARKED ON THE GRASS AND NOT ON AN APPROVED SURFACE.

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

Audrey Smith Sinclair said the City had dug up the grass outside the gate on the swale and not replaced it.

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

Case: CE24031006

Address: 801 NE 17 CT
Owner: JAMES L KRUMME SR REV TR;
KRUMME, SARAH ELIZABETH B TRUSTEE

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,800 and the City was requesting the full fine be imposed.

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

John Seiler Esq., the owner's attorney, said all violations were complied.

Mr. Doody imposed the \$15,800 fine.

Case: CE24090287

Address: 6500 NE 21 AVE
Owner: JANE BARBARA BOROWY REV TR

This case was first heard on 3/11/25 to comply by 3/21/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Shayqwan Kendrick, Code Compliance Officer, recommended a 63-day extension.

Barbara Borowy agreed.

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

Case: CE25050434

Address: 2701 E OAKLAND PARK BLVD

Owner: RIDGEWOOD PLAZA OF FT LAUDERDALE INC

Personal service was accepted on 7/23/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-19.9.A.5.a.

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES AT THE REAR OF THE PROPERTY THAT ARE NOT MAINTAINED PROPERLY. THERE ARE POTHOLES IN THE PARKING LOT.

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 SIDE OF THE PROPERTY.

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

John Hammel said they were making progress. He said the outside seating required review, which was in process. He requested 60 days. Katrina Johnson, Code Manager, said the violations could be complied by removing the tables and chairs; they did not need 63 days.

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

Case: CE25060587

Address: 1000 W STATE ROAD 84

Owner: 1000 MARINA MILE DEVELOPMENT LLC

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-1

THERE IS LOUD NOISE, ILLEGAL PARKING, VEHICLES OBSTRUCTING THE RIGHT OF WAY, AND MOBILE VENDORS WITHOUT A BUSINESS TAX RECEIPT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. LOUNGE 8IV DOES NOT HAVE A VALID BUSINESS TAX RECEIPT TO OPERATE AS A NIGHTCLUB OR EVENT SPACE. THERE ARE VEHICLES OBSTRUCTING THE ENTRANCE AND EXIT OF THE ADJACENT PROPERTY, AND THE RIGHT OF WAY, SUCH AS THE SIDEWALK AND ROADWAY. THE VEHICLES WERE BACKED UP ONTO STATE ROAD 84 DUE TO THE PARKING ATTENDANTS COLLECTING MONEY AND ASSIGNING PARKING SPACES TO GUESTS. IN ADDITION, THE FOOD VENDORS WERE OPERATING WITHOUT A BUSINESS TAX RECEIPT AND USING GENERATORS. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17.7.5.c

THE SOUND EMISSIONS FROM GENERATORS SHALL NOT EXCEED SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR. THE DBA READINGS WERE 70 DBA, 70 DBA, AND 71 DBA EXCEEDING THE MAXIMUM OF 68 DBA. THIS

VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 23-94
THERE IS VENDING GOING ON AT THIS LOCATION OUTSIDE OF B-2, B-3, AND B-3-C ZONING DISTRICTS. LOUNGE 8IV HAS VENDORS ON ITS PROPERTY AND UTILIZING THE NEIGHBORING PROPERTY BOTH ARE ZONED B-1. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and recommended imposing the following fines: \$15,000 for 18-1; \$15,000 for 17.7.5.c; \$15,000 for 23-94. He showed two videos taken of the property.

Ted Inerra, president of the River Oaks Civic Association, described issues at the property, including noise and crowds. Alejandro Wihelm, representing St. Jerome Catholic Church and School, said they could no longer hold mass at 5 PM on Saturday because the music from the property was so loud. He said the people visiting this property left debris in the neighborhood; the property generated a lot of noise; vehicles visiting the property went the wrong way in the street and were parking in the school parking lot without permission. Adrian Poe said people ran across State Road 84 after leaving the club. She stated a club/hall for hire, was not permitted in this zone. She played a video of people leaving the club and driving against traffic.

Alexandra Sanchez Esq., the owner's attorney, said the owner was working with the tenant, who was working with the City regarding the issues on the property. She claimed the food trucks had the proper license. Lovely Lorinzo, tenant, said the food vendors had State licenses, which Mr. Doody said was irrelevant. Mr. Lorinzo said they had an occupational license for a night club. Ms. Sanchez said the business was being taxed for valet parking, restaurant and night club. Officer Krock stated a Business Tax Receipt for a nightclub/hall for hire and valet was closed. Antoine Loar, Code Compliance Supervisor, said the only valid document for the property was a liquor license. Katrina Johnson, Code Manager, said all those licenses had been closed when the name was changed on the Business Tax Receipt. She said the Business Tax Receipt was valid. Mr. Doody noted that this did not negate all the nuisance violations. Supervisor Loar stated vendors were not permitted in this zone, regardless of their State licenses, and requested a fine of \$15,000 per violation. Officer Krock said Code Enforcement had visited the property twice per weekend for the past six months in response to complaints. Ms. Hasan said the City Attorney's office had received complaints from neighbors and from the Archdiocese.

Mr. Doody found in favor of the City and imposed the following fines: \$15,000 for 18-1; \$10,000 for 17.7.5.c; \$2,500 for 23-94.

Case: CE25060573

CITATION

Address: 1000 W STATE ROAD 84

Owner: 1000 MARINA MILE DEVELOPMENT LLC

This case was cited on 6/21/25 to comply by 6/21/25. 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.

Mr. Doody imposed the \$500 fine.

Case: CE24080515

REAPPEAR

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

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

Jessica Martinez, Code Compliance Officer, reviewed the case.

Jordan Brown, property manager, said one variance had been approved but they needed another. He requested six months. Antoine Loar, Code Compliance Supervisor, did not recommend any extension. When Mr. Doody suggested an extension, Mr. Loar stated this would be the final one.

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

Case: CE25050051

Address: 452 SW 4 AVE 1-6

Owner: ACS 452 LLC

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THE FRONT AND REAR OF THIS RAC-SMU ZONED PROPERTY ARE NOT MAINTAINED. THE ASPHALT SURFACE IS IN DISREPAIR SHOWING MULTIPLE CRACKS, POTHOLES AND MISSING SECTIONS.

VIOLATIONS: 47-20.13.B.1.c. WITHDRAWN
MATERIAL ON SECTION OF THE RIGHT OF WAY IS NOT MATCHING THE MATERIAL USED ON PARKING FACILITIES OF THIS RAC-SMU ZONED PROPERTY.

VIOLATIONS: 9-280(C)
THE WALKWAY IS IN DISREPAIR. THE WALKWAY IS FADED WITH MULTIPLE CRACKS.

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

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

Jordan Brown, property manager, agreed to comply.

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

Case: CE25050190

Address: 3098 SW 2 ST

Owner: CANELAS, IVES D LE; CANELAS, MYRKA FIORELLA ET AL

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED. THERE ARE WIRES OBSERVED BEING CONNECTED FROM THE RV TO THE HOUSE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS A PLASTIC BIN AND MISCELLANEOUS ITEMS BEING STORED INSIDE THE CHAIN-LINK FENCE.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD VAN IS BEING PARKED ON THE LAWN OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS STAINED, HAS POTHOLES AND CRACKS.

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 Moore presented the case file into evidence and explained that the vehicle/trailer was no longer parked on the grass but the driveway was still in violation. She recommended ordering compliance with 47-34.1.A.1. within 10 days, and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Ives Canelas said he was working on it.

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

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Case: CE25040095

Address: 609 NE 14 CT
Owner: ARVIV GROUP LLC

This case was first heard on 5/29/25 to comply by 6/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

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

Lucas Echeverry, property manager, said they had removed the ad immediately and stated the property was not being rented as a short-term rental.

Mr. Doody imposed no fine.

Case: CE25040658

Address: 3160 SW 21 ST
Owner: MANHATTAN ASSOCIATES LEASING CO LTD

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES (TWO TRUCKS) AND TRAILERS (A TRAILER CARRYING TWO JET SKIS AND A TRAILER CARRYING A BOAT) PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT DO NOT MATCH THE SURROUNDING COLORS. THE AREA OF THE WALL ABOVE THE LOWER ROOF HAS AREAS THAT ARE BLACK.

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

VIOLATIONS: 47-39.A.1.B(6)(b)
THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO WOODEN BOARDS LOCATED ON THE WEST SIDE OF THE PROPERTY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 47-39.A.1.B(6)(b) within 15 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Catherine Coscio, owner, said the tenant had refused to address the violations and she had needed to evict him. She requested more time for the landscaping.

Mr. Doody found in favor of the City and ordered compliance with 47-39.A.1.B(6)(b) within 15 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Case: CE25040077

Address: 730 ARIZONA AVE
Owner: INTERRA CPR LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE FIVE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE CONSISTING OF CLOTHING, PILLOWS 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

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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 CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING 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. THERE IS A LOT OF DEBRIS IN THE BACK OF THE PROPERTY.

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.

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 Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 63 days or a fine of \$100 per day, She also requested a finding of fact that violations 9-304(b) and 18-1. had existed as cited.

Breana Martinez, owner, agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 63 days or a fine of \$100 per day, He also found that violations 9-304(b) and 18-1. had existed as cited.

Case: CE25050553

Address: 2500 RIVERLAND RD

Owner: RIVERLAND MAZE LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

Matthew Flesher, 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.
THERE IS OVERGROWTH AND DEAD PALM FRONDS THROUGHOUT THE PROPERTY AND THE SWALE.

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BRICKS, PIECES OF WOOD, AND PLASTIC CONTAINERS AT THIS RS-3.52 ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE WALL SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE CRACKS, HOLES AND STAINS THROUGHOUT THE WALL. THE CHAIN LINK FENCE INSIDE THE PROPERTY IS IN DISREPAIR. THERE ARE AREAS WHERE THE TOP BAR IS FALLING DOWN AND THE GATE APPEARS BROKEN.

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR. THERE ARE UNEVEN SURFACES AND THERE ARE AREAS WITH GRASS AND/OR WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ROOF OF THE GAZEBO IS IN DISREPAIR. SLATS ARE MISSING FROM THE ROOF AND PLANT MATERIAL IS GROWING FROM IT.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE ENCROACHING ON THE BIKE LANE ON RIVERLAND ROAD.

VIOLATIONS: 47-39.A.15.E.(2)(h)
THERE IS A REAL ESTATE SIGN THAT IS LARGER THAN SIX (6) SQUARE FEET AT THIS RS-3.52 ZONED PROPERTY WITHOUT A REQUIRED PERMIT.

VIOLATIONS: 47-39.A.15.G.(6) COMPLIED
THERE IS A FREESTANDING SIGN ON THE RIGHT OF WAY AT THIS RS-3.52 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 18-11.(b) and 47-39.A.15.E.(2)(h) within 10 days with within 10 days, with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation. Rhonda Hasan, Senior Assistant City Attorney, recommended a fine of \$500 per day for 18-11.(b), noting the life safety issue.

Tal Mor, owner, said they had just purchased the property and they intended to demolish the property.

Mr. Doody found in favor of the City and ordered compliance with 18-11.(b) within 10 days or a fine of \$500 per day, with 47-39.A.15.E.(2)(h) within 10 days, with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Case: CE25070073

Address: 739 NW 18 ST

Owner: BORISENKO, EVGUENI

Service was via posting at the property on 7/30/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 15-282.(d)(1)a
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25030504- PARKING/RESPONSIBLE PARTY - CE25050657 - RESPONSIBLE PARTY.

Officer Acquavella presented the case file into evidence and recommended suspension of the Vacation Rental Certificate for 180 days.

Erica Morgan Caplan, property manager, said she wished to appeal and requested an alternate penalty. She said two of the violations related to the City having the owner's phone number instead of the property manager's. The third violation related to a car parked on the street that was believed to belong to a guest. She noted no violation involved unsafe or disruptive conduct by guests. Antoine Loar, Code Compliance Supervisor, said the code indicated if there were three or more violations, the Vacation Rental Certificate "shall" be suspended. Ms. Caplan said the property was booked through October and if they cancelled, Airbnb would have them pay 50% of the reservation.

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Katrina Johnson, Code Manager, said the ordinance indicated that the suspension "shall begin immediately following notice, commencing either at the end of the current vacation rental lease period or within 30 calendar days, whichever date commences earlier or as otherwise determined by the Special Magistrate."

Mr. Doody found in favor of the City and suspended the Vacation Rental Certificate for 180 days, effective in 60 days.

Case: CE24110385

Address: 1020 NW 5 AVE

Owner: DAMUS, CARLA; DAMUS, MAXWELL

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GREY VOLVO WITH A FLAT TIRE.

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

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE MISSING OR BROKEN WHEEL STOPS, FADED PARKING STRIPES AND POTHOLES IN A RD-15 ZONE.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CHAIN LINK/WOODEN FENCE IS (ARE) IN DISREPAIR; TOP BAR, SECTIONS OF THE SCREEN MESH, HAS BECOME DETACHED FROM THE FENCE OR HAS BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND/OR RUSTED. METAL OBJECTS ARE USED IN LIEU OF REGULAR FENCE POSTS AND PARTS.

Officer Williams 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 \$150 per day, per violation.

Maxwell Damus said they were working to comply.

Mr. Doody 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 \$150 per day, per violation.

Case: CE25050266

Address: 2507 WHALE HARBOR LN

Owner: KHAN, ANWAR H

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

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

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

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Anwar Khan said the property had been damaged by an uninsured driver. He said the permit was in process.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 10/14/25 hearing.

Case: CE25010882

Address: 4 NE 16 PL

Owner: LESPERANCE, LESLIE

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS STAINED/DIRTY AND HAS AREAS WITH BROKEN/MISSING SLATS.

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

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

VIOLATIONS: 9-280(C)
THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE WALKWAY LEADING TO THE FRONT DOOR OF THE PROPERTY AND THE PORCH IS STAINED/DIRTY.

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

Leslie Lesperance said her mother had undergone several surgeries earlier in the year. She described her efforts to address the violations. She requested more than 28 days.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h)(1) within 63 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Case: CE24110093

Address: 930 NW 24 AVE

Owner: CRAIG, CELISSE

This case was first heard on 5/29/25 to comply by 6/8/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, said two violations remained and recommended imposition of the fine.

Celisse Craig said she was working toward compliance and requested more time.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

Case: CE24060121

Address: 2845 NE 9 ST

Owner: LE CLUB INTL CONDO ASSN

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, 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.

Paulette DelGrosso, Code Compliance Officer, acknowledged that the condo association was trying to address the issue, but noted the strain on the complainant and recommended imposition of the fine.

Renee Chelchowski said they were installing sound barriers in the room.

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

Case: CE24060316

Address: 510 NW 22 AVE 1-4

Owner: CONE, WILLIAM J & ELECTA C

This case was first heard on 4/8/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. Fines of \$2,200 had been imposed on April 8, 2025 for 9-305(b).

Guy Seiderman, Code Compliance Officer, recommended imposition of the fine.

William Cone said they had replaced the grass a number of times. Officer Seiderman recalled that Mr. Cone had indicated he may replace the roof months ago.

Mr. Doody imposed the \$18,900 fine, which would continue to accrue until the property was in compliance.

Case: CE24120178

REAPPEAR

Address: 5910 NE 18 AVE

Owner: IMPERIAL POINT HOLDINGS LLC

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Shayqwan Kendrick, Code Compliance Officer, reviewed the case and said one violation remained.

Marcos Belizano Espinal, owner, requested 90 days. He said they needed to remove trees before repaving the front of the property.

Mr. Doody granted a 99-day extension, during which time no fines would accrue.

Case: CE24020585

Address: 649 NW 15 ST

Owner: FERTILIEN, SADINET

This case was first heard on 1/30/25 to comply by 2/9/25 and 2/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,900 and the City was requesting the full fine be imposed.

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

Evelyn Eastwood, property manager, was present.

Mr. Doody imposed the \$8,900 fine.

Case: CE25040673

Address: 6100 NW 31 WAY

Owner: ZEHTABI, MAHJABIN

Service was via posting at the property on 7/21/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS STORAGE OF ITEMS IN THE BACKYARD EXPOSED TO THE ELEMENTS, WHICH MAY ATTRACT RODENTS AND A WATERFALL IN DISREPAIR AND COLLECTING WATER THAT CAN BECOME A BREEDING GROUND FOR MOSQUITOS OR OTHER ANIMALS.

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VIOLATIONS: 18-12.(a)
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 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.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-1. and 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mahjabin Zehtabi said she had already addressed the first two violations. She wanted to seek help for the last two violations. Officer Kendrick said he had helped Ms. Zehtabi contact Housing and Community Development but there was no guarantee they would help her.

Mr. Doody found in favor of the City and ordered compliance with 18-1. within 10 days, with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE25020037

Address: 1405 NE 4 CT

Owner: TASHAROFI, SAEED

This case was first heard on 5/29/25 to comply by 6/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

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

Saeed Tasharofi said he had taken the listing down.

Katrina Johnson, Code Manager, stated the fine for an expired certificate was \$250 per day, not \$1,000 per day.

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

Case: CE25040879

Address: 441 NE 3 AVE

Owner: URBN FLAGLER LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 25-14.
THERE IS AN OIL/GREASE-LIKE SUBSTANCE DISCHARGING FROM THE PROPERTY INTO THE RIGHT-OF-WAY.

VIOLATIONS: 47-19.4.D.8.
THERE IS A POTHOLE NEAR THE GARBAGE ENCLOSURE ACCESS DRIVE.

VIOLATIONS: 18-1.
THERE IS AN OIL/GREASE STAIN AND RESIDUE AT THE REAR, ALLEYWAY AND THE SIDEWALK AREA, ALSO TRASH CARDBOARDS PALLETS ON THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24060205. 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 Martinez presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$200 per day, per violation.

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Allen Mauney, neighbor, said this was a 20-foot by 20-foot grease pool. He said the business's grease trap was leaking and they washed their cookware outside the back door.

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$200 per day, per violation.

Mr. Doody took a brief recess.

Case: CE25050444

Address: 720 NE 17 CT

Owner: GR VENTURES FL LLC

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-1.

THERE IS A LARGE PARTY WITH AMPLIFIED AND NON-AMPLIFIED SOUNDS PLAINLY AUDIBLE FROM FIFTY (50) FEET AWAY BEFORE 10 PM, APPROXIMATELY THIRTEEN (13) VEHICLES PARKED ON THE RIGHT-OF-WAY, AND AROUND TWENTY (20) PERSONS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE.

Officer Krock presented the case file into evidence and played a video of the incident. He recommended imposing a fine of up to \$15,000 for 18-1 and requested a finding of fact that violations 17-7.1.a and 17-7.10.a had existed as cited.

Mr. Doody imposed a fine of \$8,000 for 18-1 and found for the City that violation 17-7.1.a and 17-7.10.a had existed as cited.

Case: CE25050068

Address: 2406 NASSAU LN

Owner: ISLAND 1 LLC

Service was via posting at the property on 7/26/25 and at 1 East Broward Blvd. on 7/23/25.

Ahmad Wallace, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-278.2.b. CITATION PAID

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THERE WERE APPROXIMATELY FIFTY (50) PERSONS AT THE PROPERTY. THE PROPERTY HAS THREE (3) BEDROOMS, NO MORE THAN NINE (9) PEOPLE ARE ALLOWED OVERNIGHT AND TWELVE (12) PEOPLE OVERALL. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-278.1.e. CITATION PAID

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 18-1.

THERE IS LARGE PARTY AT THIS PROPERTY WITH APPROXIMATELY FIFTY (50) PEOPLE AND MULTIPLE VEHICLES ILLEGALLY PARKED ON THE RIGHT-OF-WAY (SWALE), RIGHT-OF-WAY (ROADWAY), AND ADJACENT PROPERTIES THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE

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

Officer Wallace presented the case file into evidence and played a video of the incident. He recommended a fine of up to \$15,000 for violation 18-1.

Mr. Doody found in favor of the City and imposed an \$8,000 fine for violation 18-1.

Case: CE25040825

Address: 233 S FORT LAUDERDALE BEACH BLVD

Owner: 235 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 7/23/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 25-56(b)(3)
THE SIDEWALKS AT THIS LOCATION ARE DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING, BUT NOT LIMITED TO, STEPS AND RAILINGS THAT HAVE STAINS AND MISSING, PEELING PAINT. AN EXTERIOR BAR TOP IN THE ALLEYWAY IS IN DISREPAIR BY HAVING A LARGE MISSING PIECE TO THE SURFACE. PART OF THE NAME OF "MANCORA" STICKER DECAL IS MISSING FROM THE REAR DOOR.

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

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

Case: CE25040826

Address: 239 S FORT LAUDERDALE BEACH BLVD

Owner: 237 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 7/23/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-22.9
THERE ARE MULTIPLE UNPERMITTED BANNER AND SANDWICH SIGNS ONSITE. PERMITS MUST BE OBTAINED BEFORE ANY SIGN IS ERECTED. A PLOT PLAN SHOWING LOCATION, TYPE, SIZE AND COPY OF ALL EXISTING SIGNS SHALL BE SUBMITTED, AND ALL SIGNS NOT COMPLYING FULLY WITH THIS ULDR SHALL BE REMOVED BEFORE A PERMIT FOR A NEW SIGN IS ISSUED. ALL PROVISIONS OF CHAPTER 42 OF THE FLORIDA BUILDING CODE, BROWARD EDITION, SHALL BE OBSERVED.

VIOLATIONS: 25-4
THERE IS AN OBSTRUCTION BLOCKING THE SIDEWALK AT THIS LOCATION. THE SIDEWALK CAFÉ CHAIRS, TABLES, SIGNAGE, HOST TABLES AND OTHER ITEMS ARE REQUIRED TO BE IN THE DESIGNATED AREA. THERE ARE GOLD MEDALLIONS OR METAL THAT IDENTIFY A 13FT CLEARANCE.

VIOLATIONS: 25-56(b)(3)
THE SIDEWALKS AT THIS LOCATION ARE DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS. IN ADDITION, THE TREE WELL(S) HAVE VACANT SPACES THAT POSE A TRIP HAZARD.

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

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

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Case: CE25040302

Address: 1650 NW 23 AVE

Owner: J & E INVESTMENTS LLC

Mail was accepted on 8/4/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100003 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR THAT HAVE DIRT AND STAINS, INCLUDING BUT NOT LIMITED TO GRAFFITI ALONG
THE BACK WALL OF THE BUILDING.

VIOLATIONS: 18-1. WITHDRAWN
THERE IS VIOLATION AT THIS 48-INDUSTRIAL PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. THERE IS GRAFFITI ALL ALONG THE BACK WALL OF THE BUILDING.

Officer Gavin 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.

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

Case: CE24100613

Address: 1060 NW 25 AVE

Owner: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED SUCH AS BUT NOT LIMITED TO, MISSING CHAIN LINKS, LATCHES AND SUPPORT
POLES THAT ARE BENT AND NOT ATTACHED PROPERLY.

VIOLATIONS: 18-1.
THERE IS OUTSIDE STORAGE AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO
BUCKETS, PLANTERS, A DRESSER, PAINT CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY SUCH AS BUT NOT
LIMITED TO METAL SHUTTERS, WOOD, GAS CAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED INCLUDING FASCIA, THERE ARE
AREAS OF THE EXTERIOR THAT ARE DIRTY AND STAINED.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK YARD.
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE
BACKYARD IS IN DISREPAIR. THE STRUCTURE HAS RUST AND DIRT STAINS AND THE ROOF IS
DAMAGED.

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Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation and a finding of fact that violations 47.34.1.A.1. and 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and found that violations 47.34.1.A.1. and 18-12.(a) had existed as cited.

Case: CE25010157

Address: 1512 NE 4 AVE

Owner: ALVAREZ, VICTOR

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 15-28
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD " AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THIS IS A RECURRING VIOLATION OF CASE CE24010782 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 23-94
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD " AT THIS LOCATION IS OPERATING AS A VENDOR, WHICH IS PROHIBITED AT THIS CB ZONED PROPERTY.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day, per violation.

Case: CE25050166

Address: 717 W LAS OLAS BLVD

Owner: GRINDLE, JENNIFER D

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR WINDOW AWNINGS ARE RIPPED AND FALLING APART.

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

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE25040057

Address: 1700 SW 4 CT

Owner: BAIR, BONNIE JOE

Service was via posting at the property on 7/21/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES AND TRAILER PARKED ON THE FRONT LAWN AREA. THE DRIVEWAY IS IN DISREPAIR HAVING CRACKS AND WEEDS GROWING THROUGH IT.

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VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THE WALLS AND FASCIA WERE OBSERVED HAVING STAINS AND/OR 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 ON THE FRONT YARD AND SWALE AREA.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH AND DEBRIS ON THE PROPERTY FRONT YARD AND SWALE AREAS.

Officer Eason presented the case file into evidence and recommended ordering compliance within 99 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 99 days or a fine of \$50 per day, per violation.

Case: CE24110333

Address: 630 NW 10 TER

Owner: P E INVESTMENTS I LLC; %OSCAR GRISALES-RACINI

Service was via posting at the property on 7/30/25 and at 1 East Broward Blvd. on 7/23/25.

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 PREVIOUS CASE CE23020218. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE HEARING.

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

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

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE/GATE IN THE FRONT HAS A POLE THAT IS BENT. ALSO, THE WOOD FENCE TO THE LEFT OF THE PROPERTY AROUND THE AC UNITS IS IN DISREPAIR, LEANING AND NOT ATTACHED PROPERLY.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES NOT MAINTAINED AT THIS PROPERTY AND ARE IN DISREPAIR. THERE ARE WEEDS AND GRASS GROWING THROUGH THE SPACES AND CRACKS. THERE ARE POTHOLES AND DARK STAINS ON THE PARKING LOT AS WELL.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE SWALE AND SIDEWALK THAT WAS PUT OUT ON A NON-BULK TRASH DAY.

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Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-305.(a) within 10 days, with 9-305(b) and 9-280(h)(1) within 28 days with 47-20.20.(H) within 63 days, and or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 9-305.(a) within 10 days, with 9-305(b) and 9-280(h)(1) within 28 days with 47-20.20.(H) within 63 days, and or a fine of \$100 per day, per violation.

Case: CE25040665

Address: 2101 NE 68 ST

Owner: ASHLEY HOUSE ASSN INC

Service was via posting at the property on 7/29/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE ARE BROWN CHAIRS BEING STORED UNDER A BROWN TARP ON THE WEST SIDE OF THE PROPERTY.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 28 days, with 9-306 within 63 days and with 47-34.1.A.1. within 10 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h)(1) within 28 days, with 9-306 within 63 days and with 47-34.1.A.1. within 10 days or a fine of \$100 per day, per violation.

Case: CE25040257

Address: 749 SE 15 ST 9

Owner: 749 SE 15TH STREET LLC

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-19.4.D.1
THIS RML-25 ZONED PROPERTY DOES NOT HAVE THE DUMPSTER ENCLOSURE THAT IS REQUIRED BY THE ULDR.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE AT THIS RML-25. THERE ARE ITEMS BEING STORED OUT OF DOORS CONSISTING OF BUT NOT LIMITED TO A REFRIGERATOR AND SOFA.

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

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

Case: CE25050330

Address: 2455 DEL LAGO DR

Owner: BIG BAD WOLF HOLDINGS LLC; %TOD A WESTON

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

Rafael Santos, 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. SHRUBS AND TRESS ARE OVERGROWN. THIS IS A RECURRING VIOLATION SEE CASE CE24120230 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE COMPLIANCE DATE.

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

Officer Santos presented the case file into evidence and recommended ordering compliance within 99 days or a fine of \$100 per day and a finding of fact that violation 18-12(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 99 days or a fine of \$100 per day and found that violation 18-12(a) had existed as cited.

Case: CE25050585

Address: 815 SW 14 CT

Owner: BURGESS DELEBE TR

Service was via posting at the property on 7/17/25 and at 1 East Broward Blvd. on 7/23/25.

Rafael Santos, 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. THE ARECA PALM TREES IN THE FRONT YARD REQUIRE TRIMMING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080093. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH IT. THE GRAVEL NEEDS TO BE REPLENISHED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080093. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING DATE.

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

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-308(b) within 28 days or a fine of \$100 per day, per violation and requested a finding of fact that violation 9-304(b) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-308(b) within 28 days or a fine of \$100 per day, per violation and found that violation 9-304(b) had existed as cited.

Case: CE24120325

Address: 1314 SW 1 AVE

Owner: COPPOLA, PAUL

Service was via posting at the property on 7/21/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE AT THIS PROPERTY.

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. THERE ARE AREAS OF THE EXTERIOR WALLS, STAIRS AND SIGNAGE THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS SRAC-SAW MIX USED ZONE PROPERTY. THERE ARE OUTDOOR STORAGE CONSIST OF 4X4 WOOD POST AND OTHER MISCELLANEOUS ITEMS ON THE SECOND FLOOR BUILDING.

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VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY AT THIS SRAC-SAW ZONED PROPERTY ARE IN DISREPAIR. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE UNEVEN SURFACES, POTHOLES, CRACKS AND ARE COVERED IN A NON-DUSTLESS SURFACE.

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

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

Case: CE24080701

Address: 804 NE 4 AVE

Owner: RADICAL 3 PROPERTIES LLC; FINI'S 5 PROPERTIES LLC

Service was via posting at the property on 7/29/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGHOUT THE CRACKS OF THE PAVEMENT.

VIOLATIONS: 18-1. COMPLIED
THERE IS GRAFFITI AND MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY INCLUDING BUT NOT LIMITED TO EMPTY BOTTLES OF BEER, PLASTIC CUP, WOODEN BOARDS, ETC. THIS IS A RECURRING VIOLATION, SEE CASE "CE23010762". THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. She also requested a finding of fact that violation 18-1 had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day. He also found that violation 18-1 had existed as cited.

Case: CE25050706

Address: 650 N ANDREWS AVE

Owner: 650 NORTH ANDREWS LLC

Service was via posting at the property on 7/29/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT HAVE OPENINGS/HOLES AND BROKEN WHEELS.

VIOLATIONS: 18-1.
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION REFERENCE CASE CE24050215. FINES SHALL BEGIN TO ACCRUE FROM THE MOMENT THE VIOLATIONS WERE FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT, FOR THE IMPOSITION OF FINES ACCRUED.

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VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION REFERENCE CASE CE24050215. FINES SHALL BEGIN TO ACCRUE FROM THE MOMENT THE VIOLATIONS WERE FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT, FOR THE IMPOSITION OF FINES ACCRUED.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-280(h)(1) within 28 days or a fine of \$250 per day, per violation. She also recommended imposing a fine of \$250 per day each for 18-1. and 18-12.(a), retroactive to 5/28/25 and continuing to accrue.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) and 9-280(h)(1) within 28 days or a fine of \$250 per day, per violation. He also imposed a fine of \$250 per day each for 18-1. and 18-12.(a), retroactive to 5/28/25 and continuing to accrue.

Case: CE25050626

Address: 235 S FORT LAUDERDALE BEACH BLVD

Owner: 235 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 7/23/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 25-4 COMPLIED
THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION (BEN & JERRY'S). ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE25020795 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS PRD COMMERCIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE23070891 AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS BROUGHT INTO COMPLIANCE.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day. She also requested a finding of fact that violation 25-4 had existed as cited.

Courtney Crush Esq., the owner's attorney, said they had been working on the permits.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day. He also found for the City that violation 25-4 had existed as cited.

Case: CE25050633

Address: 101 S FORT LAUDERDALE BEACH BLVD 202

Owner: LAS OLAS OCEANFRONT NO 1 LLC; %ASULIN, YIZHAK

Personal service was accepted on 7/23/25. Service was also via posting at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 25-4
THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK ON THE CORTEZ STREET SIDE OF THIS LOCATION.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE22090137 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Courtney Crush Esq., the owner's attorney, said they needed final inspection of the permit.

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

Case: CE25050627

Address: 235 S FORT LAUDERDALE BEACH BLVD

Owner: 235 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 7/23/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 25-4
THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION (EXIT 66). ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT ON THE RIGHT-OF-WAY.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS PRD COMMERCIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE22010120 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Courtney Crush Esq., the owner's attorney, said they would comply.

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

Case: CE25050631

Address: 203 S FORT LAUDERDALE BEACH BLVD

Owner: TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 7/23/25. Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

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

VIOLATIONS: 25-4
THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION. SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE25020792 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. A PERMIT WAS ISSUED IN 2022 BUT HAS NOT BEEN COMPLETED. THIS IS A RECURRENCE OF CASE CE22010115 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Courtney Crush Esq., the owner's attorney, said they would comply.

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

Case: CE25040006

Address: 673 W DAYTON CIR

Owner: SMITH, MARY R LE; SMITH, CAROLYN ET AL

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES PARKED ON THE SIDE OF THE HOME AND THE CARPORT OF THE PROPERTY. THE VEHICLES ARE BOTH WHITE IN COLOR AND HAVE BEEN STRIPPED OF CAR PARTS TO INCLUDE DOORS.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A TRAILER AND A DERELICT VEHICLE PARKED ON THE GRASS OF THIS PROPERTY.

VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A GRAY TRUCK AND A VAN ARE BEING PARKED ON THE SIDEWALK OF THIS PROPERTY.

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

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

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

Case: CE25060415

Address: 2790 W BROWARD BLVD

Owner: 2790 LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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 VACANT PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH AND TRASH ON THE OUTSIDE OF THE PROPERTY TO INCLUDE A MATTRESS ON THE SIDEWALK, AND THE INSIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE24120452 AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED UNTIL COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and said the property was in compliance. She recommended imposing a fine of \$100 per day for each of the two days the property had been out of compliance, a total of \$200.

Mr. Doody found in favor of the City and imposed a fine of \$100 per day for each of the two days the property had been out of compliance, a total of \$200.

Case: CE25060430

Address: 670 SW 30 TER

Owner: JACKSON-GOPIE, SOPHIA A M

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO A SOFA, PILLOWS AND BOARDS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE CONSISTING OF BUT NOT LIMITED TO FURNITURE, A BATHTUB AND MISCELLANEOUS ITEMS.

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

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

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Case: CE25050156

Address: 901 INDIANA AVE
Owner: JONES, SAMUEL LEE

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CEMENT FENCE SURROUNDING THE PROPERTY IS MISSING BARS, HAS RUSTED BARS AND STAINED WALL AND THE WALL ON THE DAYTON ROADSIDE HAS BEEN DEMOLISHED.

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: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280(C)
THE OUTSIDE WALKWAY AT THIS PROPERTY HAS AREAS OF CHIPPED CEMENT.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE CONSISTING OF A WORKOUT BENCH AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE MERCEDES BENZ IS BEING PARKED IN THE DRIVEWAY WITH NO LICENSE PLATE.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE ARE MATTRESSES BEING STORED OUTSIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 99 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h)(1) within 99 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE25050192

Address: 690 SW 30 TER
Owner: MELVIN, CLAUDETTE C EST

Service was via posting at the property on 7/22/25 and at 1 East Broward Blvd. on 7/23/25.

Rachel Moore, 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BUCKETS, RUGS, PCV PIPES, FURNITURE AND MISCELLANEOUS ITEMS.

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VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BOAT IS BEING PARKED ON THE LAWN BEHIND THE GATE OF THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE CONSISTING OF BUT NOT LIMITED TO BOARDS, PLASTIC BINS, COOLERS, 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.

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: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE IN THE FRONT YARD OF THIS PROPERTY IS OVERGROWN AND ENCROACHING ONTO THE SIDEWALK.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 99 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 99 days or a fine of \$50 per day, per violation.

Case: CE25050005

Address: 3363 W COMMERCIAL BLVD 201 A

Owner: HARWOOD GLOBAL LLC

Service was via posting at the property on 7/30/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

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

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

Case: CE25040765

Address: 1740 NE 51 ST

Owner: CORAL RIDGE ISLES PROPERTIES LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

Shayqwan Kendrick, 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, SOFFITS AND STAIRWAY ARE IN DISREPAIR, DIRTY AND/OR STAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22040033. 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.

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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 DEAD PLANTS AND FLOWERS.

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: 9-276(C)(1) COMPLIED
THE DRIVEWAY/WALKWAY IS DIRTY AND DISCOLORED.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING WHEEL STOPS ARE UNEVEN. THERE IS GRAFFITI/PAINT ON THE PARKING FACILITIES "DADDY".

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING SLATS. THIS IS A RECURRING VIOLATION, SEE CASE CE22040033. 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 Kendrick presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-306 and 9-280(h)(1) had existed as cited.

Mr. Doody found for the City that violations 9-306 and 9-280(h)(1) had existed as cited.

Case: CE25050123

Address: 1744 E COMMERCIAL BLVD

Owner: ASH PROPERTIES GROUP 2 LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-22.9.
SIGN VERSA KITCHEN & FLOORS DESIGN CENTER BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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

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

Case: CE25040645

Address: 3767 SW 17 ST

Owner: OUELLETTE, RYAN KEITH

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GREEN FENCE ON THE WEST SIDE OF THE PROPERTY IS FALLING OVER.

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Officer Flesher presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, and imposing a \$150 fine for removing the tree without a permit

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day and imposed a \$150 fine for removing the tree without a permit

Case: CE25060289

Address: 2211 SW 27 TER
Owner: CLINTON, JOSHUA PAUL

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE STOP SIGN ON THE CORNER OF RIVERLAND RD AND SW 27 TER IS OBSTRUCTED. THIS IS A **REPEAT** VIOLATION REFER TO CASE CE25030490. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

Officer Flesher presented the case file into evidence and recommended imposing a \$100 fine for the one day the property would found to be in violation.

Mr. Doody found in favor of the City and imposed a \$100 fine for the one day the property would found to be in violation.

Case: CE25040767

Address: 1832 SW 37 AVE
Owner: FRANCOIS, MARIE

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. VEHICLE IS DESCRIBED AS A WHITE CHEVY EXPRESS VAN WITH NO LICENSE PLATE.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH ON THIS PROPERTY LOCATED ON THE LEFT SIDE OF THE PROPERTY BEHIND THE DRIVEWAY.

VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS OUTDOOR STORAGE AT THIS RS-8 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BRICKS, TARPS AND BOXES.

VIOLATIONS: 9-304(B) COMPLIED
THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 47-21.16.a WITHDRAWN
THERE IS A DEAD TREE ON THIS RS-8 ZONED PROPERTY TO THE LEFT OF THE HOUSE.

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

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

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

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Case: CE25040779

Address: 1848 SW 37 AVE
Owner: SRP SUB LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 9-306 COMPLIED
THE METAL ABOVE THE FASCIA HAS BLACK STAINS AND DOES NOT MATCH THE SURROUNDING COLORS BOTH ON THE MAIN HOUSE AND ABOVE THE CARPORT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24030688. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT INCLUDING THE APRON.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$150 per day for each of the two days 9-305(b) had been out of compliance, a total of \$300.

Mr. Doody found in favor of the City and imposed a fine of \$150 per day for each of the two days 9-305(b) had been out of compliance, a total of \$300.

Case: CE25060079

Address: 2001 SW 37 TER
Owner: SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

Matthew Flesher, 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 A WHITE NISSAN ROGUE WITH LICENSE PLATE HNU C55. CONSIDERED DERELICT BECAUSE OF EXPIRED TAGS.

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY HAS UNEVEN SURFACES AND HAS CRACKS OR HOLES THROUGHOUT. THE GRAVEL DRIVEWAY HAS GRASS AND/OR WEEDS GROWING THROUGH IT. THE APRON OF THE GRAVEL DRIVEWAY IS MISSING. THIS IS A REPEAT VIOLATION REFER TO CASE CE25030421. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24080286. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP ON THIS RS-8 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$150 per day for each of the 29 days 9-304(b) was out of compliance, a total of \$4,350 and a fine of \$150 per day for each of the 39 days 9-305(b) was out of compliance, a total of \$5,850.

Mr. Doody found in favor of the City and imposed a fine of \$150 per day for each of the 29 days 9-304(b) was out of compliance, a total of \$4,350

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and a fine of \$150 per day for each of the 39 days 9-305(b) was out of compliance, a total of \$5,850.

Case: CE25060243

Address: 2630 SUGARLOAF LN

Owner: CAAMANO, CARMEN

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

Matthew Flesher, 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 A WHITE SMART CAR LICENSE PLATE 99D BYA WITH EXPIRED TAGS ON 10-23.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE ARE ITEMS BEING STORED OUTDOORS OF THIS RS-6.85A ZONED PROPERTY. THE ITEMS ARE INCLUDING BUT NOT LIMITED TO A BLUE METAL STRUCTURE, A TIRE AND SMALL PIECES OF METAL.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE YELLOW CURB AT THE FOOT OF THE DRIVEWAY WITH MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020054. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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

Mr. Doody found for the City that violation 9-306 had existed as cited.

Case: CE25050293

Address: 1841 SW 29 AVE

Owner: POGHOSYAN, HOVHANNES

Service was via posting at the property on 7/28/25 and at 1 East Broward Blvd. on 7/23/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1.
THERE ARE LANDSCAPING TRUCK COMMERCIAL VEHICLES PARKED ON THIS RD-12.22 ZONED PROPERTY.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ALONG THE SOUTH FENCE LINE AND THE SWALE. THERE ARE PALM FRONDS SCATTERED THROUGHOUT THE PROPERTY.

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A LADDER, A PILE OF DIRT AND/OR LEAVES, ROLLED UP ITEMS, AND A GRAY SOFA STORED OUTSIDE AT THIS RD-12.22 ZONED 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 ON THE SWALE.

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Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 28 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE25060614

Address: 920 NW 2 AVE

Owner: COOPER, CORBEL G &; COOPER, HILDA

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 7/23/25.

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

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

VIOLATIONS: 18-1
THE CHAIN-LINK FENCE AT THIS PROPERTY IS BROKEN; IT HAS HOLES AND GAPS 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 REPEAT VIOLATION REFERENCE CASE CE24080150. FINES SHALL BEGIN TO ACCRUE FROM THE TIME THE VIOLATION WAS OBSERVED. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT IN ORDER TO IMPOSE FINES ACCRUED.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$500 per day, and imposing a fine of \$500 per day, retroactive to 6/23/25 for 18-1, which would continue to accrue. Antoine Loar, Code Compliance Supervisor, requested the City be permitted to post a "No Trespassing" sign on the property. Rhonda Hasan, Senior Assistant City Attorney, stated under the code, the Magistrate had the authority to "order other relief" to bring the property into compliance, but she was unsure a sign would qualify. Mr. Loar confirmed that the City was requesting a \$500 per day fine because of the recurring nature of the violations.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$500 per day, and imposed a fine of \$500 per day, retroactive to 6/23/25 for 18-1, which would continue to accrue.

Mr. Doody took a brief recess.

Case: CE25060590

CITATION APPEAL

Address: 1139 CHATEAU PARK DR

Owner: NERMINE M HENRY IRREV TR; REID, MARVIN TRUSTEE

The property was cited on 6/22/25 to be complied by 6/22/25. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed.

Staff played a video of the incident.

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

Case: CE23110729

VACATE OIF 6/27/2024 & CLOSE

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This was a request to vacate the Order Imposing the Fines dated 6/27/24 and close the case.

Mr. Doody vacated the Order Imposing the Fines dated 6/27/24 and closed the case.

Case: CE25060391

CITATION

Address: 1504 NW 19 ST
Owner: 19TH STREET FAMILY HOLDINGS LLC

This case was cited on 6/15/25 to comply by 6/15/25. Violations were as noted in the agenda. The property was in compliance, there was an immediate fine of \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$150 fine.

Case: CE24100470

Address: 900 NW 10 TER 1
Owner: JRO REAL ESTATE LLC

This case was first heard on 5/29/25 to comply by 6/8/25 ad 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,800 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$16,800 fine, which would continue to accrue until the property was in compliance.

Case: CE24100468

Address: 834 NW 10 TER
Owner: RAM, RAMPATI; RAMSARRAN, CHANDERAYAL ET AL

This case was first heard on 5/29/25 to comply by 6/8/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24010336

Address: 2648 NASSAU LN
Owner: REY, ROGER

This case was first heard on 1/18/24 to comply by 3/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200, and the City was requesting no fine be imposed. \$200 in fines had already been imposed.

Mr. Doody imposed no fine.

Case: CE25030025

Address: 2361 SW 36 TER
Owner: TOSKI, BRUCE

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 \$11,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,400 fine, which would continue to accrue until the property was in compliance.

Case: CE24090226

Address: 3391 SW 22 ST
Owner: DOWNS, RYAN CHRISTOPHER

This case was first heard on 1/14/25 to comply by 1/29/25 and 3/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,550 and the City was requesting no fine be imposed.

Mr. Doody imposed no fine.

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Case: CE23110530

Address: 5411 NE 16 AVE
Owner: LOUCKS, DAVID K

This case was first heard on 1/14/25 to comply by 3/11/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: CE25020583

Address: 1100 NW 7 AVE
Owner: AGUILAR,LUCAS PELAEZ

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 \$7,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$7,250 fine, which would continue to accrue until the property was in compliance.

Case: CE25010558

REQUEST FOR EXTENSION

Address: 5030 NE 14 TER
Owner: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III

This case was first heard on 6/10/25 to comply by 7/8/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,500.

Shayqwan Kendrick, Code Compliance Officer, could not testify regarding the extension request but he opposed it.

Mr. Doody did not grant an extension.

Case: CE24030710

REAPPEAR

Address: 2340 NW 11 ST
Owner: COLEMAN, HENRY L

This case was first heard on 6/10/25 to comply by 7/8/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$14,800.

Mr. Doody did not grant an extension.

Case: CE25050059

VACATE ORDER 6/10/2025

Address: 737 N ANDREWS AVE
Owner: FLAGLER GATEWAY OWNER LLC

This was a request to vacate the Order dated 6/10/25 and reissue the Order with the proper address. [There had been an error regarding the address at the previous hearing.]

Mr. Doody vacated the Order dated 6/10/25 and reissued the order with the proper address.

Staff entered pages 70 and 71 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:

CE25060349 CE24120448 CE25030465 CE25030874

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:

CE25040771 CE25050132 CE24090180

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Cases Closed

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

None

Cases Withdrawn

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

None

There being no further business, the hearing was adjourned at 3:12 PM.


SPECIAL MAGISTRATE

ATTEST:


CLERK, SPECIAL MAGISTRATE