



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
OCTOBER 14, 2025
RICHARD DOODY PRESIDING
9:00 A.M.**

Staff Present:

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

Respondents and witnesses

CE24120280: Scott Morris	CE25080059: Hulda Gonzalez
CE25080243: Adam Levy	CE25030051: Matthew Fleurinord
CE25030081: Paige Miller	CE25090122: William Lucchesi, Angela Lucchesi
CE25070118: Ari Pregon Esq.; Lenoard Mello	CE25060647: Ernst Juliet
CE25030896: Nathan Heidbrink	CE25030771: Lawrence Raben
CE25011001: Tatfit McCall	CE25020290: CE25020291: Sergey Lultyshev
CE24120511: Le Adonis Ferguson	CE25060534: James Williams
CE25010885: Kelly Gerald	CE25050555: Victor Macedo Joao
CE25050642: Nestor Amaya; Lissa Amaya	CE25020511: Easter Young
CE24120492; CE24120493; CE24120495: Joseph Vaudy	CE25040645; CE25020514: Keith Ouelette
CE25040226: Amanda MacCormack	CE25030516: Kenneth Leb; Charles Sposato
CE25050629: Courtney Crush Esq.	CE25060412: Ali Abusaman
CE25080749: Gus Carbonell; Maria Masino	CE24100382: Benjamin Sunshine Esq.; William Fairman
CE25080462: Ari Pregon Esq.	CE25070300; CE25040309: Denene Huffman
CE25010118: Ana Lara	

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

The meeting was called to order at 9:12 A.M.

Case: CE24120280

Address: 22 NE 16 PL

Owner: MORRIS, SCOTT

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This case was first heard on 3/11/25 to comply by 3/21/25, 5/13/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jessica Martinez, Code Compliance Officer, recommended imposition of the fine.

Officer Matinez confirmed for Scott Morris that only the missing grass area was still a violation. Mr. Morris said the City had dug in the swale. Officer Martinez recommended 36 days.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25030896

ORDERED TO REAPPEAR

Address: 535 HENDRICKS ISLE 104

Owner: HEIDBRINK, NATHAN M; HEIDBRINK, ROBERT S

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paulette DelGrosso, Code Compliance Officer, said the owner was present for a status update. She recommended 36 days.

Nathan Heidbrink said the dock should be complete by the end of the week.

Mr. Doody granted a 36-day extension, during which time no fines would accrue.

Case: CE25010885

Address: 721 NW 18 ST

Owner: GERALD, KELLY DON

This case was first heard on 6/10/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, stated the landscape violation remained and recommended imposition of the fine.

Kelly Gerald described his efforts to comply and requested more time. Officer Kendrick recommended 91 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue.

Case: CE25020511

Address: 3617 SW 17 ST

Owner: YOUNG, EASTER; YOUNG, THONEAL EST

This case was first heard on 6/10/25 to comply by 6/25/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said one violation remained and recommended imposition of the fine.

Easter Young said she had put sod down. Officer Santos recommended 36 days and ordering the respondent to attend the 11/19/25 hearing.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25080749

Address: 1306 SW 18 CT

Owner: CARBONELL, ERIC

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

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

VIOLATIONS: 47-25.3.A.3.a

LIGHTS ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES.

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

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Maria Masino said the neighbor who had filed the complaint had previously planted three hidden cameras directed at the Carbonell's property, so the Carbonells had installed this camera [with a light]. The Carbonells had since removed the light.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day.

Case: CE24100382

Address: 5108 NW 10 TER

Owner: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25, 8/12/25, and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Benjamin Sunshine Esq., the owner's attorney, requested 60 days to complete compliance. He stated it had taken time to confirm the concrete wall was on this property. They intended to replace the wall with a fence. Officer Kendrick was unsure a fence would be permitted. Antoine Loar, Code Compliance Supervisor, recommended 36 days and ordering the respondent to attend the 11//19/25 hearing for a status update.

Mr. Doody granted a 10-day extension for 18-12.(a) and a 36-day extension for 9-280(h), during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25030771

Address: 2832 SW 14 ST

Owner: RABEN, LAWRENCE

This case was first heard on 6/10/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Edward Eason, Code Compliance Officer, recommended the fine be waived.

Lawrence Raben thanked Officer Eason.

Mr. Doody waived the fine.

Case: CE25030081

Address: 200 E LAS OLAS BLVD

Owner: PR II SR 200 EAST LAS OLAS OWNER LLC
% PRUDENTIAL REAL ESTATE

This case was first heard on 6/26/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance recommended imposition of the fine. He stated administrative costs totaled \$580.

Paige Miller, property manager, requested a fine reduction.

Mr. Doody reduced the fine to \$1,000, inclusive of City costs.

Case: CE25080059

Address: 1700 NE 57 ST

Owner: GONZALEZ, HULDA E IGLESIAS

CITATION APPEAL

VIOLATIONS: 17-7.1.a. IMMEDIATE FINE OF \$500
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING PER CASE CE25070172.

VIOLATIONS: 17-7.10.a. IMMEDIATE FINE OF \$500
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING PER CASE CE25070172.

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The property was cited on 8/3/25 to be complied by 8/3/25. The property was in compliance and there were immediate fines of \$1,000.

Robert Krock, Code Compliance Officer, played video of the incidents.

Hulda Gonzalez said she was unaware of a 10 PM noise regulation.

Mr. Doody denied the appeal and imposed the \$1,000 fine.

Case: CE25040645

Address: 3767 SW 17 ST

Owner: OUELLETTE, RYAN KEITH

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Edward Eason, Code Compliance Officer, said he would not oppose a 36-day extension..

Keith Ouelette said he needed to contribute to the Tree Fund. Officer Eason said a tree removal permit was needed as well.

Mr. Doody granted a 36-day extension, during which time no fines would accrue.

Case: CE25020514

Address: 3767 SW 17 ST

Owner: OUELLETTE, RYAN KEITH

This case was first heard on 6/10/25 to comply by 6/25/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Edward Eason, Code Compliance Officer, said he would not oppose a 36-day extension.

Keith Ouelette said FPL was responsible to repair the swale.

Mr. Doody granted a 36-day extension, during which time no fines would accrue.

Case: CE25080243

Address: 96 HENDRICKS ISLE

Owner: KOLO 23 LLC

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

Paulette DelGrosso, 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. THE STREET FACING BUSHES AND THE HEDGE ON THE NORTHSIDE OF THE PARKING ARE NOT TRIMMED IN A NEAT MANNER.

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

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. NEAR THE GROUND OF BOTH BUILDINGS THERE IS CHIPPED AND PEELING AREAS. THE PAINTED PLANTERS ARE DIRTY.

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

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VIOLATIONS: 9-304(b)
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE IS GRASS THAT IS GROWING IN BETWEEN AND OVER COVERING THE PAVERS THROUGHOUT THE PARKING.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day, per violation. She said a demolition permit was in process.

Adam Levy, property manager, said they were just waiting for the demolition permit to be issued,

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day, per violation. and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25050629

Address: 225 S FORT LAUDERDALE BEACH BLVD

Owner: L & A BEACH HOLDINGS LLC

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

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

VIOLATIONS: 25-4 COMPLIED
THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK AT THIS LOCATION. ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE23040440 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9 COMPLIED
THERE ARE SIGNS ON THIS PRD COMMERCIAL PROPERTY THAT DO NOT HAVE A PERMIT. A PERMIT WAS ISSUED IN 2022 BUT WAS NEVER COMPLETED. THIS IS A RECURRENCE OF CASE CE25020798 AND AS SUCH, A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance with 25-56(b)(3) within 10 days or a fine of \$100 per day, and a finding of fact that violations 25-4 and 47-22.9 had existed as cited.

Courtney Crush Esq., the owner's attorney, said the tenants had removed the signs.

Mr. Doody found in favor of the City and ordered compliance with 25-56(b)(3) within 10 days or a fine of \$100 per day. He also found for the City that violations 25-4 and 47-22.9 had existed as cited.

Case: CE25030516

Address: 4040 GALT OCEAN DR

Owner: OCEAN MANOR CONDO ASSOC

Personal Service was accepted on 10/1/25. Service was also via posting at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 17-7.6
THERE IS SOUND COMING FROM THE HEATING, VENTILATION AND AIR CONDITIONING "HVAC" EQUIPMENT ON THIS RMH-60 RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY PROPERTY IN EXCESS OF ALLOWABLE LIMITS:
SEC. 17-6. - MAXIMUM PERMISSIBLE SOUND LEVELS:
7:00 A.M. TO 10:00 P.M. 60 DBA
10:00 P.M. TO 7:00 A.M. 40 DBA
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 7:40 AM ON 3/30/2025. EACH READING READ OVER 60 DBA (73, 73 AND 73)

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THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 11:09 PM ON 4/3/2025. EACH
READING READ OVER 40 DBA (51, 52 AND 51)
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 12:27 AM ON 5/9/2025. EACH
READING READ OVER 40 DBA (51, 52 AND 52)

Officer Krock presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day.

Kenneth Leb, contractor, said they were in the process of finding materials to slow the fan down. He anticipated they would fix the problem within 90 days. If they could not, they would build a wall. Antoine Loar, Code Compliance Supervisor, suggested ordering the respondent to attend the 11/19/25 hearing.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day and ordered the respondent to attend the 11/19/25 hearing.

Case: CE24120511

ORDERED TO REAPPEAR

Address: 700 NW 4 AVE

Owner: FERGUSON, ERMA J

This case was first heard on 5/13/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jessica Martinez, Code Compliance Officer, confirmed the property was not in compliance and did not recommend an extension.

Le Adonis Ferguson, said the property was going through probate, limiting their ability to address the violations. He requested an extension until probate was complete and the property was transferred. Antoine Loar, Code Compliance Supervisor, recommended 91 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE25070118

VACATE ORDER OF 8/12/2025 & REHEAR

Address: 314 ISLE OF CAPRI DR

Owner: 314 ISLE OF CAPRI LLC

VIOLATIONS: 15-282.(d) THERE ARE 5 VIOLATIONS OF THE CITY'S ORDINANCE, WHICH CONSTITUTE (A REQUEST FOR A 395 DAY
SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050637- AMPLIFIED SOUND, NON-AMPLIFIED SOUND,
PARKING, OCCUPANCY, RESPONSIBLE PARTY.

Wanda Acquavella, Code Compliance Officer, recommended suspending the Vacation Rental Certificate for 395 days. She requested Mr. Doody vacate the Order dated 8/12/25 and rehear the case. Mr. Doody vacated the Order dated 8/12/25.

Ari Pregon Esq., the owner's attorney, said notice for the violations had not been proper. Rhonda Hasan, Senior Assistant City Attorney, said there had been the option to appeal, but they had not. Amy Brown, Code Compliance Supervisor, stated the 8/12/25 Order related to the suspension and confirmed all five of the violations were cited the same day. Mr. Pregon said the owner had emailed a Notice of Contest, but the property manager had later paid the fines for the violations. Mr. Doody noted that paying the fines was an admission of the violations. Mr. Pregon said it was not an admission. He stated the owner had not received the notice for the August 12 hearing until two days before the hearing because he lived out of state.

Mr. Pregon said the suspension was not mandatory, but Ms. Hasan read from the ordinance, which said the Magistrate "shall" revoke the certificate upon the third violation. Mr. Pregon pointed out that in the section prior to the "shall" language, the ordinance read that the Magistrate "may" impose a suspension. Once that was determined, the timeframes were listed. Mr. Doody acknowledged the awkward wording of the ordinance, and thought the "may" language gave the Magistrate the power to revoke the certificate and then provided what was mandatory after the specific number of violations.

Mr. Doody suspended the Vacation Rental Certificate for 90 days, effective in 30 days.

Case: CE25080462

CITATION APPEAL

Address: 1460 NE 56 ST

Owner: FISTORI, CAMERON

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$250
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR
OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER,

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EMERGENCY PERSONNEL, OR THE CITY. I CALLED THE RESPONSIBLE PARTY AT 11:43 PM. THE RESPONSIBLE PARTY FAILED TO RESPOND BY 12:43 AM. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 15-278(1)(e) IMMEDIATE FINE OF \$250
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE WERE APPROXIMATELY TWENTY (20) VEHICLES PARKED ON THE PROPERTY, INCLUDING THE FRONT YARD, SWALE AREA, OBSTRUCTING THE SIDEWALK AND ADJACENT PROPERTIES' SWALE AREA. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 15-278(2)b WITHDRAWN
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THIS VACATION RENTAL HAS THREE (3) BEDROOMS, SO THERE SHALL BE NO MORE THAN A MAXIMUM OF NINE (9) PERSONS ALLOWED TO GATHER AT THE PROPERTY. THERE WERE APPROXIMATELY TWENTY (20) VEHICLES PARKED ON THE PROPERTY, INCLUDING THE FRONT YARD, SWALE AREA, OBSTRUCTING THE SIDEWALK AND ADJACENT PROPERTIES' SWALE AREA. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

The property was cited on 8/17/25 to be complied by 8/17/25. The property was in compliance and there were immediate fines of \$500.

Robert Krock, Code Compliance Officer, played video of the incident.

Ari Pregon Esq., the owner's attorney, said the property manager was supposed to respond but had not done his job. When a neighbor called the owner after the Code Officer arrived, the owner had immediately called BSO to remove the people from the property. There was no notation regarding when Police arrived and when they left.

Mr. Pregon thought the fact that the occupancy violation had been withdrawn meant they could not assume that the vehicles parked in the swale belonged to this property's occupants. He pointed out that this street had no swale parking restrictions. Antoine Loar, Code Compliance Supervisor, said the code specified that all vehicles associated with a vacation rental must be parked in a driveway and in compliance with the code.

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

Case: CE25040226

Address: 1040 NW 5 AVE

Owner: BHS/JMF SENIOR SOLUTIONS 3 LLC

Service was via posting at the property on 9/29/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON SCHEDULED DATE AND TIME. THERE ARE TREE BRANCHES, FURNITURE AND TRASH ON THE SWALE.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS BROKEN ASPHALT, DIRTY/STAINED WHEEL STOPS AND DISCOLORED PARKING SPACES.

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

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 47-20.20.H within 36 days or a fine of \$100 per day, per violation.

Amanda MacCormack said everything had already been done.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 47-20.20.H within 36 days or a fine of \$100 per day, per violation.

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Case: CE25060647

Address: 2748 NE 29 CT

Owner: 29TH CT BRIGHT STAR HOME LLC

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

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Ernst Juliet said they would demolish the property the following week.

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day.

Case: CE25050555

Address: 3617 SW 12 CT

Owner: MACEDO PROPERTY DEV LLC

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

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

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

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

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

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: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A PICKUP TRUCK WITH AN ATTACHED RV PARKED IN THE BACKYARD ON THE GRASS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS AN ABUNDANCE OF STORAGE ON THE SOUTHSIDE OF THE HOUSE BEHIND THE TREES CONSISTING OF BUT NOT LIMITED TO, CRATES, WHEEL BARROWS, TIRES, PLASTIC BINS AND MISCELLANEOUS ITEMS.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-304(b) and 47-34.1.A.1. within 10 days, with 9-363 within 15 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

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Victor Macedo Joao said there were issues with trespassing on the property. He said he should have permits soon. He stated the property was not occupied and not rented. Dorian Koloian, Code Compliance Supervisor, withdrew 9-363.

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) and 47-34.1.A.1. within 10 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Case: CE25060412

Address: 4721 BAYVIEW DR

Owner: ABUJALOU DI LLC

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

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS LOCATION IS FADED, CRACKED AND IN DISREPAIR.

VIOLATIONS: 47-21.15.A.1.a.
A FICUS BENJAMINA (WEEPING FIG) HAS BEEN REMOVED WITHOUT PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT: A DICOT OR CONIFER TREE HAVING A DIAMETER OF THREE (3) INCHES OR MORE OR A MONOCOT HAVING EIGHT (8) FEET OR MORE OF WOOD, ON OTHER THAN A DEVELOPED ONE FAMILY RESIDENTIAL LOT.

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$150 per day.

Ali Abusaman said the tree had caused damage to the foundation and roof. He said someone at the City had confirmed they could remove an invasive tree that was causing damage. They had then obtained a professional inspection report showing the damage and had cut the tree. Officer DelGrosso stated this Ficus was a "Class C" species and was not invasive. Robert Fisk, Landscape Plan Examiner, confirmed a permit was required to remove the tree and mitigation must be performed. Mr. Abusaman said he had spoken with Mark and Kelly in the Landscape Department and sent the report indicating the tree was causing damage, which is why it was cut.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$150 per day.

Case: CE25011001

Address: 633 NW 14 TER

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

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,600 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, recommended imposition of the fine.

Tatfit McCall said she had replaced the grass and requested a few more days. Dorian Koloian, Code Compliance Supervisor recommended 36 days.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

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Case: CE24120492

ORDERED TO REAPPEAR

Address: 870 SW 28 ST

Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

This case was first heard on 6/26/25 to comply by 7/11/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, said the permit had been awaiting additional information since May. He did not recommend an extension.

Joseph Vaudy, owner, said he was experiencing hardship at the moment. He said all permits were in process. He stated he had needed to replace the contractor.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE24120493

ORDERED TO REAPPEAR

Address: 880 SW 28 ST

Owner: 5 STAR RENOVATION &; CONSTRUCTION LLC

This case was first heard on 6/26/25 to comply by 7/11/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, said the permit had been "awaiting client reply" since May. He did not recommend an extension.

Joseph Vaudy, owner, said permits were in process. Amy Brown, Code Compliance Supervisor, recommended 91 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE24120495

ORDERED TO REAPPEAR

Address: 890 SW 28 ST

Owner: 5 STAR RENOVATION &; CONSTRUCTION LLC

This case was first heard on 6/26/25 to comply by 7/11/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, said the permit had been marked as "more information required" since May. He did not recommend an extension.

Joseph Vaudy, owner, thanked Mr. Doody.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE25010118

REQUEST FOR EXTENSION

Address: 1530 NW 11 CT

Owner: JEP BARCELONA LLC

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,100.

Ana Lara, property manager, requested an extension. Patt Gavin, Senior Code Compliance Officer, did not object.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25020290

ORDERED TO REAPPEAR

Address: 2850 NE 32 ST

Owner: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$14,100.

Patt Gavin, Senior Code Compliance Officer, did not recommend an extension.

Sergey Lultyshev said there had been delays in starting construction and they should close the permit the following week. Officer Gavin stated they had only applied for permits for one of the two adjacent properties they owned. They must either pull the permit or put down sod.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25020291

ORDERED TO REAPPEAR

Address: 2840 NE 32 ST
Owner: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$10,100.

Mr. Doody granted a 36-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/19/25 hearing.

Case: CE25050642

Address: 840 W STATE ROAD 84
Owner: EL TAMARINDO 84 LLC

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 18-1.

THERE IS ILLEGAL AND EXCESSIVE PARKING AT THIS PROPERTY, CREATING A PUBLIC NUISANCE. THE PROPERTY IS OPERATING A PARKING LOT WITHOUT A BUSINESS TAX RECEIPT, AND MULTIPLE VEHICLES OBSTRUCTING THE SIDEWALK. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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

Lissa Amaya said they had been unaware that a nightclub was using their lot for parking.

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

Case: CE25030051

Address: 1831 NW 27 TER
Owner: FLEURINORD NORDELIS,
OFILIA; FLEURINORD, CELET ET AL

This case was first heard on 5/29/25 to comply by 6/26/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Matthew Fleurinord said he was experiencing financial issues and could not afford to do the work. He requested 90 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/13/26 hearing.

Case: CE25060534

Address: 3310 GLENDALE BLVD
Owner: WILLIAMS, JAMES E

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS

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REQUIRED. THE CHAIN-LINK FENCE IN THE BACK OF THE PROPERTY HAS LARGE HOLES IN THE MESH AND IS COVERED IN VEGETATION.

VIOLATIONS: 9-280(h) WITHDRAWN
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE WINDOW AWNINGS AT THIS PROPERTY ARE BADLY STAINED WITH A BLACK SUBSTANCE.

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 Moore presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$50 per day, per violation.

James Williams said he was on a fixed income and could not afford to do the work. officer Moore agreed to help Mr. Williams get assistance.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

Case: CE25040309

Address: 5701 NE 19 AVE

Owner: HUFFMAN, DENENE

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

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

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF AT THE PROPERTY IS DIRTY AND IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ROOF TILES AND A PALLET OF PAVERS BEING STORED ON THE PROPERTY. THERE IS A PINK DUMPSTER STORED ON THE DRIVEWAY OF THIS PROPERTY. NO PERMIT ON FILE.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP ON THE PROPERTY THAT HAS NOT BEEN REMOVED. THIS ENDANGERS THE PUBLIC HEALTH AND SAFETY.

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

VIOLATIONS: 9-280(C) COMPLIED
THE PORCH/WALKWAY IS DIRTY AND IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Denene Huffman said she had experienced issues with contractors.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 1/13/26 hearing.

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Case: CE25070300

Address: 5700 NE 18 TER

Owner: HUFFMAN, DENENE

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/1/25.

Shayqwan Kendrick, 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 WHERE WEEDS AND GRASS ARE GROWING THROUGH MULCHED AND GRAVELED AREAS. THERE IS DEAD GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21040383. 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)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION, WITH WEEDS GROWING THROUGH IT.

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day.

Denene Huffman agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day.

Mr. Doody took a brief recess.

Case: CE25080206

Address: 1110 NE 12 AVE 1-2

Owner: RIOUX, STEPHANE; WARREN, DAVID

Service was via posting at the property on 9/23/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Acquavella presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day.

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$250 per day.

Case: CE25050573

Address: 911 NW 12 AVE 1-2

Owner: 1551 SISTRUNK LLC

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. OUTDOOR STORAGE INCLUDES BUT NOT LIMITED TO TRASH CANS, TV, BAGS AND A COOLER AGAINST THE FRONT AND BACK OF THE BUILDING.

VIOLATIONS: 47-20.20.(H)

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THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THIS PROPERTY IS ZONED RMM-25. MUD IS SHOWING IN BARE AREAS AND GRASS/WEEDS ARE GROWING THROUGH THE GRAVEL IN THE PARKING AREA.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR OF THIS PROPERTY IS IN DISREPAIR. THE PAINT IS DIRTY, STAINED AND/OR MISSING PEELING PAINT INCLUDING BUT NOT LIMITED TO THE FASCIA.

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 9-363 within 10 days, with 18-12.(a) within 15 days and with the remaining violations within 36 days or a fine of \$150 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. and 9-363 within 10 days, with 18-12.(a) within 15 days and with the remaining violations within 36 days or a fine of \$150 per day, per violation.

Case: CE24100476

Address: 1212 NW 15 ST

Owner: FANESIE, ANGELO

Service was via posting at the property on 10/3/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 47-21.15.A
THREE TREES WERE REMOVED WITHOUT A PERMIT. A MANGO TREE, A BALD CYPRESS TREE AND A SLASH PINE TREE. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

Officer Gavin presented the case file into evidence and recommended imposing a fine of \$150 for each tree that had been removed, a total of \$450.

Mr. Doody found in favor of the City and imposed a fine of \$150 for each tree that had been removed, a total of \$450.

Case: CE25080269

Address: 900 NW 1 AVE

Owner: KP STORAGE LLC

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT SILVER MERCEDES BENZ, NO TAG ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.1. COMPLIED FOF
THERE IS A 4-YARD DUMPSTER SITING ON THE SWALE OF THIS PROPERTY THAT IS NOT IN A REQUIRED ENCLOSURE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24040936. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE CONSISTING OF GROCERY CARTS, OIL CONTAINERS, CAR BUMPER, BROKEN WOOD PALLETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THE DUMPSTER LIDS ARE OPEN AND TRASH IS OVERFLOWING OUT OF THE DUMPSTER.

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VIOLATIONS: 9-304(b) COMPLIED
LANDSCAPE NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING AND BARE LIVING GROUND COVER.

Officer Williams presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 47-19.4.D.1. had existed as cited.

Mr. Doody found for the City that violation 47-19.4.D.1. had existed as cited.

Case: CE25050232

Address: 817 NW 4 AVE

Owner: 817 NW 4TH AVENUE LLC

Service was via posting at the property on 9/23/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

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 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$50 per day.

Case: CE24090264

Address: 1492 E LAS OLAS BLVD

Owner: 1492 LAS OLAS LLC

Personal Service was accepted on 9/18/25. Service was also via posting at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 47-19.9.A.5.b.
THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT AREA, INCLUDING BUT NOT LIMITED TO TABLES AND CHAIRS USED AS A SIDEWALK CAFE. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM THE CITY TO OPERATE A SIDEWALK CAFE.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day

Case: CE25070552

Address: 904 SE 11 CT

Owner: D R KARNEY SR REV LIV TR; KARNEY, DONALD R JR TRUSTEE

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 25-24(b)(4)(a)
THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE ALLOWED 480 SQUARE INCHES. SIGN MEASURES 80" IN HEIGHT BY 48" IN WIDTH, TOTALING 3,840 SQUARE INCHES.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$50 per day.

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Case: CE25090060

Address: 1701 NE 12 ST

Owner: CASTLE ROAD INVESTMENTS LLC

Service was via posting at the property on 9/30/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT SILVER NISSAN ALTIMA BEARING INVALID TAG 3E3-8660 AND GRAY HYUNDAI SONATA BEARING INVALID TAG TE-1234 ON THE SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25070341. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Mr. Doody found for the City that violation 18-4.(c) had existed as cited.

Case: CE25070074

Address: 749 NE 16 AVE #2

Owner: 794 INVESTMENT LLC

Service was via posting at the property on 9/30/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

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

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

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

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO CANS OF PAINT AND OTHER MISCELLANEOUS ITEMS.

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- VIOLATIONS: 25-13.
THE SWALE ON THIS RMM-25 RESIDENTIAL ZONED OCCUPIED PROPERTY HAS PYRAMID ROCKS ABOUT THE SWALE/RIGHT-OF-WAY.
- VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED THE WALLS AND CEILINGS HAVE CRACKS AND DAMAGES.
- VIOLATIONS: 9-280(f) COMPLIED
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER THE SHOWER AND THE SINK ARE LEAKING CAUSING DAMAGE TO THE PROPERTY.
- VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO THE LIGHT SWITCH IN THE KITCHEN.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 25-13. Within 10 days and with the remaining violations within 36 days or a fine of \$150 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 25-13. Within 10 days and with the remaining violations within 36 days or a fine of \$150 per day, per violation.

Case: CE25040256

Address: 17 S FORT LAUDERDALE BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC; %RYAN LLC - DIVINA TAVERAS

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

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

- VIOLATIONS: 25-56(b)(3) COMPLIED
THE SIDEWALKS AT THIS LOCATION ARE STAINED, DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING BUT NOT LIMITED TO: STEPS AND RAILINGS THAT HAVE STAINS AND MISSING, PEELING PAINT, AS WELL AS BENT AND MISSING SLATS TO RAILINGS. EXHAUST GRATE(S) ARE DIRTY. YELLOW BOLLARDS ONSITE ARE DAMAGED, DIRTY AND HAVE CHIPPED PAINT.
- 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. ALL ELECTRICAL WIRING AND ACCESSORIES SHALL BE MAINTAINED IN GOOD, SAFE WORKING CONDITION.
- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS LITTER, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OR OCCUPANT OF ANY REAL PROPERTY, INCLUDING ANY LOT, TRACT OR PARCEL OF LAND, IMPROVED OR UNIMPROVED IN THIS CITY TO MAINTAIN SUCH PROPERTY, INCLUDING SWALE AREAS, SIDEWALKS AND WATERWAYS ABUTTING SUCH REAL PROPERTY, OR PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THERE IS ANY ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; ANY OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; ANY TRASH, RUBBISH, PAPER, REFUSE, GARBAGE, YARD WASTE OR DEBRIS; ANY ABANDONED OR DERELICT MOTOR VEHICLE OR VESSEL; ANY DISCARDED MACHINERY, APPLIANCES, FURNITURE OR SIMILAR ARTICLE; ANY STAGNANT WATER; ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER; OR TO ALLOW ANY OF THE CONDITIONS AS DESCRIBED IN SECTION 18-1 TO EXIST.
- VIOLATIONS: 47-22.6.F
THERE IS A SIGN ONSITE IN DISREPAIR; "BEACH PLACE" SIGNAGE HAS MISSING, PEELING, CHIPPED, FADED PAINT AND/OR IN DISREPAIR. KEPT IN GOOD REPAIR. ALL SIGNS AND

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ADVERTISING DISPLAYS MUST BE KEPT IN GOOD CONDITION AND A GOOD STATE OF REPAIR AND MUST FURTHER BE WELL PAINTED AND NEATLY MAINTAINED. ANY SIGN OR ADVERTISING DISPLAY WHICH BECOMES OR HAS BECOME AT LEAST FIFTY PERCENT (50%) DESTROYED SHALL BE DEEMED A PUBLIC NUISANCE AND SHALL BE REMOVED BY THE OWNER OF THE SIGN OR ADVERTISING DISPLAY OR THE OWNER OF THE PREMISES UPON WHICH THE SAME IS SITUATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN SUBSECTION H.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$150 per day.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day.

Case: CE25080191

Address: 2185 IMPERIAL POINT DR
Owner: ALTUS IG REAL ESTATE LLC

Service was via posting at the property on 9/22/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

VIOLATIONS: 9-304(b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS WEED/GRASS GROWING THROUGH THE DRIVEWAY.

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 9-304(b) within 36 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) within 36 days and with the remaining violations within 10 days or a fine of \$100 per day, per violation.

Case: CE25080668

Address: 6464 NW 5 WAY
Owner: TMT PROPERTIES INC

Personal Service was accepted on 9/25/25. Service was also via posting at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 15-28
THE BUSINESS (DYNAMIC ACCOUNTING) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR'S BUSINESS TAX RECEIPT.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day.

Case: CE25080507

Address: 1700 S FEDERAL HWY
Owner: 700 SE 17 ST FT LAUDERDALE LLC; %CVS

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 18-1.
THERE IS TRASH AND DEBRIS ON NORTHEAST SIDE OF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS

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A RECURRING VIOLATION SEE CASE CE25020309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING DATE.

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

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

Case: CE25070342

Address: 1903 SW 3 AVE

Owner: ACS 1903 LLC

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RM-15 ZONE RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 45 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 3 AVENUE AND SW 19 STREET.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE GRASS/WEEED GROWING THROUGH THE ASPHALT.

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

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

VIOLATIONS: 26-129(a)(4) COMPLIED
NO PERSON SHALL STOP, STAND OR PARK A VEHICLE ON A SIDEWALK.

Officer Santos presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$100 per day.

Case: CE25090145

Address: 706 SE 12 ST

Owner: MILLENNIUM A1A BUILDERS LLC

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE MULTIPLE PILES OF DIRT, SAND AND/OR OTHER CONSTRUCTION MATERIAL PLACED IN THE MIDDLE OF THE LOT. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24120403 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RML-25 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO CONSTRUCTION AND/OR FRAMEWORK EQUIPMENT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT

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APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON SWALES FACING SE 12 ST AND SE 12 CT.

VIOLATIONS: 26-129(a)(4) COMPLIED
THERE ARE A VEHICLE PARKED ON THE SIDEWALK FACING SE 12 ST.

Officer Santos presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 36 days or a fine of \$100 per day, and to impose a \$100 per day fine for 18-12.(a), retroactive to 9/6/25, which would continue to accrue until the property was in compliance.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 36 days or a fine of \$100 per day, and imposed a \$100 per day fine for 18-12.(a), retroactive to 9/6/25, which would continue to accrue until the property was in compliance.

Case: CE25060660

Address: 811 SW 31 AVE

Owner: 1416 CROTONA PARK REALTY LLC

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK SUV, TWO TOYOTA PRIUS, A WORK VAN, A FORD PICK UP TRUCK BEING PARKED ON FRONT LAWN OF THE PROPERTY. ALSO, THE DRIVEWAY AT THE PROPERTY HAS WEEDS/GRASS GROWING THROUGH IT. THE DRIVEWAY IS ALSO STAINED WITH A BROWN AND BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050408 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050408 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER NOT COMPLIANCE IS MET.

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF OF THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

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: 47-39.A.1.b.(7)(a)1. COMPLIED
THERE IS A YELLOW COMMERCIAL FOOD TRUCK PARKED BEHIND THE FENCE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THE FOOD TRUCK CAN BE SEEN FROM THE RIGHT OF WAY.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days, with 9-363 within 15 days and with the remaining violations within 36 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) within 10 days, with 9-363 within 15 days and with the remaining violations within 36 days or a fine of \$100 per day, per violation.

Case: CE25060405

Address: 611 E DAYTON CIR

Owner: ROBERSON, ERNESTINE H/E; CLAYE, DERRICK

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACKYARD OF THIS PROPERTY IS DETERIORATED. THERE ARE MISSING AND BROKEN SLATS AND THE FENCE HAS FALLEN INWARD.

Officer Moore presented the case file into evidence and recommended ordering compliance within 36 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 36 days or a fine of \$50 per day.

Case: CE25070021

Address: 441 CAROLINA AVE

Owner: DULCEY, NICHOLAS

Service was via posting at the property on 9/30/25 and at 1 East Broward Blvd. on 10/1/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE A TOTAL OF 6 VEHICLES BEING PARKED ON THE LAWN OF THIS PROPERTY. A NISSAN TITAN PICK UP, FORD F-150 WHITE PICK UP, A GRAY DODGE RAM SPRINTER VAN, A GRAY NISSAN CARAVAN, A BLUE CHEVY AVALANCHE PICK UP, AND A COMMERCIAL BOX TRUCK TITLED WOOD PRODUCTS INC.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A RED JEEP WRANGLER PARKED IN THE DRIVEWAY AND A BLUE CHEVY AVALANCHE WITH NO VISIBLE LICENSE PLATE ATTACHED.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BUCKETS, ROOF TILE, WOODEN AND PLASTIC BOARDS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED
THERE IS A WHITE COMMERCIAL VEHICLE TITLED WOOD PRODUCTS INC, BEING STORED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A BLUE CHEVY AVALANCHE PICK UP TRUCK IS ABUTTING THE SIDE AT THIS PROPERTY.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with 9-305(b) within 36 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-1 within 10 days and with 9-305(b) within 36 days or a fine of \$50 per day, per violation.

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Case: CE25020818

Address: 814 SE 14 ST

Owner: JEAN, EVE

Service was via posting at the property on 9/18/25 and at 1 East Broward Blvd. on 10/1/25.

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. THIS VIOLATION IS TRANSIENT IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

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

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

Case: CE25090179

Address: 4040 GALT OCEAN DR 806

Owner: MALONE, JAMES P

Service was via posting at the property on 9/23/25 and at 1 East Broward Blvd. on 10/1/25.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A REPEAT VIOLATION, SEE CASE CE24110088. 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 Champagne presented the case file into evidence and recommended imposing a \$1,000 per day fine for the eight days the property had been found to be in violation, a total of \$8,000, which would continue to accrue when the violation was observed.

Mr. Doody found in favor of the City and imposed a \$1,000 per day fine for the eight days the property had been found to be in violation, a total of \$8,000, which would continue to accrue when the violation was observed.

Case: CE25020199

Address: 200 SW 9 AVE 1-2

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

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 had accrued to \$1,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Mr. Doody imposed the \$1,100 fine, which would continue to accrue until the property was in compliance.

Case: CE25080244

CITATION

Address: 1517 NE 17 TER

Owner: HAPPY SEAHORSE LLC

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

Video was played of the incident.

Mr. Doody imposed the \$250 fine.

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Case: CE24010689

VACATE ORDER 8/29/2024, RELEASE LIEN AND CLOSE

Address: 921 NW 5 ST

Owner: WILLIAM GREEN ENTERPRISES LLC

This was a request to vacate the Order dated 8/29/24, release the lien and close the case. Dorian Koloian, Code Compliance Supervisor, said the violations had been cited on a newer case.

Mr. Doody vacated the Order dated 8/29/24, released the lien and closed the case.

Case: CE25040546

Address: 300 SW 31 AVE

Owner: DIXON, CARLTON A

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE24090287

Address: 6500 NE 21 AVE

Owner: JANE BARBARA BOROWY REV TR

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

Mr. Doody imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

Case: CE25020268

Address: 5100 N STATE ROAD 7

Owner: 5100 N STATE ROAD 7 FLL INC

This case was first heard on 6/10/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE25030464

Address: 795 E SUNRISE BLVD

Owner: BROWARD DESIGN CENTER INC

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE23110093

Address: 646 FLAMINGO DR

Owner: 646 FLAMINGO LLC

This case was first heard on 2/29/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$48,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$48,200 fine, which would continue to accrue until the property was in compliance.

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Case: CE25050234

Address: 1042 NW 1 AVE

Owner: FIRST FORT LAUDERDALE HAITIAN; MISSIONARY BAPTIST CHURCH

This case was first heard on 7/24/25 to comply by 8/3/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

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

Case: CE25060049

Address: 957 NW 16 AVE

Owner: FRAZIER, GEORGE EST; FRAZIER, HORACE EST

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$8,300 fine, which would continue to accrue until the property was in compliance.

Case: CE25040627

Address: 725 NW 19 TER

Owner: YEUNG, LAI CHUN

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 in compliance, fines had accrued to \$10,200 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$10,200 fine.

Case: CE25070498

CITATION

Address: 503 SW 16 ST

Owner: GUPTA, HARSH & SHAOLI

This case was cited on 7/15/25 to comply by 7/15/25. Violations and extensions were as noted in the agenda. There were immediate fines of \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Staff presented photos of the incident.

Mr. Doody imposed the \$750 fine.

Case: CE25020775

Address: 2351 SW 27 TER

Owner: ROSCIOLI, HEATHER

This case was first heard on 6/10/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,250 fine, which would continue to accrue until the property was in compliance.

Case: CE24110550

Address: 2467 CAT CAY LN

Owner: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A

This case was first heard on 2/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

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Case: CE25050266

ORDERED TO REAPPEAR

Address: 2507 WHALE HARBOR LN

Owner: KHAN, ANWAR H

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Doody did not grant an extension and fines would begin to accrue on 10/15/25.

Case: CE24120054

VACATE ORDER DATED 7/24/2025

Address: 1305 NW 2 ST

Owner: TIA COMMERCIAL LLC

This was a request to vacate the Order Imposing the Fines dated 7/24/25 and reimpose the fines.

This case was first heard on 4/24/25 to comply by 5/4/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,100. Ms. Blue stated the 7/24/25 Order indicted the fine had been reduced but it had not been.

Mr. Doody vacated the Order dated 7/24/25.

Case: CE24060659

VACATE & CLOSE

Address: 1213 NW 3 ST

Owner: HIZUENGA 1213 LAND TR

This was a request to vacate the Order and close the case.

Mr. Doody vacated the Order and closed the case.

Staff entered pages 54 and 55 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

CE25050643

CE25090122

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 12:57 PM.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

