



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
NOVEMBER 6, 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
Nancy Garcia, Urban Planning and Design
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
Alex Eugene, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Nancy Garcia, Urban Planner
Malik Jones, Code Compliance Officer
Robert Krock, Code Compliance Officer
Antoine Loar, Acting Code Manager
Aleida Mesa, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, 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, Senior Code Compliance Officer

Respondents and witnesses

CE25030212: Gil Perez
CE25020199: Craig Mills
CE25030520: Daniel McKenna
CE25060531: Bryan Redington
CE25010552: Tammy Morgan
CE25080614: Carl Mattone
CE25030774: Clartriss Millings; Jose Alvarez
CE25090665: Marta Rodriguez
CE25070386: Adam Chess Esq.; James Krangle
CE24100655: Gregory Joseph
CE25080735: Matthew Delillo; Adrian Poe; Andrew Hokko
CE25050571: Donna McKenzie
CE25090281: Weislaw Soja
CE25010161: Fabiola Nozine; Gretchen Cassion
CE24090312: Ciceron Tiena
CE25050049: Makeshia Corprew
CE25070666: Ezra Oved
CE25100359: Sydney Moore Esq.
CE25070441: Eric Barclay
CE25010416: Randy Hernandez-Martinez

CE25080301: Pierre Apollon
CE25050724: Sheranicqua Cox; David Cox
CE25050620: Roderick Amar
CE24050481: Daniel Blaise
CE25020442: Ruben Herrera
CE25040252: Stanley Dor
CE24090347: Bradley Hertz
CE25080519; CE25080512; CE25080523: Yamir Hadan
CE25060038: Craig Fuelling
CE25070799: Evans Hasbun
CE25070460: Gabriela Stalinski; Christopher Erwin
CE25090307: Vanessa Sperduto; Samiel Stark Esq.
CE25070842: David Luiz
CE25030515: Betty West; Bruce Edar
CE24110523: Eric Smith
CE25060029: Adrian English; Christopher Lynn
CE25080640: Heidi Knapik Esq.; Omar Aguiler; Sophie Hill
CE25040660: Sofia Harnarine
CE24070243: Irzaud Khan

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

The meeting was called to order at 9:02 A.M.

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Case: CE24070243

Address: 3543 SW 15 CT

Owner: KHAN, IRZAUD M; BROWN, STEPHANEY M

This case was first heard on 12/12/24 to comply by 12/22/24, 12/27/24 and 1/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,550 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Senior Code Compliance Officer, said the owner had suffered a health issue but worked diligently to comply.

Irzaud Khan said he had not realized all the repairs that were needed when he purchased the house.

Mr. Doody imposed administrative costs of \$1,473.

Case: CE25090307

Address: 2525 GULFSTREAM LN

Owner: LE, SY V

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

Leonard Champagne, Senior 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: CE25020330 – PARKING AND
TRASH CARTS, CE25060515 - PARKING AND MAXIMUM OCCUPANCY.

Officer Champagne presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 365 days.

Samiel Stark Esq., the owner's attorney, said the owners had taken steps to address the issues, including calling the Police to the home. He said this rental was the family's primary source of income. He asked that the Special Magistrate not suspend the Vacation Rental Certificate or to limit the suspension to 30 days. Ms. Hasan read from an email from the Lauderdale Isles Civic Improvement Association requesting the full suspension, noting the impact this property had on the neighborhood. Mr. Stark and Mr. Doody discussed the ambiguity in the ordinance and Mr. Doody felt in the totality, it did not provide the Special Magistrate a lot of discretion.

Mr. Doody found in favor of the City and suspended the Vacation Rental Certificate for 365 days, effective 12/6/25.

Case: CE25080614

Address: 436 S ANDREWS AVE

Owner: 420 S ANDREWS AVENUE LLC; %BERGER COMMERCIAL

Service was via posting at the property on 10/14/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE
PARKING AREA IS STAINED.

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

Carl Mattone, property manager, said they were making the repairs now.

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

Case: CE25070460

Address: 2431 KEY LARGO LN

Owner: DOMAINE LLC - DAVID MICKELSON; %NOVOTNY LAW PC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-1.
THERE IS SPEWAGE OF OIL AND GASOLINE EMANATING FROM A SUNKEN JET SKI WITH FL NUMBERS FL 4682 TP DOCKED/MOORED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE SPEWAGE WENT TO THE WATERWAY AND THREATENED AND ENDANGERED THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY HAVE ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$10,000 for the irreparable, irreversible violation.

Christopher Erwin showed video of the Jet Ski sinking, and said it showed no gasoline or oil leakage, and added that the Jet Ski had been removed from the water within two hours of sinking. Amy Brown, Code Compliance Supervisor, said the officer who inspected had indicated he saw oil in the water. Gustavo Caracas, Code Compliance Officer who began the case, testified he had witnessed gasoline spewing out of the Jet Ski.

Mr. Doody found in favor of the City and imposed a fine of \$10,000 for the irreversible, irreparable violation.

Case: CE25030774

Address: 615 N ANDREWS AVE

Owner: WISDOM VILLAGE CROSSING LP

Service was via posting at the property on 10/23/25 and at 1 East Broward Blvd. on 10/20/25.

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

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. BUILDING WALLS ARE DIRTY, FADED AND DISCOLORED.

VIOLATIONS: 9-307(b) COMPLIED
THE ENTRANCE DOOR(S) ON THE SOUTHEAST SIDE OF THE BUILDING HAS BROKEN/CRACKED GLASS.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE CARPET AND FLOORING IN APARTMENT NUMBER 614. THE SECURITY GATE AT THE ENTRANCE TO THE GARAGE IS BROKEN/MISSING AND THE ENTRANCE DOOR ON THE SOUTHEAST SIDE OF THE BUILDING HAS BROKEN/CRACKED GLASS.

Officer Willis presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day.

Jose Alvarez agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 84 days or a fine of \$100 per day.

Case: CE25080512

Address: 1984 SW 29 AVE 1-2

Owner: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. BOTH PARKING LOTS HAVE CRACKS, HOLES AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

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VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE BLACK STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. 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: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040834. 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: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO COOLERS, GAS CANS, ROPES AND OTHER 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS A WOODEN OBJECT BEING STORED OUTDOORS AGAINST THE FENCE IN THE REAR OF THIS RD-12.22 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 47-20.20.(H), 9-306, and 9-305(b) had existed as cited and a fine of \$350 for the seven days that 47-20.20.(H) was out of compliance.

Yamir Hadan said the repeat violations were not on the same property. He stated rain had delayed their ability to comply 47-20.20.(H) sooner.

Mr. Doody found for the City that violations 47-20.20.(H), 9-306, and 9-305(b) had existed as cited but waived the fines for 47-20.20.(H).

Case: CE25080523

Address: 1985 SW 28 LN 1-2

Owner: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. BOTH PARKING LOTS HAVE CRACKS, HOLES, AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE BLACK STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. 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.

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VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040834. 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: 9-304(b) COMPLIED
THERE IS A VEHICLE AND A TRAILER PARKED IN THE GRASS/LAWN AREA.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A CARDBOARD BOX, PAVERS AND OTHER MISCELLANEOUS ITEMS AT THIS RD-12.22 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day. He also requested a finding of fact that violations 9-306 and 47-20.20. (H) had existed as cited and a fine of \$350 for the seven days that 47-20.20. (H) was out of compliance.

Yamir Hadan said FPL had torn up the sod and they would replace it within two weeks.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day. He also found for the City that violations 9-306 and 47-20.20. (H) had existed as cited but imposed no fine for 47-20.20. (H).

Case: CE25080519

Address: 2889 SW 19 PL 1-2

Owner: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. THE PARKING LOT HAS CRACKS, HOLES AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. 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: 9-304(b) COMPLIED
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PALLETS, CHAIRS, COOLERS, A WASHING MACHINE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS AT THE REAR OF THIS RD-12.22 ZONED PROPERTY.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 47-20.20.(H) and 9-306 had existed as cited and a fine of \$350 for the seven days that 47-20.20. (H) was out of compliance.

Yamir Hadan was present.

Mr. Doody found for the City that violations 47-20.20.(H),, and 9-306 had existed as cited but waived the fines for 47-20.20.(H).

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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 in compliance, fines had accrued to \$4,550 and the City was requesting the full fine be imposed.

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

Ruben Herrera said he thought he had been granted an extension at a previous hearing. Mr. Doody explained that the fines had accrued prior to the last hearing.

Mr. Doody imposed the \$4,550 fine.

Case: CE25080735

CITATION APPEAL

Address: 827 SW 28 ST

Owner: VIVAS, ANDRES ALI; DELILLO, MATTHEW

VIOLATIONS: 25-14 IMMEDIATE FINE OF \$1,000

THERE IS AN EXTENSIVE AMOUNT OF GASOLINE WAS Poured FROM THIS PROPERTY ONTO THE GROUND WHICH CONSTITUTES THE IMPROPER DISPOSAL OF A HAZARDOUS SUBSTANCE THAT POSES A SIGNIFICANT RISK TO PUBLIC HEALTH, SOIL AND GROUNDWATER QUALITY, AND THE SURROUNDING ENVIRONMENT.

The property was cited on 7/23/25 to be complied by 7/23/25. The property was in compliance and there were immediate fines of \$1,000.

Mohammad Dayem, Code Compliance Officer, said the gasoline had been observed at the initial inspection.

Matthew Delillo said the home was under construction; he did not live there. He said the Department of Environmental Protection had visited the property and determined that one gallon or less of gasoline had leaked from construction equipment. Mr. Delillo had then remediated the property. He provided the Environmental Report. Rhonda Hasan, Senior Assistant City Attorney, noted the report indicated there was no testing done; it was only observational. Mr. Doody noted the property had been cited on July 23 and the report was from October, by which time the gasoline would have disappeared into the ground. Mr. Delillo said the original report was from within a week of the citation. He had mitigated the property in October. Ms. Hasan said the form was completed on 9/15/25.

Adrian Poe, adjacent homeowner, had her own letter from the Florida Department of Environmental Protection, which indicated there had been an "extreme amount of gas" that had run onto Ms. Poe's property. She claimed Mr. Delillo had been trying for some time to kill a particular tree. Since then, she claimed someone had poured more gas around the tree or disturbed the dirt around it, exposing the gasoline odor again.

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

Case: CE25060029

Address: 2901 SW 17 ST C-D

Owner: A&D RE HOLDINGS LLC

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-18.47.A.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day and ordering the respondent to attend the 1/29/26 hearing.

Adrian English, owner, said the tenant was pulling permits and working to comply. Nancy Garcia, Urban Planning and Design, said there was an administrative process required and three to six months was a more reasonable timeframe.

Mr. Doody found in favor of the City and ordered compliance within 175 days or a fine of \$100 per day and ordered the respondent to attend the 4/30/26 hearing.

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Case: CE25070441

Address: 1500 E SUNRISE BLVD

Owner: 1500 E SUNRISE BOULEVARD LLC; % HH ENTERTAINMENT INC

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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) 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 TO INCLUDE THE SWALE.

VIOLATIONS: 47-19.5.E.7. WITHDRAWN
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE.

VIOLATIONS: 9-280(C) COMPLIED
THERE ARE WALKWAYS/SIDEWALKS AT THIS PROPERTY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 18-1. COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO: MATTRESSES 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: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS AND DAMAGED AND DISCOLORED AND THERE ARE WHEEL STOPS WHICH ARE DISCOLORED AND PEELING PAINT AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 24-29.(a) COMPLIED
DUMPSTER OVERFLOWING WITH TRASH AND NOT BEING MAINTAINED IN A SANITARY CONDITION. THERE IS TRASH SCATTER IN OR AROUND THE DUMPSTER.

Officer Noel presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day.

Eric Barclay, the tenant's representative, was present.

Mr. Doody found in favor of the City and ordered compliance within 84 days or a fine of \$100 per day.

Case: CE24090312

Address: 1132 NW 2 ST

Owner: EZR PROPERTIES LLC

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 \$70,500 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, recommended imposition of the fine.

Ciceron Tiena, property manager, described his efforts to comply and said the property was now in compliance except for the rental registration. He requested an inspection. Officer Willis suggested 10 days.

Mr. Doody granted a 10-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/11/25 hearing.

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Case: CE25040660

Address: 3081 NW 19 ST

Owner: SMH 1986 INVESTMENTS LLC

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 \$34,000 and the City was requesting the full fine be imposed.

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

Sofia Hamarrine said the property was difficult to maintain because of the area. She said they had replaced the fence three times in one year.

Mr. Doody imposed the \$34,000 fine.

Case: CE24100655

Address: 800 NW 15 AVE

Owner: JOSEPH, GREGORY

This case was first heard on 7/24/25 to comply by 8/3/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,350 and the City was requesting the full fine be imposed.

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

Gregory Joseph said he had "gotten into it" with people throwing trash on his property.

Officer Seiderman said administrative costs totaled \$626.

Mr. Doody imposed administrative costs of \$626, payable within 60 days.

Case: CE25080640

ORDERED TO REAPPEAR

Address: 2985 N OCEAN BLVD

Owner: PUBLIX SUPER MARKETS INC

This case was first heard on 9/25/25 to comply by 11/6/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Krock, Code Compliance Officer, reported the property was still in violation.

Heidi Knapik Esq., the owner's attorney, said they were still working toward a solution and requested 60 to 80 days.

Sophie Hill, complainant, said the noise was continuing. She requested an acoustical engineer be required to assess the situation.

Ms. Knapik said they had used sound meters with the chiller system turned off and determined the ambient sound already exceeded the allowed decibel levels.

Antoine Loar, Assistant Code Manager, did not object to the request for more time and suggested no more than 84 days.

Mr. Doody granted a 60-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

Case: CE25010552

REQUEST FOR EXTENSION

Address: 363 W DAYTON CIR

Owner: MORGAN, TAMMY

This case was first heard on 7/24/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,100.

Rachel Moore, Code Compliance Officer, said violation 9-306 remained.

Tammy Morgan said she needed to re-roof the property and she was investigating programs to help pay for that. Amy Brown, Code Compliance Supervisor, recommended a 112-day extension.

Mr. Doody granted a 112-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/26/26 hearing.

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Case: CE25090281

Address: 1000 SW 18 CT

Owner: SOJA, WIESLAW

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-306 CMP 49 DAYS @ \$50 = \$2,450 (9/11/2025-10/30/2025)
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING SOFFITS ARE IN DISREPAIR. THE SOFFITS ARE MISSING PIECES OF WOOD. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE22020778 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 RS-8 ZONED PROPERTY. OUTDOOR STORAGE AT THE FRONT AND REAR OF THE PROPERTY CONSISTING OF BUT NOT LIMITED TO MULTIPLE SANDBAGS, TOOLS, LADDERS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, SEE CASE CE22020778. 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 ON THE LAWN AND THE SWALE.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD PALM TREE LOCATED ON THE EASTSIDE OF THIS RS-8 ZONED PROPERTY.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation. He also recommended imposing a \$50 per day fine, \$2,450 for the 49 days 9-306 was out of compliance.

Weislaw Soja said rain had prevented him from repairing the stucco and fascia sooner.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation. He also imposed a \$500 fine for the time 9-306 was out of compliance.

Case: CE25070842

Address: 2650 SW 13 PL

Owner: LUIZ, DAVID

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-308(b)
THERE IS A BLACK TARP ON THE ROOF BEING HELD DOWN BY LOOSE BRICKS OR ANOTHER ELEMENT WHICH IS NOT A PERMANENT PART OF THE ROOF.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE20080596. 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 COMPLIED
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, FADED PAINT.

FURTHERMORE THERE ARE AREAS OF THE EXTERIOR WALL THAT ARE DIRTY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE20080596. THIS
CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR
NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

VIOLATIONS: 9-304(b) COMPLIED
GRASS IS GROWING THROUGH THE DRIVEWAY APRON.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-308(B) within 35 days or a fine of \$50 per day and requested a finding of fact that 9-305(a) and 18-12.(a) had existed as cited.

David Luiz requested 60 days and officer Olivera did not object.

Mr. Doody found in favor of the City and ordered compliance with 9-308(B) within 60 days or a fine of \$50 per day and found for the City that 9-305(a) and 18-12.(a) had existed as cited. He also ordered the respondent to attend the 1/29/26 hearing.

Case: CE25020199

VACATE OIF 10/14/2025 & REHEAR

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. This was a request to vacate the Order Imposing the Fines dated 10/14/25 and rehear the case.

Edward Eason, Code Compliance Officer, said violation 9-280(b) was still in violation and recommended imposition of the fine. Amy Brown, Code Compliance Supervisor, said she had been in contact with the owner, who was working to comply. She recommended a 35-day extension.

Craig Mills said he needed to find the crank for the window.

Mr. Doody vacated the Order Imposing the Fines dated 10/14/25, granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/11/25 hearing.

Case: CE25100359

Address: 1401 SW 5 CT

Owner: 1401 SOUTHWEST 5TH COURT LLC

Service was via posting at the property on 10/30/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-1 WITHDRAWN
THERE IS A LARGE EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS
BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE
PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE
PROPERTY LINE. THERE WERE VEHICLES PARKED ON NEIGHBORS PROPERTY AND THE PROPERTY
WAS OPERATING AS AN EVENT VENUE WITHOUT PROPER PERMIT(S) OR LICENSE(S). THIS
VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS
CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT
UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY
AUDIBLE 25 FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS CONSIDERED
TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED
BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER

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OCCURRENCE.

VIOLATIONS: 15-34 WITHDRAWN
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 47-5.11
OPERATING A COMMERCIAL OR ENTERTAINMENT BUSINESS FROM A SINGLE-FAMILY RESIDENCE. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 47-3.3 WITHDRAWN
PROPERTY IS BEING UTILIZED FOR AN UNPERMITTED BUSINESS OR ENTERTAINMENT ACTIVITY WITHIN A RESIDENTIAL ZONING DISTRICT. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and said he had received a report of a large party on 10/11/25 at 11:20 from the Fort Lauderdale Police Department. He said a You Tuber was using the site to stage videos with entertainment. He played video of the event. Inspector Krock stated the property was owned by Jack Doherty, who had done videos at other vacations rentals in the City. He said the noise could be heard down the road, from other properties.

Sydney Moore Esq., the owner's attorney, said the property was not used "as a platform, as a commercial business." She said the owner was a social media influencer and he recorded his life "incident to his career." This address was his home, and that was the home's principle use. Regarding this incident, Ms. Moore said, "This was a 22-year-ols's birthday party." Mr. Doody pointed out that this was also for the owner's business and Ms. Moore confirmed the party had been broadcast live. She stated, "Just because the business incidentally benefitted in some manner does not make it less his personal life." Ms. Hasan thought the home may need to go through a Zoning review to operate the business in it.

Mr. Doody found in favor of the City and imposed a fine of \$4,000 each for the irreversible, irreparable violations 17-7.1.a and 47-5.11, a total of \$8,000.

Case: CE25070386

Address: 773 MIDDLE RIVER DR

Owner: CHESS, STEVEN M & KAREN

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR FRONT WALLS THAT HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE CE24040565. FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-305(b) [DISMISSED AT HEARING]
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24040565. FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

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

Officer Mesa presented the case file into evidence and recommended imposing a fine of \$100 per day for the repeat violation 9-306 from the day it was observed and ordering compliance with 18-12.(a) within 15 days or a fine of \$100 per day, per violation.

James Krangle Esq., the owners' attorney, claimed "government entities, including this one" had been targeting these owners for years. He entered into the record a civil complaint he had filed against "various individuals and entities." Mr. Krangle questioned the threshold for citing a property for stained and/or discolored walls and unmaintained landscaping. Officer Mesa pointed out black areas on what appeared to be a white-painted wall.

Mr. Krangle asked that the City be "enjoined from taking any further this type of action against my client until these matters have been worked out." Mr. Doody noted he could not enjoin the City.

Mr. Doody dismissed 9-305(b) and found in favor of the City and ordered compliance with 9-306 and 18-12.(a) within 60 days or a fine of \$50 per day, per violation.

Case: CE25050571

Address: 917 NW 12 AVE

Owner: PRATT, HATTI MAE EST

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE WERE NO HOUSE NUMBERS VISIBLE ON THE PROPERTY.

VIOLATIONS: 9-305(b)
THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ALONG THE FENCE AND UNDER THE SMOKER GRILL. THERE IS TRASH IN A FEW AREAS OF THE FRONT OF THE PROPERTY AND BOXES AND GLASS ALONG THE RIGHT SIDE OF THE BUILDING.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE IS ILLEGAL LAND USE WITH INDOOR FURNITURE BEING USED OUTSIDE, COOLERS, WASHER MACHINE, GAS CANS, TV AND INDOOR TABLES BEING USED OUTSIDE. THE ITEMS ARE IN VIEW OF THE RIGHT OF WAY.

VIOLATIONS: 47-19.1.D.
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. THERE IS A CAR CANOPY BEING USED WHICH IS NOT PERMITTED IN FRONT OF THE DRIVEWAY.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR SOFFITS IN A FEW AREAS ARE IN DISREPAIR AND THERE ARE A FEW AREAS OF THE WALLS THAT HAVE DARK STAINS.

VIOLATIONS: 47-21.9.K.
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA. THERE IS EXCESSIVE GRAVEL OVER 10% BEING USED ON THE PROPERTY IN FRONT OF THE DRIVEWAY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY HAS CRACKS WITH WEEDS/GRASS GROWING THROUGH IT. THE DRIVEWAY HAS LOOSE ROCKS AND IS NOT DUST FREE.

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 Seiderman presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days; with 47-19.1.D. within 15 days and with the remaining violations within 60 days or a fine of \$100 per day, per violation.

Donna McKenzie agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days; with 47-19.1.D. within 15 days and with the remaining violations within 60 days or a fine of \$100 per day, per violation.

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Case: CE25060038

Address: 2081 SW 37 TER

Owner: FUELLING, CRAIG L

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION. VEHICLES ARE TRUCKS WITH 6 OR MORE WHEELS AND THE MARKINGS "GOOD CARE LAWN SPRAY" ON THEM.

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, TIRES, RED GAS CANS, LIGHTS, COMMERCIAL FANS AND OTHER 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PALLETS, A HOSE, A TIRE, A BLUE DRUM, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE HAVE BROKEN PIECES AND MISSING SLATS AND AREAS OF THE FENCE ARE FALLING OVER.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE WALL FACING THE CARPORT DO NOT MATCH THE SURROUNDING COLORS, AREAS OF THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS. AREAS OF THE WALL ABOVE THE FENCE IN THE BACKYARD HAVE MISSING PAINT.

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

VIOLATIONS: 9-304(b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA IN THE BACK YARD. THE DRIVEWAY IS IN DISREPAIR AREAS OF THE ASPHALT DRIVEWAY HAVE MISSING PIECES AND THE APRON OF THE DRIVEWAY HAS AREAS OF BARE DIRT.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT HAS A TARP ON THE ROOF AND THERE ARE AREAS OF THE WALLS OF THE CARPORT THAT HAVE STAINS AND DO NOT MATCH THE SURROUNDING COLORS. THE FASCIA OF THE CARPORT HAS STAINS. THE METAL ABOVE THE FASCIA OF THE CARPORT HAS STAINS.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE. THE VEHICLE IS A BLACK PICKUP TRUCK WITH EXPIRED TAGS WITH LICENSE PLATE Y14 FZD.

VIOLATIONS: 9-313.(a)
THE ADDRESS NUMBERS ARE WRITTEN IN PENCIL AND DIFFICULT TO SEE FROM THE RIGHT-OF-WAY.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-313(a) within 15 days, with 9-304(b) and 9-280(h) within 84 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

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Craig Fuelling said he had been overwhelmed since his wife passed away four years ago.

Mr. Doody found in favor of the City and ordered compliance with 9-313(a) within 15 days, with 9-304(b) and 9-280(h) within 84 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE25050049

Address: 1300 NW 6 ST

Owner: AL-MADI, ALI

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

Vanessa Willis, 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: 9-306 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. EXTERIOR WALLS ARE DIRTY, DISCOLORED WITH BLACK AND GREEN STAINS. SIDEWALKS ARE DIRTY, STAINED AND DISCOLORED.

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 IN THE SWALE AND VARIOUS AREAS AROUND THE BUILDING.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION INCLUDING BUT NOT LIMITED TO: DUMPSTER ENCLOSURE DOORS ARE BROKEN/MISSING. THERE IS TRASH AND DEBRIS AROUND THE DUMPSTER. THERE IS AN ODOR EMANATING FROM THE DUMPSTER/ENCLOSURE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE HAS CRACKS AND IS STAINED WITH DIRT/OIL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-21.11.A. COMPLIED
THE LANDSCAPING AT THIS NWRAC-MUW ZONED COMMERCIAL PROPERTY IS NOT BEING MAINTAINED AS PER THE ULDR. THE SWALE AREA HAS BARE/MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Willis presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 47-19.4.D.8., 47-20.20. (H), and 47-21.11.A. had existed as cited.

Makeshia Coprew, contractor, was present.

Mr. Doody found for the City that violations 47-19.4.D.8., 47-20.20. (H), and 47-21.11.A. had existed as cited.

Case: CE25080301

Address: 1512 N DIXIE HWY

Owner: FLCTRUST LLC

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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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 IS A BROWN COUCH ON THE SWALE OF THE PROPERTY.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS STAINED AND DIRTY AND THE WHEEL STOPS ARE DIRTY.

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

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

Pierre Apollon said most of the work had already been done. He said he had trouble contacting Officer Jones.

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

Case: CE25010416

Address: 1507 NW 10 PL

Owner: HERNANDEZ-MARTINEZ, RANDY

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-304(b)
GRAVEL APRON DRIVEWAY AND CEMENT APRON DRIVEWAY ARE IN DISREPAIR.

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

VIOLATIONS: 9-305(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 RIGHT OF WAY.

VIOLATIONS: 47-19.1.D. WITHDRAWN
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.

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

Rafael Santos, Code Compliance Officer, acted as interpreter for the owner, Randy Hernandez-Martinez. Mr. Martinez indicated he had painted the entire house. He requested a Spanish-speaking Code Officer visit the property to explain what must be done to comply and Amy Brown, Code Compliance Supervisor, agreed.

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

Case: CE25070799

Address: 2248 SW 14 CT

Owner: HPA BORROWER 2016-1 LLC; %TRICON RESIDENTIAL-RYAN LLC

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION TO CASE # CE22101053. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, GRASS GROWING THROUGH IT, AND AN AREA THAT IS DETERIORATING. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22101053. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$100 per day and a finding of fact that 9-304(b) had existed as cited.

Evans Hasbun described his efforts to comply and said they would replace the sod after the driveway was completed.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$100 per day and found for the City that 9-304(b) had existed as cited.

Case: CE25010161

Address: 1121 NW 5 CT

Owner: NOZINE, FABIOLA

This case was first heard on 6/26/25 to comply by 7/6/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,600 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, withdrew violation 9-363. She stated the remaining five items were still in violation.

Fabiola Nozine said she was collecting items to send to Haiti. Officer Willaims said she was aware that Ms. Nozine had lost her son. She recommended a 35-day extension.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/11/25 hearing.

Case: CE25030820

Address: 248 SW 23 ST

Owner: MCKENNA, DANIEL

This case was first heard on 7/8/25 to comply by 7/23/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended reducing fines to administrative costs of \$681.

Daniel McKenna agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$681.

Case: CE25040252

Address: 1643 NW 13 ST

Owner: AUGUSTE, PAULONNE; DOR, STANLEY

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-308(b)

THE ROOF IS STAINED AND 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: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE PARKED/STORED ON THE SWALE OF THIS PROPERTY WITH FLAT TIRES AND VEGETATION GROWING UNDERNEATH IT.

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-308(b) within 35 days or a fine of \$50 per day, per violation.

Stanley Dor said he wanted to replace the roof and asked for 90 days to comply violation 9-308(b). Amy Brown, Code Compliance Supervisor, agreed to provide Mr. Dor with contacts at the City's assistance program and recommended 112 days for 9-308(b).

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 35 days and with 9-308(b) within 112 days or a fine of \$50 per day, per violation. He also ordered the respondent to attend the 2/26/26 hearing.

Case: CE25030212

Address: 138 SW 21 WAY

Owner: PEREZ, GIL V

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

Gil Perez requested an adjournment based on: his inability to locate a witness; chemicals being used on the property; "something happening to the vendors that are coming to take care of the lawn;" lack of access to the property; and lack of discovery. He also wished to retain counsel. Officer Olivera confirmed he had provided the photos to Mr. Perez several times but Mr. Perez stated he had not received them. Rhonda Hasan, Senior Assistant City Attorney, pointed out that only one of the original eight violations remained.

Mr. Doody continued the case to 1/29/26.

Case: CE25090665

Address: 720 NE 17 CT

Owner: GR VENTURES FL LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 15-282.(d)(1)a.
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050444 - PUBLIC NUISANCE, NOISE - AMPLIFIED SOUND AND NOISE - NON-AMPLIFIED SOUND.

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

Marta Rodriguez said they had installed noise detectors to identify any future noise issues. They had also initiated background checks for renters and ensured someone was available to respond immediately to issues.

Mr. Doody found in favor of the City and suspended the Vacation Rental Certificate for 180 days, effective 12/6/25.

Case: CE24110523

Address: 2837 SW 3 ST

Owner: MYERS, HERMAN H/E; SMITH, ERIC ET AL

This case was first heard on 6/26/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, said the owner was working with the City's Housing and Community Development Department and recommended an 84-day extension.

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Eric Smith agreed.

Mr. Doody granted an 84-day extension, during which time no fines would accrue.

Case: CE25050724

Address: 1523 NW 14 ST

Owner: COX, SHERESA VANESSA EST

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

Bovary Exantus, 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)
THERE ARE VEHICLES/TRAILERS, BOAT PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCES AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. BOTH WOODEN FENCES HAVE BROKEN AND/OR MISSING PANELS.

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

VIOLATIONS: 25-4
THERE ARE VEHICLES OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES AND BOATS BEING PARKED/STORED AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A GRAY DERELICT CHEVY SITTING ON A JACK WITH TRASH AND DEBRIS UNDERNEATH IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a), 9-304(b), 25-4, and 18-4.(c) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Sheranicqua Cox asked for clarification and Officer Exantus explained. Ms. Cox said some of the violations were already in compliance.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a), 9-304(b), 25-4, and 18-4.(c) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE25030515

Address: 2664 SW 7 ST 1-3

Owner: BRUCE, EDGAR H/E; BRUCE, SEAN

This case was first heard on 6/26/25 to comply by 7/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 and the City was requesting the full fine be imposed.

Ramon Olivera, Code Compliance Officer, recommended imposition of the fine.

Betty West, the owner's wife, said her husband was very ill and had limited income.

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Amy Brown, Code Compliance Supervisor, recommended reducing fines to administrative costs of \$578.

Mr. Doody imposed administrative costs of \$578.

Case: CE25060531

Address: 303 NE 14 AVE

Owner: REDINGTON, BRYAN F

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-12.(a)
THERE IS RUBBISH AND LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO PALM FRONDS.

VIOLATIONS: 9-304(b)
THE CONCRETE/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED AND DISCOLORED. THERE IS ALSO MISSING GROUND COVER/GRASS BETWEEN THE CONCRETE/PAVER DRIVEWAY. THE APRON OF THE DRIVEWAY IS A MIXTURE OF GRASS/WEEDS/DIRT AND ROCKS.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDING FASCIA, SOFFITS, SHUTTERS AND AREAS OF THE SUPPORT BEAMS/POLES IN THE CARPORT.

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

VIOLATIONS: 9-280(h)(1) WITHDRAWN
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE STAINED AND DISCOLORED.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THERE IS A BOAT ON A TRAILER BEARING FLORIDA TAGS PTF-U83 (11-25).

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 35 days or a fine of \$50 per day, per violation.

Bryan Redington requested more time.

Mr. Doody found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

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Case: CE24050481

Address: 1613 NW 11 CT

Owner: DANIEL BLAISE

This case was first heard on 6/26/25 to comply by 7/6/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,500 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.

Daniel Blaise requested more time. He said he did not live at the property. His friend had lived there and not made him aware of the violations. Officer Exantus recommended a 35-day extension and ordering the respondent to attend the 12/11/25 hearing.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/11/25 hearing.

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 in compliance, fines had accrued to \$13,600 and the City was requesting the full fine be imposed.

Vanessa Willis, Code Compliance Officer, recommended imposition of the fine.

Bradley Hertz described the work done at the property. He requested a reduction to administrative fees. Amy Brown, Code Compliance Supervisor, recommended imposition of the full fine.

Mr. Doody imposed the \$13,600 fine.

Case: CE25050620

Address: 1556 NW 10 PL

Owner: 1556 NW 10TH PLACE LAND TR; IAG FOUNDATION INC TRUSTEE

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE TEMPORARY METAL FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Roderick Amar agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-306 within 35 days or a fine of \$100 per day, per violation.

Mr. Doody took a brief recess.

Case: CE25030611

Address: 1200 NE 13 ST

Owner: CORTES, JAVIER

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. EXTERIOR WALLS HAVE STAINS AND MISSING, PEELING PAINT. THE AWNINGS, FASCIA AND SOFFITS ARE STAINED AND DIRTY. THE EXTERIOR PART OF THE BUILDING HAS MISSING, PEELING, CRACKING PAINT AND OR MISMATCHING PAINT.

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY. THERE IS FOLIAGE, TREE BRANCHES AND OTHER ELEMENTS THAT ARE NOT A PART OF THE ROOF OF THE BUILDING THAT REQUIRE TO BE REMOVED OR MOVED AWAY FROM THE ROOF 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. THERE ARE AREAS OF MISSING SHRUBBERY AND AREAS THAT ARE BARE.

VIOLATIONS: 9-304(b)
THERE ARE WEEDS/GRASS AT THE GROWING THROUGH THE DRIVEWAY AND THE APRON OF THE DRIVEWAY.

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-305(a) and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-305(a) and 18-12.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE25030571

Address: 1888 NW 9 LN

Owner: HUTTON, ERICK

Service was via posting at the property on 10/13/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-305(b) within 28 days or a fine of \$150 per day, per violation.

Case: CE25070015

Address: 1030 NW 15 AVE

Owner: BERNARD, OBED

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-4.(c) COMPLIED
A DERELICT BOAT TRAILER WITH A FLAT TIRE AND NOT ATTACHED PARKED ON THE PUBLIC RIGHT OF WAY/SWALE OF THE PROPERTY WITH (TX TAGS KFZ9049). THE BOAT TRAILER WAS RED TAGGED. TO AVOID ANY FURTHER ACTION FROM THE CITY REMOVE WITHIN 24 HOURS. ALSO THERE IS DERELICT SILVER SUBARU FORESTER XT VEHICLE PARKED IN THE DRIVEWAY WITH NO TAG DISPLAYED, WITH DRIVER REAR END BUMPER DAMAGE.

VIOLATIONS: 47-34.4.A.1. COMPLIED
A DERELICT BOAT TRAILER WITH A FLAT TIRE AND NOT ATTACHED PARKED ON THE PUBLIC RIGHT OF WAY WITH (TX TAGS KFZ9049). THE BOAT TRAILER WAS RED TAGGED. TO AVOID ANY FURTHER ACTION FROM THE CITY REMOVE WITHIN 24 HOURS.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE WEEDS AND TALL GRASS ALONG THE WOODEN FENCE AND CHAIN LINK FENCE. THE WEEDS AND GRASS ARE ENCROACHING ON THE RIGHT-OF-WAY SIDEWALK AND NEED TO BE MAINTAINED. THIS IS A RECURRING VIOLATION PER CASE# CE22030572. 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
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE SEVERAL AREAS OF MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS DISCOLORED IN SEVERAL AREAS AND HAS RED DARK MARKS IN SEVERAL AREAS. THE WOODEN FENCE HAS DARK STAINS AND MARKS ALL AROUND THE FENCE. THERE ARE A FEW CRACKS IN THE WOODEN FENCE THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ALONG THE PROPERTY FENCE AND A FEW AREAS ALONG THE SIDEWALK THERE IS GRASS AND WEEDS GROWING THROUGH THE CRACKS. THERE IS PLANT LIKE MATERIAL GROWING THROUGH THE WOODEN FENCE AS WELL THAT NEEDS TO BE MAINTAINED.

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

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

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

Case: CE25070229

Address: 720 NW 20 AVE

Owner: PROGRESSIVE INDUSTRIES LLC

Service was via posting at the property on 10/13/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 24-27.(b) COMPLIED
THE TRASH CARTS WERE NOT PULLED BACK TO AN APPROVED AREA AND LEFT OUT ALONG THE FENCE ON A NON-TRASH DAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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VIOLATIONS: 9-305(b)
THERE ARE AREAS THROUGHOUT THE PROPERTY AND ITS SWALE WITH DEAD OR MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. 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: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING WITH WALLS THAT HAVE DARK MARKS AND STAINS AND, IN A FEW AREAS, MISSING PAINT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306
THE EXTERIOR FASCIA BOARD HAS DARK MARKS AND STAINS.

VIOLATIONS: 47-20.20.(H)
THE DRIVEWAY AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING HAS STAINS, DARK MARKS, FADED PARKING LINES AND WHEEL STOPS WITH DARK MARKS. ALSO, THERE ARE CRACKS WITH LOOSE ROCKS AND WEEDS AND GRASS GROWING THROUGH.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE BEING USED IN THE FRONT OF THE RESIDENCE. THERE IS INSIDE FURNITURE BEING USED OUTSIDE A DESK BY THE FRONT DOOR OF APT 3.

VIOLATIONS: 9-280(h)(1)
THE FENCE IS MISSING PARTS NOT PROPERLY CONNECTED AND NOT PROPERLY MAINTAINED.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day, per violation and a finding of fact that violations 24-27.(b) and 9-280(b) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation and found for the City that violations 24-27.(b) and 9-280(b) had existed as cited.

Case: CE25070474

Address: 728 NW 20 AVE

Owner: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R

Service was via posting at the property on 10/13/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET, A SHOPPING CART AND A WOODEN CHAIR.

VIOLATIONS: 9-278(e) COMPLIED
THERE ARE WINDOWS WITH PLYWOOD COVERING THEM ON THIS RM-15 PROPERTY.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCREACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A TREE ON THE NW 7 ST SIDE OF THE PROPERTY THAT IS GROWING INTO THE STREET. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120528 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE AREAS IN THE REAR OF THE PROPERTY THAT ARE IN DISREPAIR, NOT INCLUDING BUT LIMITED TO STORAGE/UTILITY SHEDS.

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VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806. 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: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120528 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806 AND 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)
BOTH DRIVEWAYS AND APRONS ARE NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS, STAINS WITH DARK MARKS AND WEEDS AND GRASS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806 AND 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 recommended ordering compliance with 18-12.(a) and 9-305(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 9-305(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE25080195

Address: 1017 NE 5 ST

Owner: 1017 NE 5 ST LLC

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

VIOLATIONS: 9-304(b)
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND DAMAGE.

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

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

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

VIOLATIONS: 9-280(C)
THE SIDEWALKS ABUTTING THIS PROPERTY HAVE CRACKS AND ARE DAMAGE.

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

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

Case: CE25040355

Address: 509 NW 20 AVE

Owner: YEARGIN, CHARLES W

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING GRAVEL AND WEEDS GROWING THROUGH.

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 IN THE SWALE AREA.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE FASCIA AROUND THE HOUSE. THE WOOD IS DETERIORATED AND MISSING, DIRTY, AND DISCOLORED.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO JACKS, CAR PARTS/ MACHINERY, DOORS, MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY.

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12(a) within 15 days, with 9-304(b) within 35 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12(a) within 15 days, with 9-304(b) within 35 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

Case: CE25070689

Address: 1337 NW 7 TER

Owner: ZABKA, JASON; ZABKA, CLAUDIA

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, MISSING AREAS OF ASPHALT AND FADED STRIPES IN THE PARKING AREA.

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

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

Case: CE25070666

Address: 1309 GUAVA ISLE

Owner: OVED, EZRA

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

Mohammad Dayem, 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: 18-12.(a) COMPLIED
THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A ACCUMULATION OF LEAVES ON THE PROPERTY.

VIOLATIONS: 8-148(a)
THERE IS A BOAT MOORED AT THIS PROPERTY THAT IS UNSIGHTLY/DETERIORATED.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE POOL DECK IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THE POOL DECK IS DIRTY AND STAINED. THERE ARE WEEDS GROWING OVER THE SURFACE.

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: 9-313.(a)
REAR OF THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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 REAR OF DEAD AND MISSING GROUND COVER.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 94 days or a fine of \$50 per day, per violation.

Ezra Oved said the frequent rains had caused mildew. There was also an iguana infestation at the property.

Mr. Doody found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 1/29/26 hearing.

Case: CE25070058

Address: 1709 NW 7 AVE

Owner: EDGHIL, ANDRE

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY HAS CRACKS.

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

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

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

Case: CE25080474
Address: 25 NW 11 ST
Owner: LUXE, EMILE

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

Case: CE25090006
Address: 1128 NE 2 AVE
Owner: ROBELLINI LANDHOLDINGS LLC

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24100729. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day and a finding of fact that 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day and found for the City that 18-12.(a) had existed as cited.

Case: CE25010108
Address: 1526 NW 11 CT
Owner: GUILLAUME, CHRIS OLSEN H/E; GUILLAUME, CHRISTINE

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

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: 9-304(b)
PARKING ON THE LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE APRON DRIVEWAY AND GRAVEL DRIVEWAY ARE WORN THROUGH. THERE IS GRASS AND WEEDS GROWING THROUGH THEM.

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

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE PLASTIC BINS, CHAIRS, LAMP, TABLES AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

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

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

Case: CE25010482

Address: 1104 NW 17 AVE

Owner: JONES, MINNIE THIRSTY

Service was via posting at the property on 10/16/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

VIOLATIONS: 9-305(b)
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 RIGHT OF WAY.

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

VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT WELL MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY AND HAS OIL STAINS.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

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Case: CE25080754

Address: 1007 CITRUS ISLE

Owner: AMERICAN HOMES & DEVELOPMENT; GROUP LLC

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY CONSISTING OF CONSTRUCTION
DEBRIS AND GARBAGE BAGS ON BOTH SIDES OF THE PROPERTY.

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

VIOLATIONS: 24-27(b)
THERE ARE CONTAINERS LEFT UNSCREENED FROM PUBLIC VIEW AS REQUIRED AND NOT PULLED
BACK TO AN APPROVED LOCATION.

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

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

Case: CE25090618

Address: 1820 SW 20 ST 1-2

Owner: TOLOTTI, CARLY C

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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 CE24120078. 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.

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

Case: CE25080424

Address: 1440 W STATE ROAD 84

Owner: GP SAARI LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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 SWALES
FACING STATE ROAD 84 AND SW 27 STREET.

VIOLATIONS: 47-19.4.C.2. COMPLIED
THERE ARE TWO WASTE CONTAINERS BEING STORED ON THE SWALE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT
APPEARANCE. THERE ARE AREAS ON THE SWALE (FACING 27 STREET) WITH DEAD AND
MISSING GROUND COVER.

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

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

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Case: CE25090542

Address: 1531 SW 21 ST

Owner: LIN, WENGHUI

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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 ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24080492. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF TOOLS, EQUIPMENT, CANOPY AND MISCELLANEOUS ITEMS ON THE SIDES AND REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE24080492. 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 FASCIA ON WEST SIDE OF THE PROPERTY IS MISSING AND/OR PEELING PAINT.

VIOLATIONS: 9-363 WITHDRAWN

VIOLATIONS: 9-304(b) COMPLIED FOF
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS CRACKED, FADED WITH POT HOLE IN THE MIDDLE. THIS IS A RECURRING VIOLATION, SEE CASE CE24080492. 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 violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 47-34.1.A.1., and 9-304(b) had existed as cited.

Mr. Doody found for the City that violations 18-12.(a), 47-34.1.A.1., and 9-304(b) had existed as cited.

Case: CE25070966

Address: 1444 SW 27 CT

Owner: CAVALLINI-SOOTHILL, KRISTEN ERICA

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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 ITS SWALE.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO MULTIPLE CAGES AND FURNITURE 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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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 SUCH AS FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(C)
THE WALKWAY IS NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE BROKEN AND UNEVEN.

VIOLATIONS: 47-34.4.C.2.d.
THERE IS A RECREATIONAL VEHICLE ON THIS RS-8 ZONED PROPERTY BEING USED FOR LIVING AND/OR SLEEPING.

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

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

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

Case: CE25080426

Address: 1490 W STATE ROAD 84

Owner: PORT EVERGLADES SERVICE; STATION LLC

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

Mohammad Dayem, 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 FACING STATE ROAD 84, 15 AVENUE AND 27 STREET. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22120183. 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: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING 27 STREET 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/OR MISSING, PEELING PAINT.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES ON THIS B-2 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

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Case: CE25080312

Address: 108 SW 24 AVE
Owner: TML ENTERPRISES LLC

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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 REPEAT VIOLATION OF CASE CE24070195 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

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

Officer Olivera presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days or a fine of \$100 per day, and imposing a \$50 per day fine for each of the five times 18-12.(a) had been found to be out of compliance, a total of \$250.

Mr. Doody found in favor of the City and ordered compliance with 9-306 within 35 days or a fine of \$100 per day and imposed a \$50 per day fine for each of the five times 18-12.(a) had been found to be out of compliance, a total of \$250.

Case: CE25090148

Address: 1198 SW 27 AVE
Owner: SUNLIGHT INVESTMENTS INC

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 47-22.9. COMPLIED
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A BLACK FEATHER FLAG BANNER WITH THE WORDS "NOW OPEN GASTRO BAR" PRINTED ON IT, A BROWN FEATHER FLAG BANNER WITH THE WORD "COFFEE" PRINTED ON IT, AND AN A-FRAME SIGN WITH THE WORDS "LUNCH SPECIAL" "KARAOKE" AND "CAFE" WRITTEN AND PASTED ON THE SIDES. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24120335. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 47-19.9.A.5.a. COMPLIED
THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS FROM CITY OF FORT LAUDERDALE FOR OUTDOOR DINING.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT PARKING FACILITY HAS CRACKS, STAINS AND AREAS OF BROKEN, MISSING ASPHALT.

Officer Olivera presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that violation 47-22.9. had existed as cited.

Mr. Doody found for the City that violation 47-22.9. had existed as cited.

Case: CE25070843

Address: 2605 SW 13 PL
Owner: MCTEER, GERALDYN E

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-280(h)(1)
BOTH THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING SLATS AND THE CHAIN LINK FENCE HAS AREAS WHERE THE POST IS MISSING, THE MESH IS LOOSE, AND THE TOP BAR IS BENT AND NOT ATTACHED.

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

VIOLATIONS: 9-308(b)
THERE IS A BLACK TARP ON THE ROOF BEING HELD DOWN BY LOOSE BRICKS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-305(b) WITHDRAWN
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: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE NOT CLEARLY VISIBLE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO YELLOW AND WHITE PLASTIC BAGS, EMPTY POTS, PIECES OF WOOD AND OTHER MISCELLANEOUS ITEMS AND DEBRIS.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-34.1.A.1. within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 47-34.1.A.1. within 15 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE25070151

Address: 1341 SW 25 AVE

Owner: R & G FRIEDMAN INVESTMENTS LLC %RIA BALRAM LAW GROUP PLLC

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

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

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY. THE TRAILER IS DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH NO VALID FL TAG DISPLAYED. THE BOAT TRAILER HAS A WHITE AND BLUE BOAT ON IT.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, AN ACCUMULATION OF DEAD LEAVES AND LANDSCAPING DEBRIS ON THIS PROPERTY AND ITS SWALE.

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

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

Case: CE25080004

Address: 405 SW 25 TER

Owner: HUYNH, TONY

Service was via posting at the property on 10/10/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 18-1.

THERE IS UNDER THE CARPORT STORAGE OCCURRING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO BOXES, PLASTIC STORAGE CONTAINERS, HAND CARTS, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN, 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.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TARPS, MULTIPLE GAS TANKS, TOOLS, TIRE, WOOD, PILE OF BLACK TRASH BAGS, PILE OF BRICKS, BED FRAME, GLASS, PLASTIC STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE CE24060205. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-278(e) WITHDRAWN

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 47-19.2.II.4.a

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE.

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

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

Case: CE25080348

Address: 2216 SW 33 WAY

Owner: SEMENTILLI, DANIEL L & LUCY M

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-305(b)

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

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

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

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

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

Case: CE25090348

Address: 2406 FLAMINGO LN

Owner: FEDERAL HOME LOAN MORTGAGE CORP; %MCCALLA RAYMER LEIBERT PIERCE

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE BRANCHES FROM THE OAK TREE ON THE FRONT YARD THAT ARE GROWING OVER THE ROADWAY LOWER THAN 14 AND 1/2 FEET. SOME BRANCHES WERE MEASURED TO APPROXIMATELY 11 AND 1/2 FEET ABOVE THE ROAD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25010573. 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: 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 SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090796. 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: 9-304(b) COMPLIED
THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS THAT HAVE HOLES AND CRACKS IN THEM.

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

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

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

Case: CE25080788

Address: 814 SW 2 CT 1-4

Owner: HOME 814 LLC

Service was via posting at the property on 10/23/25 and at 1 East Broward Blvd. on 10/20/25.

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.

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

Case: CE25100082

Address: 607 SW 15 ST
Owner: PAPALEO, JOHN PHILLIP

Service was via posting at the property on 10/11/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 15-282.(d)(1)a
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25060194 - PARKING,
CE25080056 - PARKING, & NON-AMP SOUND.

Officer Champagne presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 180 days.

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

Case: CE25090261

Address: 2406 NASSAU LN
Owner: ISLAND 1 LLC

Service was via posting at the property on 10/17/25 and at 1 East Broward Blvd. on 10/20/25.

Leonard Champagne, Senior 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: CE25050068 – MAXIMUM
OCCUPANCY, PARKING AND PUBLIC NUISANCE, AND CE25060318 - TRASH CARTS.

Officer Champagne presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 365 days.

Mr. Doody found in favor of the City and suspended the Vacation Rental Certificate for 365 days, effective immediately.

Case: CE25090265

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

Service was via posting at the property on 10/15/25 and at 1 East Broward Blvd. on 10/20/25.

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

VIOLATIONS: 15-282.(d)(1)a.
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25060202 - NON-AMPLIFIED
SOUND, CE25070820- NON-AMPLIFIED SOUND & RESPONSIBLE PARTY.

Officer Champagne presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 180 days.

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

Case: CE25040319

Address: 1401 NW 7 TER
Owner: SANON, PERIERA &; BAPTISTE, IRLANDE JEAN

This case was first heard on 9/9/25 to comply by 9/19/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,550 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

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Case: CE25050733

Address: 920 NE 16 AVE
Owner: 920 NE 16TH AVE LLC

This case was first heard on 7/8/25 to comply by 8/12/25 and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$6,600 fine, which would continue to accrue until the property was in compliance.

Case: CE24080465

Address: 1159 NW 9 AVE
Owner: USARIOJARA LLC

This case was first heard on 4/24/25 to comply by 5/9/25 and 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$4,800 fine.

Case: CE24040440

Address: 1025 NW 13 ST
Owner: FLETCHER, SAMUEL LEONARD; FLETCHER, ERICA ET AL

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, fines had accrued to \$4,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$4,950 fine, which would continue to accrue until the property was in compliance.

Case: CE24050600

Address: 1513 NW 15 AVE
Owner: JULIET WHISKEY 2 LLC

This case was first heard on 6/26/25 to comply by 7/6/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$39,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$39,300 fine, which would continue to accrue until the property was in compliance.

Case: CE24120179

Address: 1425 NW 13 CT
Owner: JUSTILIEN, LOUISIANE

This case was first heard on 6/26/25 to comply by 7/6/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$66,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$66,600 fine, which would continue to accrue until the property was in compliance.

Case: CE25010119

VACATE OIF & REIMPOSE

Address: 1135 NW 5 CT
Owner: SOLSONA, GRACIELA

This case was first heard on 6/26/25 to comply by 7/6/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$57,900 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 and reimpose the fines.

Mr. Doody vacated the Order Imposing the Fines and imposed the \$57,900 fine, which would continue to accrue until the property was in compliance.

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Case: CE25050127

Address: 905 NW 5 ST

Owner: VIAL LLC

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 \$33,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$33,000 fine, which would continue to accrue until the property was in compliance.

Case: CE25030295

Address: 3700 JACKSON BLVD

Owner: GUERRIER INVESTMENTS LLC

This case was first heard on 7/24/25 to comply by 8/3/25, 8/8/25, and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting \$510 be imposed.

Mr. Doody reduced the fine to \$510.

Case: CE24100725

Address: 833 SW 14 CT 1-2

Owner: MARKWELL, HENRIETTE G

This case was first heard on 2/27/25 to comply by 3/9/25 and 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$22,400 fine, which would continue to accrue until the property was in compliance.

Case: CE25040882

Address: 1442 SW 27 CT

Owner: ORDWAY, ALTHEA

This case was first heard on 6/26/25 to comply by 7/11/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

Staff entered pages 69 and 70 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

CE25010011

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 2:28 PM.

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SPECIAL MAGISTRATE

ATTEST:


CLERK, SPECIAL MAGISTRATE