



CITY OF FORT LAUDERDALE

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

Staff Present:

Loen Garrick, Administrative Assistant
Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Senior Administrative Assistant
Jehenna Williamson, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Robert Fisk, Landscape Examiner
Matthew Flesher, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Code Compliance Supervisor
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Ahmed Wallace, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE24100694: Janick Serrallonga
CE24100652: Andrew Schein Esq.
CE25020372; CE25060810: Dale Saunders; Corey Ritchey
CE25010813; CE25050630: Courtney Crush Esq.
CE24120332: Michelle Lau
CE25060285: Francoeur Paul
CE25070086: Leonard Mello
CE23080539: William Stecker
CE25050435: Matthew Yazejian
CE24110397: Jesse Shaw; Nancy Gassman
CE25050550: Valeria Gioche
CE25070140: Morey Wright
CE24120155: Niuska Wides
CE25010648: Daniel Cremodes
CE25070072: Orang Lutfi
CE24010903: Linda McVeigh Matlock
CE24120199: Paul Pulcini
CE24020274: Nancy Hamann
CE23040355: Randall Klett
CE25040319: Periera Sanon
CE25070923: Ajay Mehta
CE24090180: Wynter Fromhartz
CE24110227: Dale Clappison
CE25070172: Hulda Gonzalez Iglesias
CE25070135: Khashayar Rostan

CE25050468: Jorge Penedo
CE25050086: Todd Erwin
CE25020640: Vasilina Likh
CE25040893: Tyler Mutschler Esq.
CE25050328: Rebecca Dadlani
CE25070175: Kevin Williams
CE25050497; CE25050497: Denzel Gelin
CE25020634: Prakash Baboolal
CE25030480: Raymond Costello
CE25060618: Shawn Alexander
CE24030710: Dwayne Coleman
CE25060281: Tony Perkins; Steven Bellamy
CE25070356; CE25020291: CE25060261; CE25020290: Nikolay Polyushkn
CE25040781: Sydney Moore
CE25060029: David Vasquez; Christopher Lynn
CE25050150: Jason Ravino
CE24090460: Sophia Dupoux; Mohmmed Dupoux Nazeera; Jean Pierre Dupoux
CE24090507: Dominique Williams
CE24100489: Veronique LeClerc
CE24090333: Robert Primo
CE25070210: Teri Jacobs
CE24090067: John Garces
CE25050044: Eduardo Blanco

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: CE25040893

ORDERED TO REAPPEAR

Address: 2101 SE 4 AVE
Owner: KNEZEVIC, ANA

This case was first heard on 7/8/25 to comply by 8/12/25 and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

Tyler Mutschler Esq., attorney for the deceased owner's brother, said the tenants had been removed so the landlord registration issue was moot. He said they were working to get funds transferred to his client to address the overgrowth on the property. This may entail the sale of other properties. On October 16, a hearing would be held to declare the owner deceased, allowing them to open probate.

Mr. Doody granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25050328

Address: 2136 NW 7 ST
Owner: IRRRA COMMUNITY INC

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

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

Rebecca Dadlani said despite changing the address with the Property Appraiser, they had not received the initial notice in time. Once they were aware of the violations, they had acted to comply.

Mr. Doody waived the fine.

Case: CE25060029

Address: 2901 SW 17 ST C-D
Owner: A&D RE HOLDINGS LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-18.47.A.
THIS RD-12.22 ZONED PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY
HAVE NOT REGISTERED WITH THE DEVELOPMENT SERVICES DEPARTMENT IN THE CITY OF
FORT LAUDERDALE.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$150 per day, per violation.

David Vasquez said a community residence had been leasing the property when he purchased it. They had left the property but Mr. Vasquez had found a new community residence tenant. Antoine Loar, Code Compliance Supervisor, confirmed this property could not be registered as a community residence at this location; it was not a permitted use. Therefore, the property must stop the use as a community residence. Amy Brown, Code Compliance Supervisor, said she had been in contact with the owner and tenant, and confirmed that considering the information provided, the use would not be approved.

Mr. Doody continued the case to 11/19/25.

Case: CE25060281

Address: 2781 SW 3 ST
Owner: BELLAMY, STEVEN & PERKINS, TONY

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, WEEDS AND GRASS GROWING THROUGH IT.

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 WORN WITH CHIPPED SLATS,
DISCOLORED AND HAS VEGETATION GROWING OVER THE WOODEN SLATS.

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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(C)
THE WALKWAY LEADING TO THE PORCH IS CRACKED WITH PEELING PAINT AND CRACKED CEMENT.

Officer Moore presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 11/19/25 hearing.

Tony Perkins said they had a driveway contract and had an estimate for the fence. He requested 90 days.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25050435

Address: 535 HENDRICKS ISLE

Owner: AMORELLO PMG

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-20.20.(H)
PARKING FACILITIES AT THIS RMM-25 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE IS CRACKING, FADING OF THE ASPHALT, AS WELL AS WHEEL STOPS THAT MAY BE CHIPPED, FADED OR MISALIGNED. PARKING FACILITIES SHALL BE KEPT IN GOOD OPERATING CONDITION. ALL PARKING LOTS AND SPACES SHALL BE MAINTAINED SO AS NOT TO CREATE A HAZARD OR NUISANCE. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, REMOVING GLASS AND LITTER; PRUNING, NOURISHING, AND WATERING VEGETATION; RESURFACING AND RESTRIPIING SURFACE MARKINGS; RE-ANCHORING OR REPLACING LOOSE AND BROKEN WHEEL STOPS AND REPLACING OR PAINTING SIGNS.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$100 per day and ordering the respondent to attend the 11/19/25 hearing.

Matthew Yazejian agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$100 per day, and ordered the respondent to attend the 11/19/25 hearing

Case: CE24120199

REQUEST FOR EXTENSION

Address: 1200 NE 17 TER

Owner: GOPUL LLC

This case was first heard on 6/26/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,200.

Jean Claude Noel, Code Compliance Officer, said one violation remained.

Paul Pulcini said the original contractor's license had expired and he had gone through the change of contractor process. He requested 30 days and Officer Noel did not object.

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

Case: CE23080539

ORDERED TO REAPPEAR

Address: 519 SW 27 AVE

Owner: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/25 to comply by 5/14/25 and 7/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,200.

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

William Stecker said their request for a variance for the gravel parking would be heard on October 8. Officer Moore recommended a 71-day extension with an order for the respondent to attend the 11/19/25 hearing.

Mr. Doody granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE24090180

Address: 1441 NE 3 AVE

Owner: REYES, JACOB S; FROMHARTZ, WYNTER L

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 in compliance, fines had accrued to \$7,300 and the City was requesting the full fine be imposed.

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

Wynter Fromhartz said she was in the middle of a divorce and she had needed to pay for the repairs herself. She requested a fine reduction. Officer Williams recommended reducing fines to administrative costs of \$534

Mr. Doody imposed administrative costs of \$534.

Case: CE25060618

Address: 2224 NE 15 CT

Owner: MCQUADE, KATHLEEN H

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-4.(c) WITHDRAWN
THERE IS A DERELICT FORD FOCUS VEHICLE EXPIRED TAG CFR-P87 03-23 ON THE PROPERTY UNDER THE CAR PORT.

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

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

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$50 per day, per violation.

Shawn Alexander said the owner was incapacitated and was planning to sell the property.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$50 per day, per violation.

Case: CE25050150

Address: 2920 NW 69 CT

Owner: RAVINO, JASON E

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION, SEE CASE CE24100526. THE CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

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

Jason Ravino argued that he had received the notice after trimming the grass and that it had been time to cut it but it had "not gone over."

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

Case: CE25070923

Address: 1408 NE 5 CT

Owner: AJAY MEHTA LIV TR; MEHTA, AJAY TRUSTEE

Service was via posting at 1 East Broward Blvd. on 8/22/25 and by appearance of the respondent.

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

VIOLATIONS: 47-21.15.D. COMPLIED
THERE IS TREE ABUSE OF A GUMBO LIMBO TREE AT THIS RC-15 ZONE PROPERTY. THIS CASE
WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES UP TO
\$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Noel presented the case file into evidence and recommended imposing a fine of \$150 for the tree abuse.

Ajay Mehta said the landscaper had damaged the tree but he had an arborist repair it. Robert Fisk, Landscape Examiner, agreed that the cuts had been corrected.

Mr. Doody found in favor of the City and imposed a \$150 fine.

Case: CE25010813

Address: 1248 SEMINOLE DR

Owner: HELMHOLDT, MARGARET J; MARGARET J HELMHOLDT LIV TR

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-20.13.G.1.
THERE IS ARTIFICIAL TURF IN THE RIGHT OF WAY (SWALE) OF THIS RS-4.4 RESIDENTIAL
PROPERTY.

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

Courtney Crush Esq., the owner's attorney, agreed her client would comply.

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

Case: CE25050630

Address: 213 S FORT LAUDERDALE BEACH BLVD

Owner: TRD OF FORT LAUDERDALE LLC

Personal Service was accepted on 8/27/25. Service was also via posting at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 25-4 COMPLIED
THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK AT THIS LOCATION. ALL SIGNS MUST
HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE
RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE23040443 AND AS SUCH A HEARING WILL
BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. A PERMIT WAS ISSUED IN 2022 BUT HAS NOT BEEN COMPLETED. THIS IS A RECURRENCE OF CASE CE25010846 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day. She also requested a finding of fact that violation 25-4 had existed as cited.

Courtney Crush Esq., the owner's attorney, said the sign permit was in process.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day. He also found for the City that violation 25-4 had existed as cited.

Case: CE25040319

Address: 1401 NW 7 TER

Owner: SANON, PERIERA & BAPTISTE, IRLANDE JEAN

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

Gail Williams, Senior 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A CAR PARKED ON THE LAWN AREA. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL AND THERE IS GRASS AND WEEDS GROWING THROUGH IT. GRAVEL IS ALSO OVERFLOWING ONTO THE RIGHT OF WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTSIDE STORAGE IS TAKING PLACE AT THIS RM-15 ZONED LOCATION, INCLUDING BUT NOT LIMITED TO BUCKETS, PAILS, CRATES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER-ROOFED OUTSIDE STORAGE AT THIS AT THIS RM15 PROPERTY THAT IS CREATING A PUBLIC NUISANCE SUCH AS BUT NOT LIMITED TO TABLES, CHAIRS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING COMPONENTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED. THE CARPORT WALL IS IN DISREPAIR, WITH A HOLE EXPOSING PLYWOOD. THE CARPORT ALSO HAS AREAS OF MISSING AND PEELING PAINT.

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VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280(h) WITHDRAWN
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THERE IS AN
UNPERMITTED STRUCTURE IN THE BACKYARD THAT NEEDS TO BE REMOVED.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT MOTORCYCLE ON THE PROPERTY. BLACK SUZUKI WITH REAR FLAT TIRE.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$150 per day, per violation. She also requested a finding of fact that violations 9-304(b), 18-1., and 9-306 had existed as cited.

Periera Sanon described his efforts to comply.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 35 days or a fine of \$150 per day, per violation. He also found for the City that violations 9-304(b), 18-1., and 9-306 had existed as cited.

Case: CE25010648 REQUEST FOR EXTENSION
Address: 1000 SW 26 ST
Owner: ECOAR LLC

This case was first heard on 4/8/25 to comply by 4/23/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$28,200.

Rafael Santos, Code Compliance Officer, stated one violation remained. He said the fence permit application was out for corrections as of 9/8/25.

Daniel Cremodes said they had repaired part of the fence and then another section had fallen down. He requested two months, Amy Brown, Code Compliance Supervisor, recommended 71 days.

Mr. Doody granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/9/25 hearing.

Case: CE25020291 ORDERED TO REAPPEAR
Address: 2840 NE 32 ST
Owner: MILL CAPITAL LLC

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

Patt Gavin, Senior Code Compliance Officer, said one violation remained. He did not recommend an extension.

Nikolay Polyushkn said they had cleared the site the previous week and requested 30 days. Officer Gavin said they needed permits for the gravel that had been installed.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/14/25 hearing.

Case: CE25020290 ORDERED TO REAPPEAR
Address: 2850 NE 32 ST
Owner: MILL CAPITAL LLC

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

Patt Gavin, Senior Code Compliance Officer, said one violation remained; a permit was needed for the gravel.

Nikolay Polyushkn agreed to an extension.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/14/25 hearing.

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Case: CE25060261

Address: 2850 NE 32 ST
Owner: MILL CAPITAL LLC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

Patt Gavin, Senior Code Compliance Officer, testified to the following violation(s): VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A BANNER SIGN ON THE FENCE OF THIS RMM-25 PROPERTY.

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

Nikolay Polyushkn said they had covered some signs and would remove the others.

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

Case: CE25070356

Address: 2840 NE 32 ST
Owner: MILL CAPITAL LLC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

Patt Gavin, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS RMM-25 PROPERTY. THE FENCE IS COVERED WITH SIGNS.

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

Nikolay Polyushkn agreed to comply.

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

Case: CE24010903

Address: 1134 NE 5 TER
Owner: BARTON, NORMAN F

This case was first heard on 1/30/25 to comply by 2/9/25 and 3/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

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

Linda McVeigh Matlock said the owner had passed away in April and his relatives had addressed the violations. She requested a reduction to administrative costs. Officer Williams said administrative costs totaled \$1,224.

Mr. Doody imposed administrative costs of \$1,224.

Case: CE24030710

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

ORDERED TO REAPPEAR

This case was first heard on 6/11/25 to comply by 6/21/25 and 9/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,200.

Karen Proto, Code Compliance Officer, confirmed the property was not in compliance.

Dwayne Coleman, the deceased owner's son, requested a six-month extension. Dorian Koloian, Code Compliance Supervisor recommended 126 days and ordering the respondent to attend the 1/13/26 hearing.

Mr. Doody granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE24100694

REQUEST FOR EXTENSION

Address: SW 19 ST
Owner: SHM LMC LLC; %JASON HOGG

This case was first heard on 7/24/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,200.

Matthew Flesher, Code Compliance Officer, said one violation remained and he did not object to the request for an extension.

Janick Serrallonga said they needed permits to trim the mangroves and the mortgage holder needed to acknowledge the easement at the edge of canal. He requested 35 days. Amy Brown, Code Compliance Supervisor, recommended 71 days.

Mr. Doody granted a 71-day extension, during which time no fines would accrue.

Case: CE25060810

Address: 200 W SUNRISE BLVD
Owner: DALE'S WHEELS & TIRES INC

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS GRAFFITI ON THE EXTERIOR WALLS OF 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 REFERENCE CASE CE22020196. FINES SHALL BEGIN TO ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED IN THE AMOUNT OF \$50 PER DAY. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER COMPLIANCE IS MET OR NOT FOR THE IMPOSITION OF FINES.

Officer Martinez presented the case file into evidence and said the violation was now in compliance. She requested imposition of a \$3,250 fine for the 65 days the property had been out of compliance.

Corey Ritchey, CRA project manager, said the owner had been awarded funding for the work and the project was in the DRC process. Antoine Loar, Code Compliance Supervisor, said the owner must maintain the property until the CRA funding came through.

Dale Saunders, owner, said they had painted 15 times and the graffiti was back. Mr. Ritchey said the property was empty now, but he anticipated the graffiti would cease once the building was rehabilitated. Supervisor Loar said there was graffiti-resistant paint available.

Mr. Doody found in favor of the City and imposed a \$1,500 fine for the 65 days the property had been out of compliance.

Case: CE25020372

Address: 915 NW 2 AVE
Owner: SAUNDERS, DALE

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-1. COMPLIED FOF
THERE ARE CEMENT BLOCKS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN 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 REFERENCE CASE CE22010350 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23100642 AND WILL BE

PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE STUMP IN THIS VACANT LOT.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day and a finding of fact that violations 18-1. and 18-12.(a) had existed as cited.

Dale Saunders said they had put down the cinderblocks to prevent dumping on the property. He argued that the fence was not on his property.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day and found for the City that violations 18-1. and 18-12.(a) had existed as cited.

Case: CE25070086

Address: 314 ISLE OF CAPRI DR
Owner: 314 ISLE OF CAPRI LLC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A BOAT CHARTER BUSINESS BEING RUN OUT OF THIS PROPERTY.

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

Leonard Mello said this was his personal boat and the charters were done once the boat was removed from the property; there was no loading or parking at the property. Amy Brown, Code Compliance Supervisor, said one listing they had found indicated the pickup point was this residence. She said the US Coast Guard had issued "a slew of violations" against the boat.

Mr. Doody found in favor of the City and ordered compliance within 30 days or a fine of \$150 per day.

Case: CE25050044

Address: 6980 NW 29 WAY
Owner: SFR ACQUISITIONS 3 LLC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

Shayqwan Kendrick, 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 SCHEDULE PICK UP IS 4TH WEDNESDAY OF EACH MONTH. BULK TRASH INCLUDING MATTRESS, FURNITURE BUT NOT LIMITED TO ALL OTHER ITEMS.

VIOLATIONS: 18-12.(a) COMPLIED FOF
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. TRASH INCLUDING BED, TRASH BAGS, TRASH CAN. THIS IS A RECURRING VIOLATION, SEE CASE CE24090089. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE POTHOLE, CRACKS AND THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

VIOLATIONS: 9-276(C)(1) COMPLIED
THE FRONT PORCH AREA AND SIDEWALK ARE DIRTY. SIDEWALK AND PORCH IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

Officer Kendrick 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.

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Eduardo Blanco said the property was vacant and for sale.

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

Case: CE24020274

Address: 1219 NE 4 AVE

Owner: 1237 CHURCH OF LIGHT LLC

This case was first heard on 1/30/25 to comply by 2/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine for 18-8(a) only, \$11,200.

Nancy Hamann said the property had been demolished.

Mr. Doody imposed the \$11,200 fine.

Case: CE24110227

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said the violation was not complied and recommended imposition of the fine..

Dale Clappison said they had done significant construction at the property and the last item was a drainage project that must be approved by South Florida Water Management. Officer Williams recommended 71 days.

Mr. Doody granted a 71-day extension, during which time no fines would accrue.

Case: CE24120332

Address: 300 SW 4 CT

Owner: MAIC OF QUEENS INC

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Edward Eason, Code Compliance Officer, recommended imposition of the fine.

Michelle Lau said they had applied for a permit and paid the contractors. Officer Eason recommended 71 days.

Mr. Doody granted a 71-day extension, during which time no fines would accrue.

Case: CE25070072

Address: 1045 NE 17 AVE

Owner: SABA INVESTMENTS LLC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES ON THE SWALE. A SILVER BMW WITH A FLAT TIRE AND EXPIRED FLORIDA TAG JTX-F58 (11/24) AND A DARK GRAY RANGER WITH EXPIRED FLORIDA TAG HAA-C46 (11/24).

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL 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 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 MISSING, PEELING PAINT.

VIOLATIONS: 9-280(C)
THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE FABRIC DOOR AWNING AT THIS PROPERTY IS TORN AND IN DISREPAIR.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-363, 9-304(b), and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Orang Lutfi said he was working to comply.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE24090067
Address: 6916 NW 29 AVE
Owner: GARCES, JOHN W

ORDERED TO REAPPEAR

This case was first heard on 2/11/25 to comply by 2/21/25, 3/11/25, and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,950.

Shayqwan Kendrick, Code Compliance Officer, said one violation remained and did not recommend an extension.

John Garces was unsure which violations were not complied.

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

Case: CE25060285
Address: 301 SW 29 AVE
Owner: PAUL, FRANCOEUR J & FRANCINE D

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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 RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE WASHERS AND DRYERS, WOODEN BOARDS, TABLES AND MISCELLANEOUS STORED ITEMS BEING STORED OUTSIDE.

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

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

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 AT THIS PROPERTY IS IN DISREPAIR AS THE TREES HAVE GROWN INTO THE FENCE CAUSING IT TO BEND TOWARD THE SWALE ON THE SIDE OF THE HOME.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK SUV WITH VEGETATION GROWN AROUND THE TIRES. THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED WITH A DARK SUBSTANCE.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES ALONG THE BACK YARD OF THE PROPERTY HAS GROWN OVER THE SWALE AND INTO THE STREET.

VIOLATIONS: 18-1. COMPLIED
THERE IS WORKOUT EQUIPMENT ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 35 days and with 9-305(b) within 71 days or a fine of \$50 per day, per violation.

Francoeur Paul requested time to finish the work.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 35 days and with 9-305(b) within 71 days or a fine of \$50 per day, per violation.

Case: CE25050086

Address: 2010 SW 23 TER

Owner: ERWIN, TODD & CHRISTINE B

This case was first heard on 7/8/25 to comply by 7/23/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Matthew Flesher, Code Compliance Officer, said two violations remained and recommended imposition of the fine.

Todd Erwin said FPL was installing electricity in the swale. Amy Brown, Code Compliance Supervisor, recommended 35 days for the outdoor storage and an order for the owner to attend the 11/19/25 hearing.

Mr. Doody granted a 35-day extension for 47-34.1.A.1 and a 71-day extension 9-305(b), during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE24120155

Address: 833 SW 30 ST 1-8

Owner: WOODLANDS RENTALS LLC

This case was first heard on 4/8/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 9/10/25.

Rafael Santos, Code Compliance Officer, said the paving permit was in process. He did not recommend an extension.

Niuska Wides said the person helping her had suffered a heart attack, causing a delay. Amy Brown, Code Compliance Supervisor, said the owners were working toward compliance and recommended a 71-day extension.

Mr. Doody granted a 71-day extension, during which time no fines would accrue. He also and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25040781 ORDERED TO REAPPEAR
Address: 2855 W COMMERCIAL BLVD
Owner: LAUDERDALE COMMERCIAL BLVD; PARTNERS LLC

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended a 71-day extension.

Sydney Moore described their efforts to comply.

Mr. Doody granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25070135 CITATION
Address: 1730 NE 23 AVE
Owner: KR MANAGEMENT LLC

This case was cited on 7/5/25 to comply by 7/5/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Ahmad Wallace, Code Compliance Officer, recommended imposition of the fine.

Khashayar Rostan said he had already paid the fine.

Case: CE25050550
Address: 680 SW 29 TER
Owner: EMPOWERED HOLDINGS GROUP LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN SLATS AT THIS PROPERTY ARE DETERIORATED.

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS FADED AND HAS CRACKS THROUGHOUT THE PAVERS.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL WINDOWS ARE BROKEN, CREATING POTENTIAL SAFETY AND SECURITY HAZARDS.

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP AND SANDBAGS ON THE ROOF AT THIS PROPERTY.

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

Valeria Gioche said they had the windows and doors permits. She said the roof was done and they were awaiting inspections. Officer Moore said they should board up the windows with a permit until the windows arrived.

Mr. Doody found in favor of the City and ordered compliance with 9-280(b) within 35 days and with the remaining violations within 71 days or a fine of \$100 per day, per violation, and ordered the respondent to attend the 11/19/25 hearing.

Case: CE24090507

Address: 3632 SW 16 CT

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

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

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

Dominique Williams said she had applied for a grant to help pay for the roof repair.

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

Case: CE25020640

Address: 2018 NE 31 AVE

Owner: 6100 2N LLC

This case was first heard on 6/10/25 to comply by 6/20/25 and 7/8/25. 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.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fine.

Vasilina Likh said the owner lived out of state and had not received notices because the mailing address was the property address. She said they had hired the contractor and needed to revise the plans. Officer DelGrosso said this had nothing to do with the ground cover violations.

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

Case: CE24090460

Address: 3619 DAVIE BLVD

Owner: JRD INVESTMENT PROPERTY LLC

This case was first heard on 2/11/25 to comply by 2/22/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Sophia Dupoux, the owners' daughter, said the property was in compliance; the business was no longer in the building.

Mr. Doody imposed the \$19,000 fine, which would continue to accrue until the property was in compliance.

Case: CE25070175

Address: 2151 NW 20 ST

Owner: TRUST N WILLIAMS LLC

Service was via posting at 1 East Broward Blvd. on 8/22/25 and by the appearance of the respondent.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE IS AN ACCUMULATION OF DEBRIS UNDER THE TREE AT THE FRONT OF THIS VACANT LOT AND A PILE OF WOOD ALONG THE EAST SIDE.

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

VIOLATIONS: 18-1.
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE WOODEN POLES AND A METAL ROD PRODDING FROM THE GROUND.

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

Kevin Williams said he was building on the property. He agreed to comply.

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

Case: CE25030480
Address: 2218 NE 17 CT
Owner: COSTELLO, RAYMOND; COSTELLO, CAROL

This case was first heard on 5/13/25 to comply by 5/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,700 and the City was requesting the full fine be imposed.

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

Raymond Costello said the contractors had left debris on the property.

Mr. Doody imposed the \$4,700 fine.

Case: CE24100489
Address: 3716 SW 14 ST
Owner: LECLERC, PAUL & VERONIQUE

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 \$1,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Veronique LeClerc said she was the only person able to work on the violations because her husband had suffered more than one heart attack. She was trying to get a reverse mortgage to repair the driveway. Amy Brown, Code Compliance Supervisor, suggested 126 days.

Mr. Doody granted a 126-day extension, during which time no fines would accrue.

Case: CE23040355
Address: 1226 NE 4 AVE
Owner: 2010 PROPERTY LLC

This case was first heard on 6/27/24 to comply by 9/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

Jean Claude Noel, Code Compliance Officer, recommended imposition of the fine.

Randall Klett said this had been a very confusing case and he did not understand how/why he had been fined.

Mr. Doody imposed the \$6,600 fine.

Case: CE25070140
Address: 742 NE 17 TER
Owner: WRIGHT, MOREY

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

VIOLATIONS: 9-304(b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND STAINED.

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

VIOLATIONS: 9-280(C)
THE PAVER WALKWAYS AND SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.

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

Morey Wright requested 30 days for all violations.

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

Case: CE25020634

Address: 2201 NW 6 PL

Owner: BABOOLAL, PRAKASH

Service was via posting at the property on 8/21/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 47-21.9.M. within 71 days or a fine of \$100 per day, per violation.

Prakash Baboolal said he tried to maintain the property.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-21.9.M. within 71 days or a fine of \$100 per day, per violation.

Case: CE24090333

Address: 5150 BAYVIEW DR

Owner: PRIMO, ROBERT M

This case was first heard on 3/11/25 to comply by 3/21/25, 4/8/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, said one violation remained and recommended imposition of the fine.

Robert Primo said the violations were in compliance, including the peeling paint. Officer Kendrick said Mr. Primo had been unavailable for reinspections. Antoine Loar, Code Compliance Supervisor, stated Mr. Primo's was always unavailable and recommended imposition of the fine.

Mr. Doody imposed the \$5,350 fine, which would continue to accrue until the property was in compliance.

Case: CE25050497

Address: 2601 NW 16 CT

Owner: EXQUISITE HOMES & INVESTMENTS INC

Service was via posting at the property on 8/21/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH 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 Gavin presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Denzel Gelin wanted to know what needed to be done to comply. Dorian Koloian, Code Compliance Supervisor, said only the bare areas needed to be covered.

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

Mr. Doody took a brief recess.

Case: CE25040549

Address: 920 SW 2 ST 1-2

Owner: HENRICI, JUDIT N; JOHNSON, DAVID R

Service was via posting at the property on 8/19/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THE PROPERTY. MULTIPLE TRAILERS/VESSELS AND MOTORHOMES WAS OBSERVED BEING STORED ON THIS ZONED RMM-25 RESIDENTIAL PROPERTY.

Officer Eason presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$50 per day.

Case: CE25050196

Address: 1416 SW 6 AVE 1-2

Owner: HUGHES, ROSS

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY HAS POTHOLES AND IS FADED.

VIOLATIONS: 47-19.1.D.
THERE IS A CAR CANOPY FRAME ERECTED IN THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, PLASTIC CONTAINERS, PLASTIC TOOLBOX, PLASTIC CONES AND OTHER MISCELLANEOUS ITEMS.

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.

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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.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with 47-19.1.D. within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with 47-19.1.D. within 35 days or a fine of \$50 per day, per violation.

Case: CE25040290
Address: 1621 NE 3 AVE
Owner: 1621 HOLDINGS LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE SWALE ON THE 3RD AVENUE SIDE IS TORN UP.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS STAINED.

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

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

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

Case: CE25070100
Address: 408 SW 4 AVE
Owner: RAINTREE 18 LLC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

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

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

Case: CE25040461
Address: 1729 SE 11 ST
Owner: DIXON, CLARA

Service was via posting at the property on 8/19/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING

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FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN EXTERIOR DOOR THAT MAY BE MISSING OR IN DISREPAIR LOCATED ON THE WEST SIDE OF THE PROPERTY.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND SHRUBBERY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A SHRUBBERY THAT IS LOCATED NEXT TO THE SEAWALL THAT IS OVERGROWN AND REQUIRES TO BE TRIMMED BACK FROM THE SEAWALL.

Officer Eason presented the case file into evidence and recommended ordering compliance with 9-278(e) within 15 days and with the remaining violations within 71 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-278(e) within 15 days and with the remaining violations within 71 days or a fine of \$50 per day, per violation.

Case: CE25070098

Address: 408 SW 4 AVE

Owner: RAINTREE 18 LLC

Service was via posting at the property on 8/19/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

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

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

Case: CE25070838

Address: 713 SE 7 ST

Owner: PERI FAM TR; PERI, GUY TRUSTEE

Service was via posting at the property on 8/19/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-21.15.D.
THERE WAS A LIVE OAK TREE THAT WAS ABUSED BY REMOVING/CUTTING THE LIMBS AND LEAVING TREE IN PERIL WITHOUT FIRST OBTAINING REQUIRED PERMIT FROM LANDSCAPE DEPARTMENT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Eason presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$150 per day and imposition of a \$100 fine for the tree that had been abused.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$150 per day and imposed a \$150 fine for the tree that had been abused.

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Case: CE25070523

Address: 642 NW 3 AVE

Owner: WATER TOWER APARTMENTS LLC

Service was via posting at the property on 8/19/25 and at 1 East Broward Blvd. on 8/22/25.

Edward Eason, 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, INCLUDING BUT NOT LIMITED TO THE SURROUNDING AREA OF THE PROPERTY AND ON THE SWALE/RIGHT-OF-WAY/SIDEWALK 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, INCLUDING BUT NOT LIMITED TO THE FRONT AREA OF THE PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT COVERED VEHICLES PARKED STORED ON TOP OF A TRAILER, AS WELL AS DERELICT TRAILERS AND OTHER VEHICLES WITHIN THE PROPERTY.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING LOT ON THE NORTHSIDE REQUIRES TO BE RESURFACED.

VIOLATIONS: 15-28 WITHDRAWN
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (BT-GEN-24060092).

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS STORAGE OF COMMERCIAL EQUIPMENT INCLUDING BUT NOT LIMITED TO GENERATOR ON THE PROPERTY.

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

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

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

Case: CE25050461

Address: 4521 NE 21 AVE

Owner: CORAL RIDGE LANDINGS CONDO ASSN INC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-280(h)(1)
THE PINK WOODEN FENCE AS WELL AS WHITE METAL FENCING ONSITE ARE IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THERE ARE MANY AREAS OF BROKEN SLATS ON THE WOODEN FENCE. THERE ARE BROKEN COLUMN CAPS ON POSTS SUPPORTING THE METAL PARTS OF THE FENCE. PARTS OF THE METAL FENCING ARE RUSTED AND BROKEN.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, MISALIGNED, DAMAGED WHEEL STOPS AND FADED PAINT ON WHEEL STOPS. THERE ARE MISALIGNED GARDEN PAVERS IN THE PARKING LOT.

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

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

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

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

Case: CE25050521

Address: 2008 INTRACOASTAL DR

Owner: SAMUEL S CALIENDO LLC; HIEN T CALIENDO LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-21.15.A
TREES WERE REMOVED FROM THIS RS.4.4. PROPERTY WITHOUT FIRST OBTAINING A PERMIT IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THREE COCONUTS AND A PINE TREE WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day and imposition of a \$150 fine for each of the four trees that had been removed, a total of \$600.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, and imposed a \$150 fine for each of the four trees that had been removed, a total of \$600.

Case: CE25050600

Address: 4711 NE 28 AVE

Owner: RENOVATECH LLC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

VIOLATIONS: 18-11 (b)
THERE IS A STAGNANT SWIMMING POOL AT THIS RS-8 ZONED, UNOCCUPIED HOME.

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance with 9-280(h)(1) within 35 days or a fine of \$100 per day; with 18-12.(a) within 10 days or a fine of \$100 per day, and with 18-11(b) within 10 days or a fine of \$500 per day.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h)(1) within 35 days or a fine of \$100 per day; with 18-12.(a) within 10 days or a fine of \$100 per day, and with 18-11(b) within 10 days or a fine of \$500 per day.

Case: CE25050540

Address: 1535 S PERIMETER RD

Owner: CITY OF FORT LAUDERDALE; % FT LAUD EXECUTIVE AIRPORT

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES AT THIS GAA - GENERAL AVIATION AIRPORT DISTRICT ZONED PROPERTY THAT ARE NOT MAINTAINED. PARKING FACILITIES ARE FADED, DISCOLORED, BROKEN WHEEL STOPS AND MISSING PARKING STRIPS. THIS VIOLATION INCLUDING ALL BUSINESS/ADDRESS OF THE FOLLOWING:
-SHELTAIR 31 (1635 N.W 51ST PLACE)
-SHELTAIR 32 (1631 N.W 51ST PLACE)
-SHELTAIR 33 (1707 S. PERIMETER RD)
-SHELTAIR 34 (1641 S. PERIMETER RD)
-SHELTAIR 35 (1621 S. PERIMETER RD)
-SHELTAIR 36 (1535 S. PERIMETER RD)
-SHELTAIR 37 (CHARTER AIRLINES)
-SHELTAIR 38 (5151 E. PERIMETER RD)

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 VIOLATION INCLUDES THE FOLLOWING BUSINESS/UNITS:
-SHELTAIR 31 (1635 N.W 51ST PLACE)
-SHELTAIR 32 (1631 N.W 51ST PLACE)
-SHELTAIR 34 (1641 S. PERIMETER RD)
-SHELTAIR 35 (1621 S. PERIMETER RD)
-SHELTAIR 36 (1535 S. PERIMETER RD)
-SHELTAIR 37 (CHARTER AIRLINES)
-SHELTAIR 38 (5151 E. PERIMETER RD)

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS GAA ZONED LOCATION UNIT 32 (1631 N.W 51ST PLACE). DUMPSTER ENCLOSURE HAS BROKEN AND MISSING SLATS. THE INSIDE OF THE ENCLOSURE IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. DUMPSTER ENCLOSURE HAS PALLETS, TRASH, BUT NOT LIMITED TO ALL OTHER ITEMS.

VIOLATIONS: 47-19.4.D.1.
THERE IS A 4-YARD REPUBLIC SERVICE DUMPSTER ON SHELTAIR 36 (1535 S. PERIMETER RD) ON THIS GAA ZONED PROPERTY NOT INSIDE AN ENCLOSURE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS GAA ZONED PROPERTY. THERE IS OUTDOOR STORAGE OCCURRING AT THE FOLLOWING ADDRESS/BUSINESS:
-SHELTAIR 31 (1635 N.W 51ST PLACE) THERE IS A WOODEN BOX STACKED ON PALLETS STORED ON THE FRONT OF THE UNIT. **COMPLIED**
-SHELTAIR 36 (1535 S. PERIMETER RD) THERE IS A WOODEN BOX AND PALLETS STORED ON THE FRONT OF THE UNIT. **COMPLIED**
- SHELTAIR 37 (CHARTER AIRLINES) THERE ARE PAVERS BEING STORED AT THE FRONT OF THE BUSINESS LAWN AREA.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT RED CHEYENNE EXPIRED TAG HZKI90 (01-20) WITH FLAT FRONT TIRES ON THE PROPERTY. SHELTAIR 37 (CHARTER AIRLINES)

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FOLLOWING UNIT/BUSINESS:
-SHELTAIR 31 (1635 N.W 51 ST PLACE)
-SHELTAIR 35 (1621 S. PERIMETER RD)

VIOLATIONS: 9-280(C) COMPLIED
THE FOLLOWING UNITS HAVE DIRTY AND DISCOLORED EXTERIOR WALKWAYS:
-SHELTAIR 31 (1635 N.W 51ST PLACE)
-SHELTAIR 32 (1631 N.W 51ST PLACE)
-SHELTAIR 34 (1641 S. PERIMETER RD)

-SHELTAIR 35 (1621 S. PERIMETER RD)
-SHELTAIR 36 (1535 S. PERIMETER RD)
-SHELTAIR 37 (CHARTER AIRLINES)

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$100 per day, per violation.

Case: CE25030691

Address: 2240 E SUNRISE BLVD

Owner: CONSOLIDATED SUNRISE LLC; %CVS HEALTH #4201-02

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 8-91.(c)
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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

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

Case: CE24080510

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-1. COMPLIED FOF
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE24011026 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. THIS IS A RECURRING VIOLATION, SEE CASE CE24011026. 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: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY HAS CRACKS AND UNEVEN SURFACES.

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

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

Officer Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. She also requested a finding of fact that violation 18-1. had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day. He also found for the City that violation 18-1. had existed as cited.

Case: CE24090617

Address: 413 NE 5 TER

Owner: ROLLER PLACE LLC

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

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

VIOLATIONS: 25-56(B) WITHDRAWN
THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE CRACKS AND CAN POSE AS A SAFETY HAZARD.

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

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

Case: CE24100652

Address: 24 NW 6 AVE

Owner: BLF 2022 LLC ET AL; % UNILAND DEVELOPMENT CO

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

Jessica Martinez, 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED SUCH AS BUT NOT LIMITED TO BLUE BINS, CONTAINERS, CAR PARTS, TRAILERS, REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS 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 Martinez presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$100 per day,

Case: CE25030405

Address: 416 NE 1 AVE

Owner: 416 NE 1ST ASSEMBLEDGE LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

VIOLATIONS: 18-12.(a) COMPLIED FOF
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23060173. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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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 TO INCLUDE THE SWALE.

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

VIOLATIONS: 9-280(C)
THERE ARE WALKWAYS AT THIS PROPERTY IN DISREPAIR AND NOT BEING MAINTAINED AND ARE DISCOLORED DIRTY AND DAMAGE WITH CRACKS.

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHERE THE SLATS ARE NOT SECURED AND THE FENCE DIRTY AND DISCOLORED AND MISSING SLATS.

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

VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS. THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RAC-CC PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO MATTRESS, SHOPPING CART AND OTHER MISCELLANEOUS ITEMS.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation. He also found for the City that violation 18-12.(a) had existed as cited.

Case: CE25020375

Address: 602 NE 2 AVE

Owner: BROOKFLOWER LLC; %JEFFREY SMITH

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

Jessica Martinez, 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. OVERGROWTH OF GRASS AND VEGETATION; JUNK, TRASH, BOTTLES, CANS, ETC. ON THE PROPERTY AND SWALE AREA.

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

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

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

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

Case: CE25060251

Address: 330 CAROLINA AVE

Owner: PADILLA, DAVID

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY COMPLIANCE IS MET.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BEIGE CARGO VAN WITH AN EXPIRED LICENSE PLATE, FL -PCG P3Z EXP 04/22, IS BEING STORED ON THE NORTH SIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY 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 OVERGROWN BUSHES AND TREES ALONG THE FRONT AND THE SIDE OF THE HOME.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE IN THE FRONT OF THISRS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY THAT HAS BEEN SEVERED INTO A STUMP.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 10 days or a fine of \$50 per day. She also requested fines of \$100 per day, per violation for 18-12.(a) and 18-4(c), retroactive to 6/10/25, which would continue until the violations were in compliance.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 10 days or a fine of \$50 per day. He also imposed fines of \$100 per day, per violation for 18-12.(a) and 18-4(c), retroactive to 6/10/25, which would continue until the violations were in compliance.

Case: CE25060682

Address: 601 E EVANSTON CIR

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BOAT ON ONE SIDE OF THIS PROPERTY AND A TRAILER ON THE OTHER SIDE OF THE CARPORT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23060675, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

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

Case: CE25070953

Address: 1453 NE 15 AVE

Owner: CARBONERA, CHRISTIAN; RODOWSKY, WILLIAM

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF
THERE IS LAWN DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25010761. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(a) COMPLIED FOF
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON 15 AVE TO INCLUDE BUT NOT LIMITED TO THE BLACK OLIVE TREE AND THE CLUSIA SHRUBS. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25010761 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Mr. Doody found for the City that the violations had existed as cited.

Case: CE25010656

Address: 5555 N FEDERAL HWY

Owner: CORAL RIDGE PRESBYTERIAN; CHURCH INC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS AN FAA-REQUIRED BEACON LIGHT AT THE TOP OF THE CHURCH STEEPLE THAT IS UNLIT, CREATING A PUBLIC NUISANCE. THE PROPERTY IS BEING MAINTAINED IN A MANNER THAT THREATENS OR ENDANGERS PUBLIC HEALTH, SAFETY, OR WELFARE AND MAY NEGATIVELY IMPACT ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE21100603. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Case: CE25040758

Address: 1110 NE 5 AVE

Owner: CONTAINER BOX LLC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

Gail Williams, 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. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24080345. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

Case: CE25020509

Address: 1640 NE 15 AVE

Owner: VALES, ARTURO H/E; VALES, ISABEL

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONING. PROPERTY INCLUDING, BUT NOT LIMITED TO AUTOMOTIVE REPAIR WORK,

VIOLATIONS: 9-304(b)~
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED, DIRTY AND STAINED.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOOR AT THIS PROPERTY IS DIRTY AND STAINED.

VIOLATIONS: 9-280(C)
THE FRONT STEP IN FRONT OF THIS PROPERTY IS DIRTY AND STAINED.

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

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

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

Case: CE25040134

Address: 715 W SUNRISE BLVD

Owner: 715 SUNRISE LLC

Service was via posting at the property on 8/21/25 and at 1 East Broward Blvd. on 8/22/25.

Gail Williams, 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 ARE SHOPPING CARTS FULL OF ITEMS, TRASH BEHIND DUMPSTER, LITTER THROUGHOUT SWALE AREAS AND ON PERSONAL PROPERTY AND IN PARKING LOT.

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

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

Case: CE25040276

Address: 1036 NW 5 AVE

Owner: S LOUISMA HOLDINGS LLC

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS AND DISCOLORATION IN PARKING SPACES.

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 35 days or a fine of \$150 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 35 days or a fine of \$150 per day, per violation.

Case: CE25070154

Address: 1145 NE 5 TER 1-2

Owner: IB VICTORY INVESTMENT

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SPACES HAVE OIL STAINS AND DISCOLORATION. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24010858 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24010858 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, CONSISTING OF A PILE OF WOOD, PLASTIC COVERING AND OTHER MISCELLANEOUS ITEMS.

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

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

Mr. Doody found for the City that violations 47-20.20.(H) and 9-305(b) had existed as cited.

Case: CE25050560

Address: 1205 NE 5 AVE

Owner: TERPSTRA, DARREN & ALLISON

Service was via posting at the property on 8/20/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS. THERE IS A GRAY COUCH ON THE FRONT LAWN AND A TIRE BY THE DRIVEWAY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A BLACK DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE FRONT END IS IN DISREPAIR AND MISSING.

VIOLATIONS: 9-304(b)
THE ASPHALT, CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND DAMAGED AREAS AND STAINED WITH DIRT AND OIL STAINS.

VIOLATIONS: 9-280(c) COMPLIED
THE WALKWAYS AT THIS PROPERTY IS DIRTY AND STAINED AND NOT BEING MAINTAINED.

VIOLATIONS: 47-20.13.B.1.C
THE ASPHALT PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THE PROPERTY IS IN DISREPAIR WITH CRACK ASPHALT AND OIL STAINS.

Officer Williams presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$100 per day, per violation.

Case: CE25040431

Address: 5749 NE 17 TER

Owner: CARTWRIGHT, BRENT

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE24090772. 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) 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, SEE CASE CE24050371. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

Case: CE25040439

Address: 5741 NE 18 AVE

Owner: VICTORIA GREENS LLC

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-19.4.C.2.
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE

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PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS A BULK TRASH VIOLATION. THERE IS A SOFA ON THE SWALE OF THIS PROPERTY.
BULK TRASH PICK UP IS SCHEDULE FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES AT THIS RMM-25 ZONE PROPERTY THAT ARE NOT
MAINTAINED. PARKING FACILITIES ARE DISCOLORED PARKING LINES 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.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 47-19.4.C.2. within 10 days and with the remaining violations within 71 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 47-19.4.C.2. within 10 days and with the remaining violations within 71 days or a fine of \$100 per day, per violation.

Case: CE25060483

Address: 2400 NE 65 ST

Owner: BMIRF MANOR LLC; %ALTUS GROUP US INC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 17-7.3
THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF
7:00 A.M. AND 10:00 PM DAILY. WASTE MANAGEMENT WAS OBSERVED CONDUCTING SANITATION
COLLECTION TODAY AT APPROX 5:32 A.M.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, and a \$100 per day fine will be imposed whenever the violation is observed.

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

Case: CE25050363

Address: 6531 NE 21 DR

Owner: PETRECCIA, ANGELO; PETRECCIA, DANAE

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT UNATTACHED TRAILERS ON THE PROPERTY. THE BLACK TRAILER
WITH AN EXPIRED FLORIDA TAG RQC-P03 4/25 AND A GRAY TRAILER WITH NO TAG.

VIOLATIONS: 9-304(b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY
AND STAINED.

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 BUT NOT
LIMITED TO THE SWALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED. STRUCTURAL ELEMENTS,
INCLUDING THE SOFFITS ARE IN DISREPAIR. VARIOUS AREAS OF THE EXTERIOR SHOW SIGNS
OF STAINING, PEELING OR MISSING PAINT AND DISCOLORATION, INCLUDING BUT NOT
LIMITED TO THE COLUMNS.

VIOLATIONS: 9-280(C)
THE PAVERS WALKWAYS AT THIS PROPERTY ARE DIRTY AND STAINED.

VIOLATIONS: 9-280(g) COMPLIED
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING
CONDITION INCLUDING BUT NOT LIMITED TO EXPOSED WIRES.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE PVC FENCE ON THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS
REQUIRED. MULTIPLE SECTIONS ARE DAMAGED OR MISSING. ADDITIONALLY, PORTIONS OF THE
FENCE ARE DIRTY AND STAINED. THE ADJACENT CONCRETE WALL IS ALSO DIRTY AND
STAINED.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING
STORED OUTSIDE SUCH AS BUT LIMITED TO BUILDING MATERIALS AND OTHER MISCELLANEOUS
ITEMS.

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

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

Case: CE25070210

Address: 5200 NE 29 AVE

Owner: JACOBS, TERI

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER WITH FLAT TIRES ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-304(b)
THERE ARE TWO TRAILERS PARKED ON THE GRASS/LAWN AREA.
-TRAILSTAR ***COMPLIED***
-UNIDENTIFIED/ NO NAME

VIOLATIONS: 8-144(9)
THERE IS A WHITE AND BLUE VESSEL RAFTING THE (KING RICHARD) VESSEL MOORED AT THE
DOCK. THIS IS A REPEAT VIOLATION REFER TO CASE CE24100036. FINES SHALL BEGIN TO
ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY WHEN FOUND IN VIOLATION. THIS
CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO
COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$100 per day and imposing a fine of \$200 for the two days 8-144(9) had been out of compliance, which would be imposed each time violation 8-144(9) was observed,

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$100 per day and imposed a fine of \$200 for the two days 8-144(9) had been out of compliance, which would be imposed each time violation 8-144(9) was observed.

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Case: CE25060084

Address: 1816 SW 37 AVE

Owner: NATHALUS, BERNO; HERMOGENE, ERMITHE

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CEMENT BRICKS.

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS WITH HOLES AND CRACKS IN IT. THERE IS A CAR 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 ON THE PROPERTY AND ON THE SWALE.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TWO TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-306 COMPLIED
THE SOUTHWEST WALL HAS PAINT MISSING TOWARDS THE TOP OF THE WALL AND A DARK STAIN TOWARDS THE BOTTOM OF THE WALL.

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

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

Case: CE25050087

Address: 1911 SW 23 TER

Owner: CHIDDENTON, CRAIG J

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

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

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

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

VIOLATIONS: 9-304(b)
THERE IS A BOAT ON A TRAILER, A GOLF CART, AND A PICKUP TRUCK PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY. THERE IS GRASS AND/OR WEEDS GROWING THROUGH IT, AND THE TARP IS SHOWING THROUGH.

VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A PIECE OF WHITE FURNITURE BEING STORED OUTSIDE ON THE FRONT LAWN.

VIOLATIONS: 25-13 WITHDRAWN
A DRIVEWAY WAS CONSTRUCTED ON THE SOUTH SIDE OF THIS RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$50 per day, per violation.

Case: CE25060840

Address: 2506 KEY LARGO LN
Owner: CONCEPCION, HIRAM JR

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO BLACK AND YELLOW TOTES, A YELLOW CONTAINER, YELLOW BUCKETS, A WHITE PIECE OF A VEHICLE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUT OF DOORS AT THIS RS-6.85A ZONED PROPERTY.

VIOLATIONS: 9-304(b)
THERE IS A BOAT ON A TRAILER PARKED IN THE GRASS/LAWN AREA ON THE LEFT SIDE OF THE HOUSE.

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF TILES HAVE BLACK STAINS.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-304(b) within 15 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) within 15 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE25050468

Address: 1830 SW 23 TER
Owner: PENEDO, JORGE L JR

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 8-144(9) COMPLIED
THERE ARE SEVERAL PONTOON BOATS/VESSELS TIED UP TO EACH OTHER ON THE DOCK OF THE SINGLE FAMILY HOME/PROPERTY. PONTOON BOATS/VESSELS TIED UP TO EACH OTHER ARE ALSO OBSTRUCTING THE NAVIGABLE WATERWAY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT PONTOON BOATS AND/OR VESSEL DOCKED AT THE REAR OF THE SUBJECT PROPERTY. THE VESSELS FOUND TO BE IN DERELICT CONDITION DUE TO EXPIRED AND/OR MISSING REGISTRATION OR WITHOUT PROPER FL NUMBERS.

VIOLATIONS: 15-28
THE BUSINESS AT THIS LOCATION "LUXURY PONTOON CHARTERS OF FORT LAUDERDALE" IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO GAS TANKS, FOLDABLE TABLES, FLOATING DEVICES, COMMERCIAL ICE MACHINE, WATER JUGS, PLASTIC BOXES/CONTAINERS. IN ADDITION IN THE FRONT OF THE PROPERTY THERE IS OUTDOOR

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STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO RED CONTAINERS, A WHITE SLAB, AN UMBRELLA STAND AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO DECK LOCATED AT REAR OF THE PROPERTY. THE STAIRS ON THE DECK AT PROPERTY IS DETERIORATED OR HAS ROTTEN AWAY FROM ITS STRUCTURE. THERE ARE MISSING SLATS ON THE FASCIA OF THE DECK. THE FENCE ATTACHED TO DECK IS IN DISREPAIR AND LEANING INWARDS, SOME OF THE WOOD ON THE DECK IS ROTTEN AND OR MISSING.

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

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

VIOLATIONS: 47-34.4.A.1.
NO PERSON SHALL PARK, STORE, OR KNOWINGLY PERMIT ANOTHER PERSON TO PARK OR STORE, ANY OF THE VESSELS OR COMMERCIAL WATERCRAFT IN OR UPON ANY RIGHT-OF-WAY OR WATERWAY AT ANY TIME WITHIN ANY RESIDENTIALLY ZONED DISTRICT.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS AROUND THE WINDOWS THAT HAVE MISSING/PEELING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND IT HAS BLACK STAINS ON IT.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 15-28 and 47-34.4.A.1. within 35 days and with 9-305(b) within 71 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 15-28 within 35 days and with the remaining violations within 71 days or a fine of \$50 per day, per violation.

Case: CE25060454

Address: 2406 KEY LARGO LN

Owner: THABIT, NORMAN W; NORMAN W THABIT REV TR ET AL

Service was via posting at the property on 8/26/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-22.3.R COMPLIED
THERE ARE MULTIPLE SNIPE SIGNS ON THIS RS-6.85 ZONED PROPERTY.

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

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

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

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

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Case: CE25060813

Address: 2961 SW 17 PL
Owner: VERRAN, FREDERICK G

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS (PALM FRONDS) ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE24031069. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY. THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A KAYAK, WHITE POLES, CUSHIONS, A GREY PLASTIC TOTE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day. He also found for the City that violation 18-12.(a) had existed as cited.

Case: CE25070121

Address: 2161 W STATE ROAD 84
Owner: HOTEL AT MARINA BAY LLC

Personal Service was accepted on 8/26/25. Service was also via posting at 1 East Broward Blvd. on 8/22/25.

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

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

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

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

Case: CE25050513

Address: 3320 NE 59 ST
Owner: 3330 NE 59TH STREET LLC

Service was via posting at the property on 8/27/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 8-91.(c)
THERE IS A DOCK AND MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN ITS CURRENT CONDITION, IT IS UNSAFE AND IN AN UNSATISFACTORY STATE.

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS RS-8 ZONED PROPERTY AND VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS IS A RECURRING VIOLATION SEE CASE CE23030159. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT REGARDLESS OF WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 71 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 71 days or a fine of \$100 per day, per violation.

Case: CE25060010

Address: 204 NW 9 ST

Owner: 240FLLTRUST #240 TR; GRUPO L CORP TRUSTEE

VIOLATIONS: 24-7(b) TRIP CHARGE ON 6/12/2025 - NO BULK PILE - \$100
THERE IS A BULK TRASH VIOLATION CONSISTING OF A COUCH ON THE SWALE. BULK PICK UP
IS EVERY 3RD MONDAY OF THE MONTH.

Ms. Blue announced that the City would waive the fine.

Case: CE25070172

CITATION

Address: 1700 NE 57 ST

Owner: GONZALEZ, HULDA E IGLESIAS

This case was cited on 7/6/25 to comply by 7/6/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Ahmed Wallace, Code Compliance Officer, recommended imposition of the fine.

Mr. Doody imposed the \$500 fine.

Case: CE25030372

Address: 333 TARPON DR

Owner: ALL SAINTS PROTESTANT EPISCOPAL CHURCH

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 in compliance, fines had accrued to \$4,500 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: CE24070187

Address: 1216 SW 39 AVE

Owner: CROWN ONE LLC

This case was first heard on 1/14/25 to comply by 1/24/25, 1/29/25, 2/11/25, and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$20,700 fine, which would continue to accrue until the property was in compliance.

Case: CE24090409

Address: 401 NW 17 PL

Owner: POWELL, ANTHONY A; POWELL, LATANYA R

This case was first heard on 1/30/25 to comply by 2/9/25 ad 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,650 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

Case: CE24070524

Address: 2101 NE 55 CT

Owner: APC CS 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 \$9,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$9,450 fine, which would continue to accrue until the property was in compliance.

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Case: CE25030177

Address: 813 SW 8 AVE
Owner: DON BERNA ONE LLC

This case was first heard on 5/29/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$2,350 fine, which would continue to accrue until the property was in compliance.

Case: CE24090280

Address: 6581 NE 20 WAY
Owner: ABBOTT, JAMES W

This case was first heard on 1/14/25 to comply by 1/24/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE25030445

Address: 1466 NE 62 ST
Owner: HONORAT, MULLER J B

This case was first heard on 6/10/25 to comply by 6/20/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$5,000 fine.

Case: CE24090396

Address: 421 NE 3 AVE
Owner: THIRD AVENUE DEVELOPMENT LLC

This case was first heard on 6/10/25 to comply by 6/20/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$1,800 fine.

Case: CE25020491

Address: 800 W SUNRISE BLVD
Owner: GODIS LTD

This case was first heard on 7/8/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance and fines would begin to accrue on 9/10/25.

Jessica Martinez, Code Compliance Officer, recommended a 35-day extension.

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

Case: CE25060614

Address: 920 NW 2 AVE
Owner: COOPER, CORBEL G &; COOPER, HILDA

This case was first heard on 8/12/25 to comply by 8/22/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jessica Martinez, Code Compliance Officer, recommended imposition of the fine and requested an order for the City to install a fence at the owner's expense.

Mr. Doody imposed the \$9,000 fine, which would continue to accrue until the property was in compliance and found the property to be a threat to the public's health, safety and welfare and ordered the City to install a fence at the owner's expense.

Case: CE24110397

ORDERED TO REAPPEAR

Address: 645 FLAMINGO DR
Owner: SHAW, JESSE

This case was first heard on 4/8/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,800.

Shayqwan Kendrick, Code Compliance Officer, requested the property be granted and extension, retroactive to 7/8/25, removing the accrued fines.

Mr. Doody granted an extension, retroactive to 7/8/25, removing the accrued fines.

Case: CE25060664

STIPULATED AGREEMENT

Address: 2880 SW 14 ST
Owner: DUFRESNE, TODD M; RESTIVO, ERIC C

Service was via posting at the property on 8/25/25 and at 1 East Broward Blvd. on 8/22/25.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTDOOR STORAGE OF A PILE OF MULCH ON THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 9-305(b) 100 DAYS @ \$50 (12/11/2025)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

The City had a stipulated agreement with the owner to comply within 100 days or a fine of \$50 per day.

Mr. Doody found in favor of the City, approved the stipulated agreement and ordered compliance within 100 days or a fine of \$50 per day would begin to accrue.

Staff entered pages 65 and 66 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:

CE25020477 CE25070038

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:

CE25040226

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 1:53 PM.


SPECIAL MAGISTRATE

ATTEST:

CLERK, SPECIAL MAGISTRATE