



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
SEPTEMBER 25, 2025  
ROSE ANN FLYNN 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  
Wanda Acquavella, Code Compliance Officer  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Patt Gavin, Senior Code Compliance Officer  
Malik Jones, Code Compliance Officer  
Dorian Koloian, Code Compliance Supervisor  
Robert Krock, Code Compliance Officer  
Antoine Loar, Code Compliance Supervisor  
Aleida Mesa, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Vanessa Willis, Code Compliance Officer

**Respondents and witnesses**

CE25060447: Eduardo Perez; Rosa Ortiz  
CE25050294: Reginald Allen  
CE25080518: Craig Mills  
CE24100679: Carolina Mikeska  
CE25050375: Carla Bieniek  
CE23120151: Mary Atterbery  
CE25090109: Glenn Kunkel  
CE25050666: Cabot Edewaard  
CE25070059; CE25060422: Goran Dragoslavic  
CE25080377: Aleksandr Panchul  
CE23050197: Gary Muzechuk; Stephanie Wedgeworth  
CE24110093: Celisse Craig  
CE24080608: Luis Heran  
CE24080175: Christopher Williams  
CE25080010: John Behling  
CE24070126: Martin Venereo; Geraldo Garcia  
CE25060580: Elana Madaglia  
CE25080571: Alex Karamanoglou

CE25060039: Erick Eldridge  
CE24100418: Martin Coutain  
CE24110230: Luis Gil; Ricky Gil  
CE24120464: Kim Grogan  
CE24120470: Antonio Lopez  
CE24010383: Beverly Chambers  
CE25040518: Mark House; Barry Gamez  
CE25020442: Ruben Herrera  
CE24090347: Bradley Hertz  
CE25090238; CE25070898: Katrina Jimenez; Gunel Aliveva  
CE25011007: David Rowell; Michelle Rowell  
CE25060444: Eileen Troche  
CE25070499: Alejandro Mazzalay  
CE25080532: Roberto Correa; Stephanie Toothaker Esq.  
CE24120603: Virginia Costa  
CE25080640: Heidi Knapik Esq.; Sophie Hill  
CE23010786; FC25070008: Andrew Schein Esq.

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

The meeting was called to order at 9:04 A.M.

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**Case: CE25050375**

Address: 422 SW 22 AVE

Owner: BIENIEK, CARLA M

Service was via posting at the property on 9/6/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO PILE OF PAVERS, PLASTIC STORAGE UNIT, PLASTIC CONTAINERS, CAGE, WINDOW SCREENS, WOOD AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE GARDEN WALL AT THE FRONT OF THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL HAS BLACK AND ORANGE STAINS.

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

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY HAS CRACKS AND IS STAINED WITH A BLACK SUBSTANCE. FURTHERMORE, THE GRAVEL DRIVEWAY APRON HAS WEEDS GROWING THROUGH IT AND AREAS OF MISSING GRAVEL.

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

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

Officer Olivera presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day.

Carla Bieniek agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day.

**Case: CE24120464**

ORDERED TO REAPPEAR

Address: 1496 SW 28 AVE

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

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

Ramon Olivera, Code Compliance Officer, said one violation remained and he did not recommend an extension.

Kim Grogan said they were replacing the entire roof and the permit was in process. Officer Olivera recommended 77 days.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

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**Case: CE25040518**

Address: 1631 E SUNRISE BLVD  
Owner: MSQS PROPERTIES LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY PARKING AREAS AND EXTERIOR WALKWAYS. THIS IS A RECURRING VIOLATION FROM CASE CE24031024. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED FOF  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE24031024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES AT THIS ZONED B-1 COMMERCIAL PROPERTY ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, HOLES AND STAINS THROUGHOUT PARKING LOT AND EXTERIOR WALKWAYS. THIS IS A RECURRING VIOLATION FROM CASE CE24031024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS ZONED B-1 COMMERCIAL PROPERTY LOCATED ON THE EAST SIDE OF PARKING LOT.

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-20.20.(H) within 77 days or a fine of \$150 per day, and said violations 18-12.(a) and 9-306 were now in compliance and requested a finding of fact that they had existed as cited.

Mark House requested more than 77 days because they were planning significant improvements. Antoine Loar, Code Compliance Supervisor, suggested 77 days and additional time could be requested at the 12/11/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.(H) within 77 days or a fine of \$150 per day and found for the City that violations 18-12.(a) and 9-306 had existed as cited. She also ordered the respondent to attend the 12/11/25 hearing.

**Case: CE25060422**

Address: 2750 SW 2 ST 1-4  
Owner: COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 9/3/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO MATTRESSES, HEADBOARD, MIRROR AND DRESSER ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110620, 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 SUITCASES, OIL, TOWELS, RUGS 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 violations were now in compliance. She requested a finding of fact that violation 18-12.(a) had existed as cited.

Goran Dragoslavac said everything was complied as of June 19.

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

**Case: CE25070059**

Address: 727 NW 19 AVE

Owner: SURFTEL INC

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT 4 DOOR WHITE SUV CHEVY PARKED IN THE FRONT ON THE BUILDING WITH NO TAGS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24010923. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH AND DEBRIS THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24010923. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED

THERE ARE AREAS IN THE FRONT OF THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE THAT HAVE DEAD OR MISSING GROUND COVER. THERE IS GRAVEL IN THE FRONT YARD WHERE GRASS SHOULD BE.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A TRAILER PARKED ON THE GRASS AND THE GRAVEL DRIVEWAY HAS WEEDS AND GRASS GROWING THROUGH IT. THE SURFACE IS UNEVEN AND GRAVEL MISSING IN SOME AREAS.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

VIOLATIONS: 47-21.9.K. COMPLIED

THERE IS OVER 10% GRAVEL ON THIS ZONED RM-15 PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RM-15 PROPERTY, INCLUDING BUT NOT LIMITED TO A CRATE, INDOOR CHAIRS, AND A DOOR BEING STORED OUTSIDE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-4.(c) and 18-12.(a) had existed as cited.

Goran Dragoslavac said the inspectors were doing a great job.

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

**Case: CE25060039**

Address: 1345 NE 3 AVE

Owner: ELDRIDGE, ERICK H

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

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. THERE IS ENCROACHMENT OCCURRING ON THE PUBLIC ROADWAY. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT PROPERLY BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY AND IT IS A HARD, DUSTLESS MATERIAL. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-304(b) within 42 days or a fine of \$100 per day, per violation. He also requested a finding of fact that violation 9-305(a) had existed as cited.

Erick Eldridge requested more time for the driveway.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-304(b) within 77 days or a fine of \$100 per day, per violation. She also found for the City that violation 9-305(a) had existed as cited.

**Case: CE23010786** VACATE & CLOSE  
Address: 3100 NE 32 AVE  
Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 5/25/23 to comply by 6/5/23 and 7/28/23. Violations and extensions were as noted in the agenda. Fines of \$9,000 had been imposed. This was a request to vacate the Order and close the case.

Andrew Schein Esq. asked the City if this vacation would include a recorded release of lien and Ms. Blue confirmed that it would.

Ms. Flynn vacated the Order and closed the case.

**Case: CE23050197** ORDERED TO REAPPEAR  
Address: 915 SW 2 CT  
Owner: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J

This case was first heard on 7/25/24 to comply by 12/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$200.

Edward Eason, Code Compliance Officer, confirmed the property was not in compliance.

Stephanie Wedgeworth said the home had flooded in 2023 and must be elevated. They had applied for a grant to help pay for the work from Elevate Florida, which was in process. Officer Eason recommended a 182-extension. Amy Brown, Code Compliance Supervisor, requested an order for the respondent to attend the 3/26/26 hearing.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/26/26 hearing.

**Case: CE25080532**  
Address: 2620 E SUNRISE BLVD  
Owner: KEYSTONE-FLORIDA PROPERTY HOLD

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT B-1 ZONE PROPERTY. THERE ARE FLOATING DOCKS, WOOD PALLETS, WHITE TRAILER AND RAILINGS BEING STORED ON THE PROPERTY.

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

VIOLATIONS: 9-304(b)  
THERE ARE FLOATING DOCKS SITTING ON THE GRASS.

Officer Noel presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$500 per day, per violation.

Stephanie Toothaker Esq., the owner's attorney, said these were docks used for the International Boat Show and they had always been permitted to store them in this location in the past. She requested 30 days. Antoine Loar, Code Compliance Supervisor, recommended 10 days, stating the City had received several complaints. Ms. Toothaker said Katrina Johnson, Code Manager, had indicted they would be granted 30 days. They had also spoken with the City Manager's office.

Ms. Flynn found in favor of the City and ordered compliance within 30 days or a fine of \$500 per day, per violation.

**Case: CE24120603**

Address: 2720 SW 18 ST

Owner: FKH SFR C1 LP; %FIRST KEY HOMES 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 \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ramon Olivera, Code Compliance Officer, confirmed the property was not in compliance; two violations remained. He recommended imposition of the fine.

Virginia Costa said the owners had begun the repair of the seawall. They were in the process of selling the property and hoped to find a buyer who would help pay for the work. She requested additional time. Amy Brown, Code Compliance Supervisor, said the City would not oppose additional time for the landscaping but she opposed an extension for the mooring structure, violation 8-91.(c). Rhonda Hasan, Senior Assistant City Attorney, said this entity owned hundreds of properties in the City so it should have the resources to address the violations.

Ms. Flynn imposed the \$6,300 fines for 8-91.(c), which would continue to accrue until the property was in compliance, and granted a 42-day extension for 9-305(b).

**Case: CE24010383**

Address: 1617 NW 5 ST

Owner: CHAMBERS, BEVERLY; CHAMBERS, SEFTON

This case was first heard on 6/11/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,100 and the City was requesting the full fine be imposed.

Vanessa Willis, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fine. Administrative costs totaled \$1,243.

Beverly Chambers said they had demolished the home, and remarked on the convoluted process for obtaining a master permit. They had decided to get a foundation only permit instead. She requested the fines be waived.

Ms. Flynn reduced the fine to \$2,500. Ms. Chambers requested the fines be waived, noting she had done everything in her power to comply and stated she was unable to get a loan and was paying for all the work herself. Ms. Flynn reduced the fines to \$1,800.

**Case: CE25011007**

Address: 1724 NE 17 WAY

Owner: ROWELL, DAVID S & MICHELLE R

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

- VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. THERE IS A WHITE 2500 HC SPRINTER VAN BEARING EXPIRED FLORIDA TAG (372-RAP) 4/24 AND A WHITE ECONOLINE WITH NO TAGS ON THE PROPERTY.
- VIOLATIONS: 9-304(b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND UNKNOWN ELEMENTS.
- VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDE BUT NOT LIMITED TO THE SHUTTERS ON THE PROPERTY.
- VIOLATIONS: 24-27.(b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH PICKUP DAYS ARE MONDAY AND THURSDAY. TODAY IS SATURDAY. THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY AND THE FRONT STEPS AT THIS PROPERTY IS DIRTY AND STAINED.
- VIOLATIONS: 9-278(e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 18-1. COMPLIED  
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A BUCKETS, BOTTLES OF OIL 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.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-278(e) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

David Rowell described efforts to comply. He said his wife had suffered a serious injury in January and he was responsible for her care.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-278(e) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

**Case: CE25080640**

Address: 2985 N OCEAN BLVD

Owner: PUBLIX SUPER MARKETS INC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

- VIOLATIONS: 17-6.2.  
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10 PM WHEN MEASURED OUTDOORS. THE MAXIMUM READINGS WERE 60 DBA, 62 DBA, AND 60 DBA. THIS VIOLATION IS IRREVERSIBLE AND RECURRING PER CASE CE25040832 AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT THE VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

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Officer Krock played videos of the violation, presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

Heidi Knapik Esq., the owner's attorney, said Publix was trying many ways to address the noise. She said they had finally identified the cause and were in the process of curing the problem. She requested 42 days for a status report.

Sophie Hill, neighbor, said their balconies were affected by this noise, which she said was "unbearable." She had her own decibel app on her phone and said the loudest she had recorded was over 100 decibels. Antoine Loar, Code Compliance Supervisor, did not oppose the request for 42 days, with an order for the respondent to attend the 11/6/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day and ordered the respondent to attend the 11/6/25 hearing.

**Case: CE24100418**

Address: 1407 NW 15 ST

Owner: FRANCIS, GODWIN

This case was first heard on 5/29/25 to comply by 6/8/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Martin Coutain said the house was under construction. He said his uninsured sister had suffered a stroke last year and they did not have the funds to move forward with the home. He said he had a permit and they were working on the inside of the home. Officer Exantus said the broken windows and broken fence could be addressed. Rhonda Hasan, Senior Assistant City Attorney, said according to photos on the Broward County Property Appraiser's website, the house appeared to be under construction since 2018.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE25050294**

Address: 110 NW 16 ST

Owner: ALLEN, REGINALD M

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. WHITE FORD F-350 WITH FRONT AND REAR FLAT TIRES AND NO TAG.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, DISCOLORATION AND GRASS GROWING UP-THROUGH THE ASPHALT. THIS IS A RECURRING VIOLATION, SEE CASE CE23090026. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

Officer Jones presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-20.20.(H) had existed as cited.

Reginald Allen agreed.

Ms. Flynn found for the City that violation 47-20.20.(H) had existed as cited.

**Case: CE25020442**

Address: 1640 NW 4 AVE

Owner: HERRERA, RUBEN LOUIE H/E; DAVIS, MARK FRANCIS

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 \$3,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

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Ruben Herrera said the property was now in compliance.

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

**Case: CE25080518**

Address: 200 SW 9 AVE 1-2

Owner: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24120289 – EXPIRED CERTIFICATE, CE25020199- OVERGROWTH & TRASH, BUILDING PARTS NOT MAINTAINED, PUBLIC NUISANCE.

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

Craig Mills said he had addressed all the violations.

Ms. Flynn found in favor of the City and suspended the vacation rental certificate for 365 days, effective immediately.

**Case: CE25060447**

Address: 110 CAROLINA AVE

Owner: PEREZ RIVAS, EDUARDO

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED

A WHITE COMMERCIAL VEHICLE, HOT SHOT LLC, IS BEING PARKED AT THIS RS-6.7 – IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 47-39.A.1.b.(6)(b)

THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BUCKETS, FILLED GARBAGE BAGS, AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. AN RV AND A COMMERCIAL VEHICLE ARE BEING PARKED ON THE LAWN OF THIS PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 77 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owners, Eduardo Perez and Rosa Ortiz. Ms. Flynn heard other cases while they conferred. Upon returning to the case, Officer Moore said she had spoken with the owners and they agreed to her recommendations regarding compliance.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 77 days and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

**Case: CE24080175**

Address: 1042 NW 13 ST

Owner: E & S GENERAL SOLUTIONS LLC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

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

Christopher Williams said they had closed on the property on July 24 and the violations were from a previous owner. Officer Exantus said administrative costs totaled \$473.

Ms. Flynn imposed administrative costs of \$473.

**Case: CE24110093**

Address: 930 NW 24 AVE  
Owner: CRAIG, CELISSE

This case was first heard on 5/29/25 to comply by 6/8/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, said one violation remained. He said a lot of work had been done on the property.

Celisse Craig requested 30 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE25080010**

Address: 1110 SW 19 ST  
Owner: CCR PROPERTIES LLC

Service was via posting at the property on 9/3/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED FOF  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE25040778. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

John Behling said the tenant had caused the violations but he was leaving the property.

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

**Case: CE25080377**

Address: 905 AVOCADO ISLE  
Owner: PANCHUL, ALEKSANDR VLADIMIROVICH

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23060101. 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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO; TILES AND CONSTRUCTION MATERIALS.

VIOLATIONS: 9-280(C) COMPLIED  
THERE IS GRASS/WEED GROWING THROUGH THE TILES ON THE FRONT PORCH.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS UNEVEN WITH CRACKS AND MULTIPLE MATERIALS BEING USED TO CONSTRUCT IT.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Aleksandr Panchul agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day. She also found for the City that violation 18-12.(a) had existed as cited.

**Case: CE24100679**  
Address: 272 SW 28 TER  
Owner: GOMEZ, CAROLINA

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Carolina Mikeska said she had pulled the owner/builder permit in June but the City informed her she needed a general contractor for the swale. Since then, her husband had suffered an accident and required medical care. She requested additional time.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

**Case: CE25080571** CITATION  
Address: 1205 CITRUS ISLE 1-2  
Owner: BERNIE TOO LLC

This case was cited on 8/21/25 to comply by 8/21/25. 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.

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

Alex Karamanoglou agreed to pay the fine.

Ms. Flynn imposed the \$250 fine.

**Case: CE25090109**  
Address: 601 SW 17 ST 1-3  
Owner: FISHLAND FLORIDA LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 15-282.(d)(1)(d)  
THIS PROPERTY HAS BEEN CITED BY THE CITY OF FORT LAUDERDALE BUILDING & CONSTRUCTION ENFORCEMENT DIVISION UNDER CIVIL VIOLATION NOTICE BC0695, REFERENCE CASE NUMBER BE25080207, FOR WORK PERFORMED WITHOUT PERMITS, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM RENOVATIONS. THE VACATION RENTAL CERTIFICATE FOR THIS PROPERTY IS SUSPENDED AND WILL REMAIN SUSPENDED UNTIL ALL OUTSTANDING BUILDING CODE VIOLATIONS HAVE BEEN CORRECTED AND ALL RELATED BUILDING CODE ENFORCEMENT CASES HAVE BEEN OFFICIALLY CLOSED. NO VACATION RENTAL ACTIVITY IS ALLOWED UNTIL FULL COMPLIANCE IS ACHIEVED.

Officer Oaks presented the case file into evidence and recommended suspending the vacation rental certificate indefinitely.

Glenn Kunkel, general contractor, said he had applied for the permits and allowed Officer Oaks to inspect the property.

Ms. Flynn found in favor of the City and suspended the vacation rental certificate indefinitely.

**Case: CE23120151**

ORDERED TO REAPPEAR

Address: 532 NW 16 AVE  
Owner: ATTERBERY, MARY

This case was first heard on 4/9/24 to comply by 4/19/24 and 6/11/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$13,300.

Vanessa Willis, Code Compliance Officer, said the driveway violation remained. She did not recommend an extension.

Mary Atterbery described her efforts to comply and requested 60 days. Officer Willis did not object.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

**Case: CE25070898**

Address: 1713 SW 5 PL  
Owner: CASA MARGARITA 1713 LLC

Service was via posting at the property on 9/6/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 15-278(7) COMPLIED  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A REPEAT VIOLATION OF CASES CE24030721 AND CE24060417. 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: 15-281(a) COMPLIED  
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Oaks presented the case file into evidence and recommended imposition of a \$500 fine for 15-278(7).

Katrina Jimenez said they had lost the property manager and they were training a new one.

Ms. Flynn imposed a \$500 fine for 15-278(7).

**Case: CE25090238**

Address: 1713 SW 5 PL  
Owner: CASA MARGARITA 1713 LLC

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 15-278(7)  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A REPEAT VIOLATION OF CE24030721, CE24060417 AND CE25070898. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Oaks presented the case file into evidence and recommended imposition of a \$1,000 per day fine for the three days 15-278(7) had been out of compliance, a total of \$3,000.

Katrina Jimenez reiterated that they had lost the property manager.

Ms. Flynn imposed a \$1,000 per day fine for the three days 15-278(7) had been out of compliance, a total of \$3,000.

**Case: CE25050666**

Address: 621 SE 6 ST  
Owner: EDEWAARD, CABOT & SHERI

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-21.15.A  
IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A RED SWAMP MAPLE TREE LOCATED IN THE FRONT OF THE PROPERTY, THE SWALE/RIGHT-OF-WAY AREA WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said the owner already had the after-the-fact permit.

Cabot Edewaard read from the ordinance and said the tree had been dead, so it was a nuisance. He had an arborist's report indicating the tree was "in 50% health" and part of the tree was termite infested. Amy Brown, Code Compliance Supervisor, recommended no fine be imposed for removing the tree without a permit.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE24120470** REQUEST FOR EXTENSION  
Address: 1610 NW 16 CT  
Owner: ANTLOP INVESTMENT PROPERTIES INC

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 \$6,550.

Antonio Lopez said he had purchased the property two weeks ago and most of the work was done.

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

**Case: CE25070499**  
Address: 2216 NW 6 ST  
Owner: AZTOR OF INDIA CORP

Service was via posting at the property on 9/5/25 and at 1 East Broward Blvd. on 9/15/25. Service was also by appearance of the respondent at this hearing.

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

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE ITEMS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET AND OLD TELEVISION ON THE PROPERTY. THIS SAME VIOLATION WAS RECORDED ON CASE CE23100626 AND AS SUCH THIS CASE WILL BE SENT FOR IMMEDIATE ABATEMENT.

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 42 days or a fine of \$100 per day, per violation.

Alejandro Mazzalay agreed to comply. He said he had tried to pull a fence permit for the empty lot but the City said it was not allowed. Dorian Koloian, Code Compliance Supervisor, said she would look into this.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

**Case: CE24080608**  
Address: 952 NW 24 AVE  
Owner: SFR 2012-1 FLORIDA LLC

This case was first heard on 3/27/25 to comply by 4/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,900 and the City was requesting the full fine be imposed.

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

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Luis Heran said they had evicted the tenant in March to gain access to the property. He said they had done extensive work on the property. Officer Seiderman said he had difficulty accessing the property as well. Dorian Koloian, Code Compliance Supervisor, said the case was opened in August 2024.

Ms. Flynn imposed the \$7,900 fine.

**Case: CE24070126**

Address: 1111 SW 2 CT

Owner: 2017 BETTON-SMALL FAM LAND TR;  
SMALL, JOHN WINSTON TRUSTEE ET AL

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,300 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.

Martin Venereo said they had applied for the driveway permit.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE24090347**

Address: 1700 NW 5 ST

Owner: FAMILY LAND TRUST #1700; RIGGS, JERRY TRUSTEE

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 \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vanessa Willis, Code Compliance Officer, said two violations remained.

Bradley Hertz described his efforts to comply and said more graffiti needed to be removed.

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

**Case: CE25060580**

Address: 1200 NW 7 TER

Owner: MAXHAUS LLC

Service was via posting at the property on 9/13/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE MULTIPLE FURNITURE  
PIECES LOCATED ON THE PROPERTY.

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

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

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

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

Elana Madaglia agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

**Case: CE24110230**

**REQUEST FOR EXTENSION**

Address: 1415 SW 28 ST

Owner: GIL, LUIS & GLADYS N

This case was first heard on 3/27/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting the full fine be imposed.

Mohammad Dayem, Code Compliance Officer, requested withdrawing violation 47-20.13.G.1. and imposing the \$3,900 for the other violations. He said City costs totaled \$617.

Luis Gil said it had taken a long time to pull the permit. Mr. Gil waived his right to notice of a Massey hearing.

Ms. Flynn imposed administrative costs of \$617.

**Case: CE25060444**

Address: 1920 NW 9 AVE

Owner: 1920 NW 9 AVENUE ACQUISITION LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH OF HEDGES. THERE IS TRASH, RUBBISH AND DEBRIS IN THE HEDGES AND ON THIS PROPERTY OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24080086. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

Eileen Troche said the property was in compliance. She described their efforts to keep the property clean.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$150 per day.

Ms. Flynn took a brief recess.

**Case: CE25080823**

Address: 2700 NE 18 ST

Owner: 2700 NE 18TH LLC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE ARE VACATION RENTAL VIOLATIONS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. APPROXIMATELY 50 VEHICLES AND 100 OCCUPANTS AT THE PROPERTY CREATING NON-AMPLIFIED NOISE. VEHICLES OBSTRUCTING THE RIGHT OF WAY. THE VACATION RENTAL IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 15-278.(1)(e) COMPLIED  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. APPROXIMATELY 50 VEHICLES AT THIS PROPERTY.

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VIOLATIONS: 15-278.(2)b . COMPLIED  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. APPROXIMATELY 100 PEOPLE AT THIS PROPERTY.

VIOLATIONS: 17-7.10.a COMPLIED  
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M.

Officer Krock played videos of the violations, 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 and imposition of a \$15,000 fine for 18-1.

Ms. Flynn found for the City that the violations had existed as cited and imposed a \$15,000 fine for 18-1.

**Case: CE25060617**

Address: 4112 NE 21 AVE

Owner: LESNIAK, DANIEL J; LESNIAK, KERI SHULL

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

Aleida Mesa, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.1.D.  
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS UNOCCUPIED RS-4.4 RESIDENTIAL PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT HAVE A PERMIT.

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

VIOLATIONS: 18-11.(b) WITHDRAWN  
THE GATE ON THE NORTH END OF THIS UNOCCUPIED PROPERTY DOES NOT CLOSE AND LATCH AUTOMATICALLY, AS REQUIRED BY STATE STATUTE.

Officer Mesa presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 10 days or a fine of \$500 per day and with 47-19.1.D. within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(a) within 10 days or a fine of \$500 per day and with 47-19.1.D. within 42 days or a fine of \$50 per day.

**Case: CE25070198**

Address: 806 NE 16 PL

Owner: TITAN MIDDLE RIVER 8 LLC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE IN DISREPAIR. THERE ARE CRACKS AND LARGE POTHoles. THE PARKING LOT NEEDS TO REPAIRED, RESTRIPEDED AND RESURFACED. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL WITH WEEDS GROWING THROUGH IT.

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

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Officer Jones presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

**Case: CE25070298**

Address: 413 SW 3 AVE

Owner: WATER TAXI 18 LLC

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 15-28  
THE BUSINESS AT THIS LOCATION, EZ MARINA, IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

Officer Eason presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per da.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE24060659**

Address: 1213 NW 3 ST

Owner: HIZUENGA 1213 LAND TR

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 9-304(b)  
THE PAVED DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-GRADED CONDITION. IT HAS AREAS OF MISSING ASPHALT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23050883 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308(a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE MULTIPLE AREAS THAT SHOW WATER IS PENETRATING THE ROOF AND SEEPING THROUGH.

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 9-308(a) within 77 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-308(a) within 77 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

**Case: CE25050458**

Address: 1533 NW 3 AVE

Owner: PERICLES, LUCKSON

Service was via posting at the property on 9/13/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-1  
THERE IS A REFRIGERATOR(S), STOVE(S) AND VENDING MACHINE(S) STORED UNDER THE CAR PORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR

MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS A RUST STAIN LOCATED NEAR THE GARDENING WALL.

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

**Case: CE25060538**

Address: 1717 NW 8 PL 1-2

Owner: GREGORIO, MARIELA

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
I OBSERVED A BULK TRASH PILE WITH FURNITURE, BAGS OF CONSTRUCTION MATERIALS, BAGS OF FOOD, PLASTIC CRATES, WOODEN AND PLASTIC CHAIRS.

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

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

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND DARK MARKS ON THE WALLS.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THE PARKING FACILITIES ARE IN DISREPAIR ARE NOT MAINTAINED AT THIS PROPERTY. WEEDS AND GRASS ARE GROWING THROUGH THE GRAVEL. THE GRAVEL IS UNEVEN AND MISSING IN AREAS. WHEEL STOPS ARE FADED AND STAINED WITH DARK MARKS THAT NEED TO BE MAINTAINED.

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060273. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

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**Case: CE25060726**

Address: 301 SW 21 ST  
Owner: BAKER, MATT J

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 47-19.2.HH.II.2  
THERE IS A SHIPPING CONTAINER IN THE REAR OF THIS RM-15 ZONE PROPERTY BEING USED FOR PERSONAL GOOD OR LIVING SPACE WITHOUT A PERMIT. A PERMIT IS REQUIRED PRIOR TO PLACEMENT OF THE PSU ON A PROPERTY IN CONFORMANCE WITH THE REQUIREMENTS OF THIS REGULATION. THE PERMIT SHALL BE POSTED IN A CONSPICUOUS LOCATION AT THE SITE FOR THE ENTIRE TIME THE PSU IS ON THE PROPERTY.

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE25070503**

Address: 1018 NW 6 ST  
Owner: CONE, WILLIAM J & ELECTA C

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 9/15/25.

Patt Gavin, 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.

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS VACANT LOT.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

**Case: CE25080174**

Address: 341 SW 31 AVE  
Owner: JIMENEZ, EGNAR G; DE JIMENEZ, LESBIA FLORES

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED FOF  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22010465 AND WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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VIOLATIONS: 9-305(b) COMPLIED FOF  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE21050648 AND WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

**Case: CE25080176**

Address: 411 SW 31 AVE

Owner: ALVAREZ, YAMILET; ZAMORA, ENILBER QUESADA

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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 Gavin presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE25050577**

Address: 709 SW 14 ST

Owner: RIPPLE, JENNIFER E

Service was via posting at the property on 9/8/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSIST OF BROOMS, RACKS, SCOOTER, CAGES, BUCKETS, WALKER AND OTHER MISCELLANEOUS ITEMS IN FRONT OF THE PROPERTY.

VIOLATIONS: 9-308(a)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. ROOF HAS A BLUE AND WHITE TARP.

Officer Santos presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day.

**Case: CE25070337**

Address: 1303 MIAMI RD

Owner: LA BELLA VACATIONS LLC

Service was via posting at the property on 9/8/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-19.4.C.2.  
PLACEMENT DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. DUMPSTER MUST BE ON AN APPROVED HARD SURFACE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONTAINING OF PALM FRONDS, CARDBOARD AND BROKEN BRICKS PIECES ON THE REAR OF THE PROPERTY.

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RML-25 ZONE PROPERTY. THE ASPHALT IS WORN OUT AND THERE ARE MISSING SECTIONS AND CRACKS.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 77 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 77 days or a fine of \$100 per day, per violation.

**Case: CE25080428**

Address: 246 SW 21 ST

Owner: NASR MHITHAWI, SAMER; NASSER NASSER, EMILIA

Service was via posting at the property on 9/8/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE ARE TWO COMMERCIAL TRAILERS PARKED ON THE LAWN OF THIS RM-15 ZONED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLE AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24070209. 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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THIS RM-15 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24070209. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24070209. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.G.1. WITHDRAWN  
THE SWALE/RIGHT-OF-WAY FACING SW 3 AVENUE AREA OF THIS RM-15 ZONED PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER HAS BEEN REPLACED WITH GRAVEL.

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

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

**Case: CE25050552**

Address: 1045 N ANDREWS AVE 1-6

Owner: FLORIDA FAIR HOUSING CORP

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

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

Officer Jones presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn took a brief recess.

**Case: CE25060143**

Address: 1147 NE 4 AVE

Owner: SERENITY SKY LLC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB ZONED PROPERTY. THERE ARE MULTIPLE WOOD PIECES AND TRASH BEING STORED ON THE PROPERTY.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23080368. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS MISSING TOP POST IN CERTAIN PORTIONS AND THE FENCE HAS A HOLE IN IT. THIS IS A RECURRING VIOLATION, SEE CASE CE23080368. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

**Case: CE25060362**  
Address: 16 NW 16 ST  
Owner: WESLEYAN CHURCH

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 9/15/25.

Malik Jones, 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: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RDS-15 PROPERTY.

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

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

VIOLATIONS: 9-306  
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.

Officer Jones presented the case file into evidence and recommended ordering compliance with 9-363 and 18-12.(a) within 15 days or a fine of \$100 per day, per violation and with the remaining violations within 42 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 and 18-12.(a) within 15 days or a fine of \$100 per day, per violation and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

**Case: CE25060684**  
Address: 901 NE 16 CT  
Owner: MUNOZ AGRO FARMING LLC

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-19.5.J.1. WITHDRAWN  
THERE IS NON-PERMITTED TEMPORARY CONSTRUCTION FENCE ON THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS MISCELLANEOUS ITEMS SCATTERED ON THE PROPERTY. THIS IS A RECURRING CASE, REFERENCE CASE CE22080386. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED FOF  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMS-15 PROPERTY. THERE ARE BRICKS AND WOOD BEING STORED ON THE PROPERTY. THERE IS A COMMERCIAL BOBCAT BEING STORED ON THE PROPERTY. THIS IS A RECURRING CASE, REFERENCE CASE CE24100438. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

VIOLATIONS: 9-305(b) COMPLIED FOF  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE, REFERENCE CASE CE22080386. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

Officer Jones presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 47-34.1.A.1. and 9-305(b) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a), 47-34.1.A.1. and 9-305(b) had existed as cited.

**Case: CE25010356**

Address: 845 NE 16 AVE

Owner: VICTORIA PARK DEVELOPMENT LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS 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 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 TO INCLUDE BUT NOT LIMITED TO THE DOORS AT THE PROPERTY.

VIOLATIONS: 9-280(C)  
THE ACCESSORY STRUCTURE(S) AT THIS PROPERTY ARE NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE TO INCLUDE BUT NOT LIMITED TO THE WALKWAY AND PORCH.

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

VIOLATIONS: 9-308(b) COMPLIED  
THE ROOF IS DIRTY AND HAS OTHER ELEMENTS WHICH ARE NOT PERMANENT ON THE ROOF.

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: 47-19.4.D.1. WITHDRAWN  
THIS RMM-25 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 42 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 42 days or a fine of \$150 per day, per violation.

**Case: CE25080075**

Address: 601 E SUNRISE BLVD  
Owner: SUNFLAGLER INC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE REAR OF THE PROPERTY THAT IS LOCATED ON NE 7 AVE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE23090180. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

**Case: CE25040145**

Address: 900 NE 17 CT  
Owner: FAITH CHURCH OF THE NAZARENE

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE SWALE ON THE PROPERTY. THERE IS A WHITE 2007 GMC TRUCK WITH EXPIRED FLORIDA TAGS KRG-X58 12/23.

VIOLATIONS: 9-304(b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL TO INCLUDE BUT NOT LIMITED TO THE CONCRETE SURFACE IN THE CARPORT. THERE ARE SEVERAL TRAILERS PROHIBITED FROM PARKING ON THE LAWN.

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

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS OUTDOOR STORAGE IN THE CARPORT AND THE PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO A MATTRESS, PLASTIC CONTAINER FULL OF WATER AND OTHER VARIOUS 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 RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO A TIRE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.13.F. WITHDRAWN  
THERE IS UNAPPROVED AND PROHIBITED MATERIAL (GRAVEL) ON THE SWALE/RIGHT OF WAY AREA OF A MULTI-FAMILY USE PROPERTY.

VIOLATIONS: 47-21.16.A COMPLIED  
THE EXISTENCE OF A DEAD STUMP UPON ON THIS PARCEL OF LAND WITHIN THE CITY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-363 within 10 days and with the remaining violations within 42 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 10 days and with the remaining violations within 42 days or a fine of \$150 per day, per violation.

**Case: CE25050602**

Address: 1451 NE 13 AVE

Owner: FULTZ MANAGEMENT SERVICE INC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22090576.  
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: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 ZONE PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO STOOL, CONCRETE BLOCKS AND OTHER MISCELLANEOUS ITEMS.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 77 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 77 days or a fine of \$150 per day, per violation.

**Case: CE25070385**

Address: 2418 SW 6 CT

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 9/6/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060443. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, STAINS AND THE GRAVEL APRON HAS BARE AREAS OF MISSING GRAVEL WITH GRASS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060133. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED  
THE FASCIA IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060133. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY. ADDITIONALLY THE TREE LOCATED IN THE FRONT YARD ON THE EAST SIDE OF THE PROPERTY IS OVERGROWN AND NEEDS TO BE PRUNED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060443. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-308(b) COMPLIED  
THE CHIMNEY (CROWN/ CAP) ON THE ROOF IS STAINED AND HAS AREAS OF MISSING PAINT.

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

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

**Case: CE25070070**

Address: 3020 SW 13 CT

Owner: ANTONIO G RAMOS LIV TR; RAMOS,ANTONIO G TRUSTEE

Service was via posting at the property on 9/5/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 9-304(b)  
THERE ARE MULTIPLE VEHICLES/TRAILERS/ RECREATIONAL VEHICLES PARKED ON THE GRASS/LAWN AREA AT THE FRONT AND REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO TARPS, ALUMINUM, MISCELLANEOUS EQUIPMENT AND DEBRIS STORED AT THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WOOD FENCE ON THE EAST SIDE OF THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A GREEN SUBSTANCE.

VIOLATIONS: 47-19.1.B WITHDRAWN  
THERE IS AN UNPERMITTED CANOPY ON THIS RS-8 ZONED PROPERTY THAT HAS BEEN ERECTED AT THE REAR OF THE PROPERTY.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day.

**Case: CE25070582**

Address: 315 SW 25 TER  
Owner: REDITUS 1 LLC

Service was via posting at the property on 9/6/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR SILVER MERCURY MOUNTAINEER WITH EXPIRED FL TAG NUMBER CVAJ59 "7/23".

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

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY AND DRIVEWAY APRON ON THE SOUTH SIDE OF THE PROPERTY HAS CRACKS, STAINS, AND GRASS GROWING THROUGH IT.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE GARDEN WALL AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT.

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

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

VIOLATIONS: 9-280(h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE WINDOWS ARE STAINED AND HAVE AREAS OF MISSING PAINT.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$100 per day, per violation.

**Case: CE25070611**

Address: 2231 SW 14 ST  
Owner: PARDIS, BIJAN

Service was via posting at the property on 9/6/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON A SCHEDULED PICKUP DATE AND TIME. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO FURNITURE, PAINT CAN, CARDBOARD BOX, PLASTIC CRATE AND OTHER MISCELLANEOUS ITEMS. BULK TRASH PICK UP IS ON THE FIRST (1ST) WEDNESDAY OF EACH MONTH.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR GREY SUBARU OUTBACK LEGACY WITH EXPIRED FL TAG # Y04XHH "6/24".

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

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days or a fine of \$50 per day and with 9-304(b) within 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days or a fine of \$50 per day and with 9-304(b) within 42 days or a fine of \$100 per day.

**Case: CE25070034**

Address: 2981 SW 14 ST

Owner: ADALWIN LLC

Service was via posting at the property on 9/5/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060626. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060626. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

VIOLATIONS: 9-280(C) COMPLIED  
THE FRONT PORCH IS STAINED WITH A BLACK SUBSTANCE AND THE WALKWAY HAS AREAS OF MISSING, PEELING PAINT.

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

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

**Case: CE25050120**

Address: 2730 SW 1 ST 1-2

Owner: 335 NW 28 ST LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY TOYOTA CAMRY IS BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF PLASTIC BINS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS STUMP IN THE FRONT OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH-DENSITY PROPERTY LOCATED NEXT TO A PALM TREE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH-DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.
- VIOLATIONS: 9-280(g) COMPLIED  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING AROUND THE PROPERTY IN SEVERAL AREAS.
- VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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

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

**Case: CE25060326**

Address: 850 ARIZONA AVE  
Owner: SRP SUB LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK CHEVY TAHOE IS BEING PARKED ON THE LAWN AT THIS PROPERTY.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF PROPANE TANKS ALIGNED IN FROM OF THE GARAGE.

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

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

**Case: CE25070832**  
Address: 3567 DAVIE BLVD  
Owner: TROPICAL TREASURE LC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 15-28  
THE BUSINESS (EL PAISA ACCOUNTING SERVICES CORP) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

**Case: CE25070883**  
Address: 601 SW 27 AVE C  
Owner: AZALEA 27 LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 47-19.4.D.8. COMPLIED  
THERE IS A DUMPSTER ENCLOSURE AT THIS MHP - MOBILE HOME PARK THAT IS NOT MAINTAINED AT THIS LOCATION. THE ENCLOSURE DOORS ARE WIDE OPEN WITH NO VISIBLE LOCK. THERE IS ALSO TRASH SCATTERED THROUGHOUT THE DUMPSTER ENCLOSURE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23090732 AND WILL ACCRUE FINES BEGINNING THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE WAS MET.  
(7/29; 8/7; 8/14 & 9/10)

VIOLATIONS: 24-29(a) COMPLIED FOF  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE. THIS IS A RECURRING VIOLATION PER CASE CE23090732 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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Officer Moore presented the case file into evidence and said the violations were in compliance. She requested a finding of fact that the violations had existed as cited and imposition of a \$200 per day fine for each of the four days 47-19.4.D.8. had been out of compliance, a total of \$800.

Ms. Flynn found in favor of the City that the violations had existed as cited and imposed a \$200 per day fine for each of the four days 47-19.4.D.8. had been out of compliance, a total of \$800.

**Case: CE25060792**

Address: 930 SW 29 ST A-D

Owner: ZADQUIEL INC

Service was via posting at the property on 9/3/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES AT THIS RD-15 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. ALL PARKING FACILITIES, INCLUDING ACCESS AISLES AND DRIVEWAYS, SHALL BE SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 47-20.20.H within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 47-20.20.H within 77 days or a fine of \$50 per day, per violation.

**Case: CE25070586**

Address: 1871 SW 22 ST

Owner: GUNNELL, CAROLINE

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED VACANT LOT. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO TILES, BRICKS AND TRASH CARTS.

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS RD-15 ZONED VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE25070632**

Address: 1836 SW 9 AVE

Owner: ROGOWSKI, RONALD R EST

Service was via posting at the property on 9/3/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED FOF  
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS BROKEN. THIS IS RECURRING VIOLATION SEE CASE NUMBER CE22120142. 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 NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND UNEVEN BRICKS.

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

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

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 9-280(h)(1) had existed as cited.

Ms. Flynn found for the City that violation 9-280(h)(1) had existed as cited.

**Case: CE25080472**

Address: 1771 SW 30 ST

Owner: FERNANDEZ, LIDIA

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE25020288. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

**Case: CE25080450**

Address: 2348 SW 17 AVE

Owner: YALON USA CORP

Service was via posting at the property on 9/4/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLE PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED; THE ARE MULTIPLE CRACKS AND STAINS.

VIOLATIONS: 9-280(h)(1) COMPLIED FOF  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING WITH MULTIPLE BOWING PANELS. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23110762. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 9-280(h)(1) had existed as cited.

Ms. Flynn found for the City that violation 9-280(h)(1) had existed as cited.

**Case: CE25080201**

Address: 920 SW 16 ST 1-2  
Owner: PEREZ, RICHARD & DARCIE J

Service was via posting at the property on 9/3/25 and at 1 East Broward Blvd. on 9/15/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND/OR DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23060660. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS FADED AND/OR STAINED.

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

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

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

**Case: CE25070786**

Address: 1401 NE 14 CT  
Owner: MEDINA, ARALIZ MERCEDES; REYES, NELVIS & REYES, LUIGI

Service was via posting at the property on 9/9/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

**Case: CE25080003**

Address: 1730 NE 23 AVE  
Owner: KR MANAGEMENT LLC

Service was via posting at the property on 9/9/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

**Case: CE25070601**

Address: 1700 N DIXIE HWY  
Owner: ILANA LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

**Case: CE25070602**

Address: 3101 BAYSHORE DR 1902  
Owner: BRITANIC HILLS GROUP LLC; KINGSTON HILLS GROUP LLC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 9/15/25.

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

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

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

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

**Case: CE25020532**

**VACATE OIF 08/28/2025 & REHEAR**

Address: 221 SW 1 AVE PFL  
Owner: PMG-GREYBROOK RIVERFRONT II LLC

This case was first heard on 4/24/25 to comply by 5/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. This was a request to vacate the Order Imposing the Fines dated 8/28/25 and rehear.

Gustavo Caracas, Code Compliance Officer, said the violation still existed but there had been an address change initiated by the US Postal Service. He said the owners were trying very hard to obtain the Business Tax Receipt but this address change was making it difficult. He recommended a 42-day extension.

Ms. Flynn vacated the Order Imposing the Fines dated 8/28/25 and granted a 42-day extension, during which time no fines would accrue.

**Case: CE25020604**

**VACATE OIF 8/28/2025 & REHEAR**

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

This case was first heard on 5/29/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and this was a request to vacate the Order Imposing the Fines dated 8/28/25 and rehear the case.

Gustavo Caracas, Code Compliance Officer, said they had applied for outdoor seating but had not gone through the process. He recommended allowing the fines to continue. Ms. Blue explained that someone had incorrectly changed the case status to "complied" in the City's system.

Ms. Flynn vacated the Order Imposing the Fines dated 8/28/25 and imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE25040889**

Address: 1322 SE 1 AVE  
Owner: SFLA HOLDINGS LLC

This case was first heard on 6/26/25 to comply by 7/11/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,100 and the City was requesting \$626 be imposed.

Ms. Flynn imposed administrative costs of \$626.

**Case: CE24110095**

Address: 3461 BERKELEY BLVD  
Owner: CABRERA,CRISTINA; PAZO,MATIAS NICOLAS

This case was first heard on 3/27/25 to comply by 5/29/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,200 fine.

**Case: CE25040450**

Address: 748 NW 22 RD  
Owner: XPRESS MEDIA PRINTING LLC

This case was first heard on 6/26/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance. Fines of \$125,400 had been imposed, new fines had accrued to \$19,400 and the City was requesting imposition of the new fines, which would continue to accrue until the property was in compliance.

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

**Case: CE25040176**

Address: 400 SW 22 AVE  
Owner: DALRYMPLE, ESAU &; DALRYMPLE, JULIE

This case was first heard on 6/26/25 to comply by 7/11/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance. Fines of \$10,350 had been imposed, new fines had accrued to \$3,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE24120337**

Address: 1872 SW 28 AVE  
Owner: BOSTOCK, DAVID L

This case was first heard on 4/24/25 to comply by 5/9/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110412**

Address: 2401 SW 17 AVE  
Owner: ARBOREAL REAL PROPERTIES CORP; %CHRISTOPHER LANGEN

This case was first heard on 3/27/25 to comply by 4/24/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,500 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

September 25, 2025

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**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:

CE25030622

**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:

None

**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:

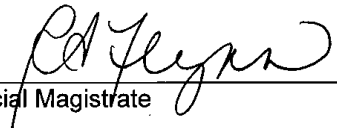
None

**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 1:13 PM.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE