



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
AUGUST 28, 2025
ROSE ANN FLYNN PRESIDING
9:00 A.M.

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Treavis Jones, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Malik Jones, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Code Compliance Supervisor
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Berstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE25050114: Angel Garcia
CE25030097: Angeline Merissaint-Jean
CE25050671; CE25050742: Susan Harper
CE25050617: Vasilina Likh
CE24090528: Elizabeth Schawe
CE24030341: Edgar Prado
CE25050662: Michael Sternaimolo
CE25050672: Natacha Florial
CE25040492: Yary Ortiz
CE24110477: Lore Honore; Petit Bo Ceralia
CE25010835: Nestor Amaya
CE25060132: Melville Lenet
CE24080375; 25010148: Arthur Bartholomew
CE25010706: Kenneth Holland
CE25020741: Wilbert Noel
CE25030297: Noura Maouchi
CE25050755: Eric Fulton
CE25010112: Eric Christophin; Egil Kulis
CE25050351: Benjamin Figgie
CE24050731: McArthur Freeman
CE24090417: Wayne Schofield; Daniel Pacella
CE25010640: Roger Baker
CE25010067: Raffi Anac
CE25070496: Wyatt Wudyka; Alexandra Matias
CE25020210: Gevorg Shahbazyan
CE25040720: Gabriela Gonzalez
CE24040246: Maurice Walker
CE24120077: Samuel Read
CE25050732: David Huskey
CE25040042: Oz Aharon
CE24090436: Mohammed Markatia
CE24030685: Alissa Edwards
CE24070243: Irazaud Khan
CE25020261: William Jensen

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.
The meeting was called to order at 9:00 A.M.

Case: CE25050755

Address: 1343 SW 30 ST
Owner: FULTON, ERIC S

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE MISSING SECTIONS OF ASPHALT AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 47-20.13.B.1.b
THE GRAVEL ON THE SWALE OF THIS RS-8 ZONED PROPERTY IS NOT IN A WELL-GRADED CONDITION, THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-280(C) COMPLIED
THE DOORSTEP AND WALKWAY ARE STAINED AND FADED.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$50 per day, per violation. He said a pavement permit had been issued.

Eric Fulton requested more than 83 days.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$50 per day, per violation.

Case: CE24030341

Address: 535 NW 23 AVE

Owner: FAPF INTERNATIONAL GROUP LLC

This case was first heard on 9/26/24 to comply by 10/24/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,150 and the City was requesting the full fine be imposed.

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

Edgar Prado stated they had purchased the property on July 25, 2025 and he had applied for the roof permit. He requested the fines be waived. Officer Seiderman said administrative costs totaled \$1,390.

Ms. Flynn imposed administrative costs of \$1,390.

Case: CE25050671

Address: 200 NW 17 CT

Owner: CITYHOUSE PEACOCK INC

Service was via posting at the property on 8/9/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

VIOLATIONS: 18-7.(b) COMPLIED
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RML-25 PROPERTY.

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

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Susan Harper requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day, per violation.

Case: CE25050742

Address: 204 NW 17 CT 1-4

Owner: CITYHOUSE PEACOCK INC

Service was via posting at the property on 8/9/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

VIOLATIONS: 18-7.(b) COMPLIED
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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 SCATTERED THROUGHOUT THE PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RML-25 PROPERTY.

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

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day.

Case: CE25050732

Address: 2511 SW 2 AVE

Owner: FIG TREE ON 2ND LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 26 STREET OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS I ZONED PROPERTY. THE ASPHALT LOCATED IN THE REAR OF THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 47-20.13.G.1.
THE SWALE/RIGHT-OF-WAY ADJACENT TO THIS I ZONED PROPERTY HAS BEEN PAVED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE ENGINEERING DEPARTMENT.

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Officer Dayem presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$150 per day, per violation. He said the permit application was awaiting client reply.

David Huskey agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$150 per day, per violation.

Case: CE25010067

REQUEST FOR EXTENSION

Address: 1748 SW 20 ST

Owner: 1748 RIVER OAK CORNER LLC

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

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

Raffi Anac said the permits were in process and he anticipated they would take another four months. Officer Dayem did not object to the request for an extension.

Ms. Flynn granted a 154-day extension, during which time no fines would accrue.

Case: CE24040246

Address: 2300 NW 15 CT

Owner: ISLANDER'S HOMES INVESTMENT LLC

This case was first heard on 1/14/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Maurice Walker said they were putting stucco on the exterior and it was a slow process. Once that was done, they would paint. He requested 30 days.

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

Case: CE24120077

Address: 2364 SW 34 WAY

Owner: READ, SAMUEL; REID, ANNEESSA

This case was first heard on 4/8/25 to comply by 6/10/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, recommended imposition of the fine.

Samuel Read said someone had taken a deposit for the driveway and never returned. He requested 60 days.

Ms. Flynn granted an 83-day extension, during which time no fines would accrue.

Case: CE24030685

Address: 3088 NW 20 ST

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

This case was first heard on 12/12/24 to comply by 12/22/24 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Alissa Edwards said her daughter had been very ill and she was experiencing hardship. She requested three to four months. Officer Proto said the outside storage and shutters could be remedied immediately.

Ms. Flynn granted a 10-day extension for 18-1. and 9-278(e), and an 83-day extension for the remaining violations, during which time no fines would accrue.

Case: CE24090436

Address: 3031 DAVIE BLVD

Owner: SUNSHINE STATE HOLDINGS II INC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

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

Mohammed Markatia said they had lost money to a couple of contractors and rain had caused delays. Officer Moore said administrative costs totaled \$985.

Ms. Flynn imposed administrative costs of \$985.

Case: CE24090417

Address: 1628 SW 3 AVE

Owner: SCHOFIELD, WAYNE & KATHY LE;
PACELLA, NICHOLE S ET AL

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

Rafael Santos, Code Compliance Officer, said the property was in compliance as of 8/19/25 and recommended imposition of the fine.

Daniel Pacella said Mr. Schofield had suffered medical issues recently. Amy Brown, Code Compliance Supervisor, said the owner had worked hard to comply. Officer Santos stated administrative costs totaled \$764.

Ms. Flynn imposed administrative costs of \$764.

Case: CE25010706

Address: 1121 SW 30 ST

Owner: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR

This case was first heard on 6/10/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Kenneth Holland said he had some medical issues and he was also on a fixed income. Officer Dayem said Mr. Holland needed to remove the rest of the items from the yard.

Ms. Flynn granted an 83-day extension, during which time no fines would accrue.

Case: CE25050662

Address: 548 SW 27 TER 1-2

Owner: STERNAIMOLO, MICHAEL C

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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.

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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 DERELICT TRAILER HOLDING A BOAT ON THE SWALE OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060511 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE IS THE OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO, BUCKETS, COOLERS, WOOD, TABLES, OFFICE CHAIRS, BOXES AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060511 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 83 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-4.(c) had existed as cited.

Michael Sternaimolo agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with 9-305(b) within 83 days or a fine of \$50 per day, per violation and found for the City that violation 18-4.(c) had existed as cited.

Case: CE25040042

Address: 2518 WHALE HARBOR LN

Owner: AHARON, OZ

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 \$2,500 and the City was requesting the full fine be imposed.

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

Oz Aharon said there had been a misunderstanding and the violations related to a previous owner. He requested a fine reduction.

Ms. Flynn reduced the fine to \$1,800.

Case: CE24050731

Address: 1621 NW 17 LN

Owner: FREEMAN, MCARTHUR; MCARTHUR FREEMAN TR

This case was first heard on 5/29/25 to comply by 6/8/25 and 6/26/25. 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 \$672 be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing fines to administrative costs of \$672.

McArthur Freeman said he had worked hard to comply and he was on a fixed income. Antoine Loar, Code Compliance Supervisor, recommended waiving the fines.

Ms. Flynn waived the fine.

Case: CE24080375

Address: 1030 NW 10 TER

Owner: WSC TRUST I LLC

This case was first heard on 5/29/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$390.

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Arthur Bartholomew described his efforts to comply. He requested a fine reduction. Dorian Koloian, Code Compliance Supervisor, opposed a fine reduction.

Ms. Flynn reduced the fine to \$950.

Case: CE25020261

REQUEST FOR EXTENSION

Address: 3717 SW 17 ST

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

This case was first heard on 6/10/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,200.

Bernstein Saimbert, Senior Code Compliance Officer, said two violations remained.

William Jensen said they needed a roof permit and the driveway should be done by the weekend.

Ms. Flynn granted an 83-day extension, during which time no fines would accrue.

Case: CE25010640

Address: 1716 SW 13 CT

Owner: BAKER, ROGER

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting the full fine be imposed.

Ramon Olivera, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$716.

Roger Baker said it had taken time to find someone to do the work.

Ms. Flynn imposed administrative costs of \$716.

Case: CE25040720

Address: 2122 NW 7 CT

Owner: GONZALEZ, GABRIELA H/E; GONZALEZ, CLAUDIA

Service was via posting at the property on 8/12/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-20.20(H)
PARKING FACILITIES ON THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND IS IN DISREPAIR. THERE ARE LOOSE ROCKS, CRACKS WITH WEEDS AND GRASS GROWING THROUGH IT. THE PARKING AREA IS STAINED AND THE LINES ARE FADED.

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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE SWALE AREA AND BY THE TRASH CANS THERE IS DEAD AND MISSING GROUND COVER.

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

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$50 per day.

Gabriela Gonzalez agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$50 per day, per violation.

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Case: CE25050114

Address: 111 SW 27 TER 1-2

Owner: 335 NW 28 ST LLC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS FALLEN INWARDLY TOWARD THE ADJOINING PROPERTY, IS DISCOLORED, HAS BROKEN SLATS, AND HAS VEGETATION GROWING ON IT.
- VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD TAURUS IS BEING PARKED ON THE GRASS AT THE PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED. THIS IS A RECURRING VIOLATION PER CE21071090, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-363 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-305(b)
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 83 days or a fine of \$100 per day, per violation.

Angel Garcia agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day, per violation.

Case: CE25050617

Address: 400 SE 9 CT

Owner: MANOR INVEST LLC

Service was via posting at the property on 8/5/25 and at 1 East Broward Blvd. on 8/14/25.

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

- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SE 4TH AVENUE OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS, THE TOP BAR IS MISSING AND THE GATES ARE BENT.

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

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Vasilina Likh said the property had been in this condition for 13 years and she thought it was in compliance. She said they planned to redevelop the property and the fence would be replaced then.

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

Case: CE25070496

Address: 1840 NE 59 CT

Owner: AKRE VENTURES LLC

Service was via posting at the property on 8/4/25 and at 1 East Broward Blvd. on 8/14/25.

Leonard Champagne, Senior Code Compliance Officer, testified to the following:

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: CE25030436 - RESPONSIBLE PARTY, PARKING AND NOISE.

Officer Champagne presented the case file into evidence and recommended suspension of the Vacation Rental Certificate for 180 days. He played a video of the latest incident.

Wyatt Wudyka said he had informed the tenants that the noise and cars were against the rules and gone to the home to speak with them in person. The violation had apparently recurred after 10 PM when he was asleep. He asked that the certificate not be suspended. Rhonda Hasan, Senior Assistant City Attorney, said paying the citation was an admission of guilt and they had not appealed the citations.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 180 days, effective September 1, 2025.

Case: CE25060132

Address: 920 NE 13 ST

Owner: CALL OF AFRICA REALTY INC

Service was via posting at the property on 8/14/25 and at 1 East Broward Blvd. on 8/14/25.

Malik Jones, 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 CASE, REFERENCE CASE CE2011004. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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

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

VIOLATIONS: 18-1. COMPLIED
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 BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THIS B-3 - HEAVY PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

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

Melville Lenet requested more than 28 days. He said the property was being renovated.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

Case: CE25020210

Address: 1955 SW 29 AVE COMMAREA

Owner: SHAHBAZIAN, GEVORG H/E; KRYVYCH, KARYNA

This case was first heard on 4/8/25 to comply by 4/23/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said three violations remained and recommended imposition of the fine. He said a demolition permit had been issued.

Gevorg Shahbazyan displayed photos showing some of the violations were complied. He said they must pay the mortgage before they could demolish the property, which could take three to four months.

Ms. Flynn granted a 105-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/11/25 hearing.

Case: CE25040492

ORDERED TO REAPPEAR

Address: 729 SW 2 CT

Owner: SP FLORIDA LLC

This case was first heard on 5/29/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Edward Eason, Code Compliance Officer, reported one violation remained. He did not recommend an extension.

Yary Ortiz said she had just taken over as property manager and requested an extension. Amy Brown, Code Compliance Supervisor, said the City opposed any extension over 15 days.

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

Case: CE25020741

Address: 1124 NW 19 ST

Owner: NOEL, WILBERT

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

Bovary Exantus, 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. THE FENCE HAS BENT AND BROKEN SECTIONS AND THE MESH IS IN DISREPAIR. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE BROKEN AND MISSING SECTIONS.

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 PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR WALLS HAVE MISSING AND/OR PEELING PAINT. THE FASCIA BOARDS ARE STAINED AND DIRTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE OF A REFRIGERATOR AND A TV UNDERNEATH THE CARPORT AT THIS PROPERTY, WHICH IS CREATING A PUBLIC NUISANCE.

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 CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4.(c)
THERE IS A WHITE DERELICT HONDA WITH FLAT TIRES STORED ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-208(h)(1), 9-304(b) 9-305(b) and 9-306 within 28 days, and with 18-1., 18-12.(a), 18-4.(c), and 9-305(A) within 10 days or a fine of \$50 per day, per violation.

Wilbert Noel said there was a sale pending but the property was in probate. He said he planned to comply the violations but needed more time. Dorian Koloian, Code Compliance Supervisor suggested more time only for the violations for which Officer Exantus had recommended 28 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-1., 18-12.(a), 18-4.(c), and 9-305(A) within 10 days and with the remaining violations within 83 days or a fine of \$50 per day, per violation.

Case: CE24110477

Address: 820 SW 13 ST 1-2

Owner: HONORE,J G & DUROSIER,M H/E;
DUROSIER,C &PETITBEAU,E H/E ETAL

This case was first heard on 2/11/25 to comply by 2/26/25, 4/8/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,900 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$810.

Lore Honore said the first person they paid had never done the work.

Ms. Flynn imposed administrative costs of \$810.

Case: CE25010112

Address: 1527 NW 11 CT

Owner: JOHNSON, WALTER

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAYS ARE IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP ARE FADED.

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

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

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

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

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

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(b) 9-305(b), 9-308(b), 9-280(h)(1), 9-306 within 28 days, with 18-1., 18-12.(a), and 47-34.1.A.1. within 10 days, and with 9-363 within 15 days or a fine of \$100 per day, per violation.

Egil Kulis and Eric Christophin agreed to comply and said some work had already been done.

Ms. Flynn found in favor of the City and ordered compliance with 18-1., 18-12.(a), and 47-34.1.A.1. within 10 days, with 9-363 within 15 days and with the remaining violations within 83 days or a fine of \$100 per day, per violation.

Case: CE25030097

Address: 165 VERMONT AVE

Owner: JEAN-BAPTISTE, ANGELINE

Service was via posting at the property on 8/14/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR 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 WOODEN FENCE IN THE BACK YARD IS DETERIORATED AND HAS BROKEN AND MISSING SLATS AND IS FALLING OVER.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE ARE SEVERAL BOARDS BEING STORED OUTSIDE NEAR THE POOL AREA AND THE OTHER SIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$50 per day.

Angeline Merissaint-Jean agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$50 per day.

Case: CE25030297

Address: 1223 NE 12 AVE

Owner: MAOUCHI, NOURA; RONDON, CHRISTIAN

Service was via posting at the property on 8/14/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Champagne presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day.

Noura Maouchi said the listing had been removed.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$1,000 per day.

Case: CE25010835

Address: 840 W STATE ROAD 84

Owner: EL TAMARINDO 84 LLC

This case was first heard on 3/27/25 to comply by 4/24/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

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

Nestor Amaya requested a fine reduction.

Ms. Flynn reduced the fine to \$550.

Case: CE24070243

Address: 3543 SW 15 CT

Owner: KHAN, IRZAUD M; BROWN, STEPHANEY M

This case was first heard on 12/12/24 to comply by 12/22/24, 12/27/24, and 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, recommended imposition of the fine.

Irazaud Khan said they had experienced issues repairing the irrigation system and getting the sod. He said the property was now in compliance.

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

Case: CE25050351

Address: 1532 NW 2 AVE 1-2

Owner: 1532 NW 2 AVENUE LLC

Service was via posting at the property on 8/14/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT BLACK NISSAN VEHICLE ON THE PROPERTY WITH NO LICENSE PLATE (TAG).

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

VIOLATIONS: 47-20.20.(H) COMPLIED
PARKING FACILITIES ON THIS RDS-15 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEEL STOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.

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

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE THE SAME COLOR OF THE EXTERIOR PAINT OF THE BUILDING AND IS UNIDENTIFIABLE FROM STREET VIEW.

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) and 9-313(a) within 10 days and with 9-280(h)(1) and 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Benjamin Figgie agreed to comply.

Ms. Flynn 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 \$100 per day, per violation.

Ms. Flynn took a brief recess.

Case: CE25070202

Address: 2157 NW 20 ST

Owner: EDWARDS, ALBERTA EST ETAL; % JESSIE EDWARDS

Service was via posting at the property on 8/11/25 and at 1 East Broward Blvd. on 8/14/25.

Karen Proto, 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 FROM CASE CE23100257 AND AS SUCH THIS CASE WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE CASE IS BROUGHT INTO COMPLIANCE.

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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.

Officer Proto presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE25020759

Address: 177 VERMONT AVE

Owner: SCALI, JOSEPH S

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-1.
THERE IS TRASH, DEBRIS, WOOD 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: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS/JET SKIS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE BLUE HYUNDAI GENESIS WITH EXPIRED TAG ON THE PROPERTY.

VIOLATIONS: 9-308(a)
THE ROOF OVER THE CARPORT IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-308(a) within 83 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-308(a) within 83 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE25040887

Address: 1284 SW 39 TER

Owner: COLONIA INVESTMENTS LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

Bernstein Saimbert, Senior 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 TRASH ON ITS SWALE.

VIOLATIONS: 47-19.5.H.3 COMPLIED
THERE IS BARBED WIRE FENCING AT THIS RD-15 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 PROPERTY AND ON THE SWALE.

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VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD PALM TREE ON THE WEST SIDE ON THE SWALE AND A TREE STUMP ON THE NORTHWEST CORNER OF THIS RD-15 ZONED PROPERTY.

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

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

Case: CE25050807

Address: 214 SW 2 ST

Owner: SECOND CITY ENTERTAINMENT CO

Service was via posting at the property on 8/14/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY, SWALE AND ALLEY. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE21070605. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-27(f) COMPLIED
THERE ARE DUMPSTER WITH THEIR LIDS OPEN AT THIS LOCATION.

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

VIOLATIONS: 18-1. WITHDRAWN
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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24020671 AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED UNTIL COMPLIANCE IS MET.

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

VIOLATIONS: 25-14 WITHDRAWN
THERE IS AN ILLICIT DISCHARGE FROM THIS PROPERTY TO THE CITY'S STORM DRAINAGE.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS H-1 ZONED PROPERTY. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO MULTIPLE WOODEN PALLETS.

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

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

Case: CE25060704

Address: 2216 SW 14 CT

Owner: D'ANJOU, PIERROT G

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC STREET, SIDEWALK AND RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE21100271. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

Case: CE25050480

Address: 665 RIVERLAND RD
Owner: RANG GROUP INC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES (ONE FOOD TRUCK AND ONE FOOD TRAILER) PARKED IN THE ALLEYWAY BEHIND THIS B-2 COMMERCIAL PROPERTY. NEITHER VEHICLE HAS A VALID TAG.

VIOLATIONS: 47-19.9.A.2.a. COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO MOPS AND WATER JUGS AT THE REAR OF THE UNITS ON THIS B-2 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE RIGHT-OF-WAY OR ABUTTING RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALKWAY THROUGHOUT THE PROPERTY HAS PEELING AND MISSING PAINT.

VIOLATIONS: 47-19.4.D.8 COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS B-2 - GENERAL BUSINESS ZONED PROPERTY. THE GATES TO THE DUMPSTER ENCLOSURE ARE OPEN AND THERE IS TRASH ON THE GROUND AROUND THE DUMPSTER.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-2 - GENERAL BUSINESS ZONED PROPERTY. THERE ARE AREAS OF THE PARKING LOT THAT HAVE POTHOLES AND THE STRIPING HAS FADED.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 105 days or a fine of \$100 per day,.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$100 per day.

Case: CE25040502

Address: 1037 NE 9 AVE 1-5
Owner: SCHAEFFLER, ANNA MARIE; SCHAEFFLER, EDWARD S

Service was via posting at the property on 8/11/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-308(a)
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILE SHINGLES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE WATER PROTRUDES ONTO UNIT BELOW.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE BEDROOM NEEDS TO BE REPAIRED AND LOCATE THE CAUSE OF THE POTENTIAL LEAK THAT IS CAUSING THE DAMAGE IN APARTMENTS 1 THROUGH 5.

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

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

Case: CE25060719

Address: 1109 SE 9 ST

Owner: GOLEMI, ANGELO A

Service was via posting at the property on 8/5/25 and at 1 East Broward Blvd. on 8/14/25.

Bernstein Saimbert, Senior 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.
THERE IS ALSO MISCELLANEOUS ITEMS AND CONSTRUCTION MATERIAL IN AND AROUND THE
PROPERTY.

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

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

Case: CE25040907

Address: 1017 NW 5 CT

Owner: REED, KATHERINE B

Certified Mail to the owner was accepted on 8/18/25. Service was via posting at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD OAK TREE AT THIS PROPERTY.

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
IN THE SWALE AREA.

VIOLATIONS: 18-12.(a) COMPLIED

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

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

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

Case: CE25070224

Address: 1628 NE 16 AVE

Owner: IRVINE, MICHAEL PETER

Service was via posting at the property on 8/11/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION IS
A REPEAT VIOLATION, REFERENCE CASE NUMBER CE24120131 AND WILL BE SCHEDULED
IMMEDIATELY FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR
TO THE HEARING. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED
AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE VIOLATION IS CORRECTED.

VIOLATIONS: 9-304(b) COMPLIED

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/
GRASS GROWING THROUGH THE DRIVEWAY. THIS VIOLATION IS A REPEAT VIOLATION,
REFERENCE CASE NUMBER CE24120131 AND WILL BE SCHEDULED IMMEDIATELY FOR SPECIAL
MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING. FINES
WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO
ACCRUE DAILY UNTIL THE VIOLATION IS CORRECTED.

Officer Noel presented the case file into evidence and said the violations were now in compliance. He stated 18-12.(a) and 9-304(b) had been out of compliance for 7 days and requested imposition of a \$1,400 fine.

Ms. Flynn imposed a \$1,400 fine for the repeat violations.

Case: CE24120315

Address: 701 E BROWARD BLVD

Owner: LAUDERDALE CITY CENTER ASSOC

Service was via posting at the property on 8/11/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TRASH CONTAINERS AND LARGE STORAGE CONTAINERS.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE OVERFLOWING TRASH CONTAINERS AT THIS PROPERTY THAT ARE 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: 24-29.(a) COMPLIED
THERE ARE TRASH CONTAINERS ON THE PROPERTY THAT ARE OVERFLOWING WITH TRASH AND ARE NOT PROPERLY SERVICED.

VIOLATIONS: 47-19.4.C.2.
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THERE IS A 4-YARD DUMPSTER PLACED IN PARKING LOT.

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

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

Case: CE25050224

Address: 2549 SW 6 CT

Owner: CHARLOT, NADEGE; CHARLOT, DODLY D

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, HOLES AND AREAS OF MISSING ASPHALT.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT NOT LIMITED TO A PILE OF BROKEN ASPHALT DEBRIS AND FURNITURE.

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- VIOLATIONS: 47-21.9.K. COMPLIED
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.
- VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP THAT REMAINS AFTER THE REMOVAL OF A TREE IN THE FRONT OF THIS RS-8 ZONED PROPERTY.
- VIOLATIONS: 47-20.13.G.1. COMPLIED
THE SWALE AREA HAS BEEN ALTERED AT THIS RS-8 ZONED PROPERTY BY ADDING GRAVEL, WITHOUT OBTAINING A PERMIT.

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

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

Case: CE25050374

Address: 406 SW 22 TER

Owner: VEGA, LUIS

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

- VIOLATIONS: 18-1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO FURNITURE, PLASTIC STORAGE CONTAINERS, TARPS, SHELVES, BOXES, PLYWOOD, CAGES AND OTHER MISCELLANEOUS ITEMS AND DEBRIS. THE PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT TRAILERS ON THE PROPERTY. THE TRAILERS ARE DESCRIBED AS A WHITE SINGLE AXLE ENCLOSED TRAILER WITH NO VALID TAG DISPLAYED AND A WHITE ENCLOSED TANDEM AXEL TRAILER WITH EXPIRED FL TAG # HRBQ17 "6/22". THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE ORANGE AND BLACK STAINS, AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING AND HAS AREAS OF BROKEN/MISSING SLATS. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.
- VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

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VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

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

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

Case: CE25060119

Address: 1226 SW 18 AVE

Owner: BROWN, DANIELA & PHILIP; %CARRER DE LA REINA VIOLANT 6

Service was via posting at the property on 8/8/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON A SCHEDULED DATE AND TIME. THE BULK TRASH CONSIST OF BUT IS NOT LIMITED TO FURNITURE (TV STAND/ CABINET), RUG, WOOD STOOL, PLASTIC STORAGE CONTAINERS, BOX, LANDSCAPING DEBRIS, PLYWOOD, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA THAT ARE STAINED AND HAVE MISSING, PEELING PAINT. FURTHERMORE THE WALL LOCATED BY THE AIR CONDITIONER UNIT IS STAINED WITH AN ORANGE SUBSTANCE.

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

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

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

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

Case: CE25060146

Address: 1335 SW 26 AVE

Owner: DIAZ GONZALEZ, ALEJANDRO; DE LA CARIDAD FERNANDEZ OJEDA,Z

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A 4 DOOR RED NISSAN ALTIMA WITH NO VALID FL TAG DISPLAYED AND WRECKED IN THE FRONT AND A 4 DOOR TOYOTA YARIS WITH EXPIRED FL TAG NUMBER 72AWYE "5/25".

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

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

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

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

Case: CE25040464

Address: 2325 NW 7 ST

Owner: AVESTA INVESTMENT GROUP LLC

Service was via posting at the property on 8/12/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW IN THE FRONT BY THE DOOR. THE WALLS ARE STAINED WHERE THE GREY TRIM IS AT THE FRONT OF THE HOUSE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION AS PER CASE CE23120427. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH, TRASH AND DEBRIS THROUGHOUT THE PROPERTY AND ITS SWALE. ALSO THERE IS A GLASS CONTAINER FISH TANK ON THE RIGHT SIDE OF THE HOUSE. THIS IS A RECURRING VIOLATION AS PER CASE CE23120427. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

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

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

Case: CE25060619

Address: 642 NW 14 WAY

Owner: CARMES LLC

Service was via posting at the property on 8/11/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT TRAILER PARKED ON THE GRASS TO THE LEFT OF THE DRIVEWAY WITH NO TAGS AND A RIGHT FRONT FLAT TIRE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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VIOLATIONS: 9-308(b)
THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINS ON THE RIGHT SIDE OF THE ROOF NEAR THE TREES.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE GAPS, CRACKS AND STAINS ON THE CEILING OF BEDROOM WITH WATER LEAKING THROUGH IT. THERE IS A GAP ALONG THE WALL IN THE BATHROOM.

VIOLATIONS: 9-304(b) COMPLIED
A MOTORCYCLE WAS PARKED ON THE FRONT YARD ON AN UNAPPROVED SURFACE WITH A TARP OVER IT AS WELL. A DERELICT TRAILER PARKED ON THE GRASS TO THE LEFT OF THE DRIVEWAY WITH NO TAGS AND A RIGHT FRONT FLAT TIRE.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$100 per day, per violation and a finding of fact that violation 18-4(c) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day, per violation found for the City that violation 18-4(c) had existed as cited.

Case: CE25050672

Address: 638 NW 22 RD

Owner: FLORIAL, NATACHA; PIERRE, JACKSON

Service was via posting at the property on 8/12/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110239. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS AND STAINS THROUGHOUT THE PARKING FACILITY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23110239. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

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

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Case: CE25040904

Address: 3906 SW 12 CT

Owner: C R O W ENTERTAINMENT LLC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE ARE MATTRESSES, BED FRAMES, BOARDS, AND MISC ITEMS BEING STORED ALONG THE BACK GATE OF THE PROPERTY, ATTEMPTING TO BE CONCEALED BY TRASH BINS AND MOTOR VEHICLES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GREEN PICK UP TRUCK, AND A BLACK SEDAN ARE BEING PARKED ON THE GRASS OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING APRON HAS POTHOLES AND THERE IS A BLACK SUBSTANCE ON ALL THE PARKING SPACES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE 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.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 83 days or a fine of \$100 per day, per violation, and a finding of fact that violations 9-304(b) and 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 83 days or a fine of \$100 per day, per violation, and a found for the City that violations 9-304(b) and 18-12.(a) had existed as cited.

Case: CE25060117

Address: 433 SW 28 AVE

Owner: PAMPA GALGO II LLC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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. THERE IS TRAILER, A WHITE RAM PICK UP TRUCK, A SILVER CHRYSLER AND A VEHICLE WITH A CAR COVER ARE BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY OF THIS PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE CRACKS, POTHOLES AND CHIPPED CEMENT THROUGHOUT.

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: 18-12.(a) COMPLIED

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

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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.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day, per violation.

Case: CE25030337

Address: 1204 CITRUS ISLE

Owner: AMIR, LI ANN KAUFMAN, DANIEL

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

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

Officer Dayem presented the case file into evidence and recommended imposing a fine of \$150 for the tree that had been removed and ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, and imposed a \$150 fine for the tree that had been removed without a permit.

Case: CE25050761

Address: 2500 SW 2 AVE

Owner: TARMAC AMERICA LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 25-14 COMPLIED
THERE IS AN OFFENSIVE DISCHARGE OF MATERIALS FROM THIS PROPERTY TO PUBLIC STREETS. THE PUBLIC STREETS ADJACENT TO THE PROPERTY IS COVERED WITH DUST, SLURRY OR PARTICULATE MATTER.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance within 83 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 83 days or a fine of \$100 per day.

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Case: CE25060223

Address: 1401 W STATE ROAD 84

Owner: BLU 84 LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS PROPERTY
FACING SW 24 CT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 24 COURT OF DEAD AND MISSING
GROUND COVER.

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

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

Case: CE25060794

Address: 1360 SW 30 ST

Owner: HEARN, WILLIAM W SR & EDNA M

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE OF THIS PROPERTY. A WHITE VAN WITH AN
EXPIRED TAG.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS
RECURRING VIOLATION, SEE CASE CE22120764. THE CASE WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b)
THERE IS A VEHICLE AND TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA.
THIS IS RECURRING VIOLATION, SEE CASE CE22120764. THE CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

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

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

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VIOLATIONS: 9-306 COMPLIED FOF
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR AND THE FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22120764. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.B.
THE GRAVEL ON THE SWALE OF THIS RS-8 ZONE PROPERTY IS NOT IN A WELL-GRADED CONDITION. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remainder of the violations within 28 days or a fine of \$50 per day, per violation and a finding of fact that 9-306 had existed ac cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remainder of the violations within 28 days or a fine of \$50 per day, per violation and found for the City that 9-306 had existed ac cited.

Case: CE25060333

Address: 1001 SW 31 ST

Owner: MALI-CONN INVESTMENTS LLC; SANTANA PROPERTY INVESTMENT CORP

Service was via posting at the property on 8/8/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

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

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-306 within 83 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-306 within 83 days or a fine of \$100 per day, per violation.

Case: CE25070299

Address: 333 SW 25 ST

Owner: RUNWAY 84 REALTY LLC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(a) COMPLIED
THERE ARE MULTIPLE VEHICLES LOCATED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE22010199. 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 ON SWALE OF DEAD AND MISSING GROUND COVER.

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

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

Case: CE25010118
Address: 1530 NW 11 CT
Owner: JEP BARCELONA LLC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

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

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

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

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

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

Case: CE25010442
Address: 1559 NW 10 PL
Owner: AVILA, YENIA TAMAYO; MORONO, DAYRON NORIS

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS AND GROWING THROUGH THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110586. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE NEXT SPECIAL MAGISTRATE.

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

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

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Case: CE25010331

Address: 1514 NW 12 CT

Owner: WIMM, BETTY J

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED FOF
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. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COME TO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED FOF
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COME TO COMPLIANCE PRIOR TO THE HEARING.

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

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

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

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

Case: CE25010578

Address: 1625 NW 9 AVE

Owner: EZEL LLC

Service was via posting at the property on 8/15/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES, MISSING SECTIONS ON THE DRIVEWAY AND THE BLACKTOP FADED.

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

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

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VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A FORD F-150 AND A FORD F-250 WITH FLAT TIRES STORED ON THIS PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Case: CE25020247

Address: 1219 CHATEAU PARK DR

Owner: 700 SUTHERLAND LLC

Service was via posting at the property on 8/13/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL APRON DRIVEWAY IS WORN AND HAS GRASS AND WEEDS GROWING THROUGH IT.

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

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

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

Case: CE25070079

Address: 1445 SW 33 ST 1-2

Owner: O A PROPERTY COMPANY INC

Service was via posting at the property on 7/31/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE CE21020515. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS OUTDOOR STORAGE: ITEMS INCLUDING BUT NOT LIMITED TO FURNITURE AND MISCELLANEOUS ITEMS BEING STORED ON THE SIDES OF THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR SUCH AS THE FASCIA THAT HAS STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT ON THE RIGHT OF WAY IS IN DISREPAIR. THERE ARE BROKEN WHEEL STOPS.

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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. THIS IS RECURRING VIOLATION, SEE CASE CE21020515. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313.(a) COMPLIED
THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

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

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

Case: CE25040797

Address: 1416 NE 5 AVE

Owner: FAITH CHURCH OF THE NAZARENE

Service was via posting at the property on 8/9/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A BLACK TOYOTA PICKUP BEARING AN EXPIRED TAG THAT IS DERELICT ON THE PROPERTY. THE VEHICLE'S FRONT BUMPER IS ALSO IN DISREPAIR.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A RED FORD SUV BEARING AN EXPIRED TAG (RFBM82) DERELICT VEHICLE ON THE PROPERTY.

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

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

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

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

Officer Jones 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 \$100 per day, per violation.

Ms. Flynn 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 \$100 per day, per violation.

Case: CE25060339

Address: 1432 NW 7 TER

Owner: BIJELONIC, BOJAN

Service was via posting at the property on 8/15/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

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

VIOLATIONS: 9-304(b)
THE GRAVEL APRON AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND IN DISREPAIR WITH WEEDS GROWING THROUGH IT.

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

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

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

Case: CE25050766

Address: 1123 NW 3 AVE 1-2

Owner: MIZRAHI, MIKE; MIZRAHI, YAFFA

Service was via posting at the property on 8/15/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BLACK 4 DOOR INFINITY VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PARKING AREA HAS CRACKS SCATTERED THROUGHOUT THE PROPERTY. THERE ARE AREAS THAT ARE MISSING ASPHALT AND THE WHEEL STOPS ARE DIRTY AND DISCOLORED.

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

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Case: CE25070278

Address: 1317 NW 7 TER

Owner: ZOELLICK, TODD

Service was via posting at the property on 8/16/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

Case: CE25060295

Address: 1505 NW 7 AVE 1-2
Owner: SAINVIL, LOUISANNA

Service was via posting at the property on 8/15/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS HOLES AND AREAS OF MISSING ASPHALT. FURTHERMORE THE STRIPES ARE FADED AND THE WHEEL STOPS HAVE STAINS AND AREAS OF MISSING PAINT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS RDS-15 ZONED PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A 4 DOOR GOLD HONDA ACCORD WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 9-313(a)
THE ADDRESS NUMBERS ARE NOT CLEARLY VISIBLE. THE ADDRESS NUMBER IS MISSING A DIGIT, PAINTED OVER AND DOES NOT CONTRAST WITH THE BACKGROUND.

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.(H) within 28 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE25060426

Address: 1305 NE 5 AVE
Owner: SPRINGER GALARZA 1305 NE 5; AVENUE FLORIDA SERIES 4

Service was via posting at the property on 8/9/25 and at 1 East Broward Blvd. on 8/14/25.

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

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

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE AT THIS LOCATION THAT IS NOT BEING MAINTAINED. THE GATE AND LATCHES ARE DAMAGED AND NOT FULLY OPERABLE, PREVENTING THE ENCLOSURE FROM REMAINING CLOSED. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24050379, AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT AS TO WHETHER COMPLIANCE HAS BEEN ACHIEVED.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE STAINS LOCATED ON THE PARKING FACILITIES AND THE WHEEL STOPS ARE BEGINNING TO FADE.

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 Jones presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-19.4.D.8. had existed as cited.

Ms. Flynn found for the City that violation 47-19.4.D.8. had existed as cited.

Case: CE25070281

Address: 1406 NW 7 TER

Owner: WALLICK, CINDY; %IAN WALLICK

Service was via posting at the property on 8/16/25 and at 1 East Broward Blvd. on 8/14/25.

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

VIOLATIONS: 47-19.1.D. COMPLIED
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED RM-15 ZONED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE21050378. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS UNEVEN. THERE ARE MULTIPLE CRACKS.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE21050378. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-363 WITHDRAWN

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

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

Case: CE25020532

Address: 221 SW 1 AVE PFL

Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Case: CE25020604

Address: 511 SE 5 AVE 101
Owner: NURIVER RETAIL CENTER LLC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24040555

Address: 301 SW 1 AVE
Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24070793

Address: 1105 ARIZONA AVE
Owner: FKH SFR M LP; % FIRST KEY HOMES LLC

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ms. Flynn imposed the \$3,150 fine.

Case: CE24110045

Address: 105 NE 16 TER
Owner: 105 NE 16 TERRACE LLC

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

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

Case: CE25010119

Address: 1135 NW 5 CT
Owner: SOLSONA, GRACIELA

ORDERED TO REAPPEAR

This case was first heard on 6/26/25 to comply by 7/6/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$15,900.

Vanessa Willis, Code Compliance Officer, did not recommend an extension.

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

Case: CE24090528

Address: 417 SE 12 CT
Owner: RAMADHAR 1 LLC;
%FLORIDA PROF PROPERTY MGMT INC

ORDERED TO REAPPEAR

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

Ms. Flynn did not grant an extension and fines would begin to accrue on 8/29/25.

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Staff entered pages 69 and 70 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:

CE25050353

CE25010148

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:

CE25030622

CE25060684

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:

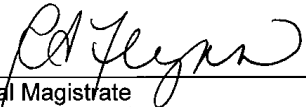
None

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 12:32 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE