



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
NOVEMBER 19, 2025  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Loen Garrick, Administrative Assistant  
Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Senior Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
David Goodrum, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Patricia Saintvil-Joseph, Assistant City Attorney  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
Robert Fisk, Landscape Plans Examiner  
Matthew Flesher, Code Compliance Officer  
Patt Gavin, Senior Code Compliance Officer  
Shayqwan Kendrick, Code Compliance Officer  
Dorain Koloian, Code Compliance Supervisor  
Robert Krock, Code Compliance Officer  
Antoine Loar, Acting Code Manager  
Jessica Martinez, Code Compliance Officer  
Aleida Mesa, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Jean Claude Noel, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
David Reece, Environment Compliance Supervisor  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Ahmad Wallace, Code Compliance Officer  
Gail Williams, Senior Code Compliance Officer  
Vanessa Willis, Senior Code Compliance Officer

**Respondents and witnesses**

CE24110064; CE24110006: Michael Man	CE24070226: Jeremy Apisdorf Esq.
CE25010882: Leslie Lesperance	CE25010118: Ana Lara
CE24120280: Scott Morris	CE24030628; CE24030623: Andrew Schein Esq.
CE25080243: Adam Levy	CE25080164: Venkat Julakanti
CE25050626: Courtney Crush Esq.	CE25080786: Vadim Karpov
CE25070086: Leonard Mello; Ari Pregen Esq.	CE24100413: Alicia Lukin
CE25100135: Valerie Galski; Lisa Puffer; Tatiana DelValle	CE24090135: David Cramer
CE25050765: Nelson Almeida	CE25090242: Gunel Aliyeva
CE24080510; CE25050051: Jordan Brown	CE24090322: Daniel Goldstein; Hayden Stoute
CE25050435: Richard Abdow; Scott Pakes	CE25090731: Simon DePaz
CE24110615: Panarothy Guerrier	CE25040893: Tyler Mutschler Esq.
CE25070530: Mark Seramor	CE25090709: Christopher Gandolfo Esq.; Tom Domicca
CE25011001: Tatifiti McCall	CE25050266: Anwar Khan; Sohail Kahn
CE24100466: Thomas Ditommaso	CE25070806: Mary Urrego; Juan Varela
CE24120155: Nivska Wides	CE25020291: Sergey Kultyshev; Winston Vidiella
CE25050572: Patrick Angladin	CE25020290: Sergey Kultyshev
CE24080472; CE24100382: William Fairman; Benjamin Sunshine Esq.	CE25080049: Lisanka Cubillas
CE25010880: Lizette Sierra Esq.; Jose Alfonso	CE25020155: Modekby Shoshan
CE25010648: Daniel Cremades	CE25090322: Sanchez Acosta

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CE24110385: Carla and Maxwell Damus  
CE25060661: Raquel Hidalgo  
CE25100131: Ronel Theodore; John Cho  
CE24100613: Cassadra Felton  
CE54050599: Lavern Blake  
CE25090831: Carlos Barrenechea  
CE25050603: Alex Penaranda  
CE25040415: James Nance; Walter Karnatz; Sonny Steel; Marc  
Hermes; Tyler Jehlen  
CE25080016: Paula DeMelo Coutinho

CE25020511: Easter Young  
CE25030516: Charle Sposato  
CE25040414: Virginia Costa  
CE25010558: Frederick Bamman  
CE25090750: Valerie Silver  
CE25040673: Mahjabin Zehtabi  
CE24120110: Francesca Rhodis  
CE25080660: Karla Ananias

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

The meeting was called to order at 9:00 A.M.

**Case: CE24030628**

Address: 1620 W STATE RD 84  
Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 9/26/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said the property was not in compliance.

Andrew Schein Esq., attorney, said they had been trying to get the Business tax Licenses for over a year. Amy Brown, Code Compliance Supervisor, Recommended a 71-day extension and ordering the respondent to attend the 1/29/26 hearing.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE24030623**

Address: 1620 W STATE RD 84  
Owner: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 9/26/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said the property was not in compliance.

Andrew Schein, attorney, said this case involved The same issues as the previous case.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE24080472**

Address: 933 NW 50 ST  
Owner: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Benjamin Sunshine Esq., attorney, said two tenants were in the permit process and the third would submit the permit application that day. He requested a 21-day extension.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE24100382**

**ORDERED TO REAPPEAR**

Address: 5108 NW 10 TER  
Owner: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25, 8/12/25, and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,300.

Shayqwan Kendrick, Code Compliance Officer, said the property was not in compliance.

Benjamin Sunshine Esq., attorney, said they would replace the fence/wall with a gated fence. They had the permits and work had begun.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE25050435**

**ORDERED TO REAPPEAR**

Address: 535 HENDRICKS ISLE  
Owner: AMORELLO PMG

This case was first heard on 9/9/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paulette DelGrosso, Code Compliance Officer, recommended a 71-day extension.

Richard Abdo agreed to the extension.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25100135**

**CITATION APPEAL**

Address: 405 HENDRICKS ISLE  
Owner: LAS OLAS HIDEAWAY LLC

The property was cited on 10/5/25 to be complied by 10/5/25. The property was in compliance and there were immediate fines of \$750.

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

Valerie Galski, property manager, acknowledged the violation but said they had responded within 15 minutes. Lisa Puffer, owner, said they would do everything in their power to ensure this issue did not recur.

Ms. Flynn denied the appeal and imposed the \$750 fine.

**Case: CE25080016**

Address: 1419 SW 27 CT  
Owner: HOMEINC LLC

Service was via posting at the property on 10/23/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A SHED, A GARDEN HOUSE, WOODEN PALLETS, BUCKETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-21.15.A COMPLIED  
THERE ARE NINE PALM TREES AND A WATER OAK TREE WERE REMOVED FROM THIS RS-8 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 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.

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

Officer Dayem presented the case file into evidence and recommended imposing a fine of \$150 for each of the 10 trees that had been removed, a total of \$1,500, for the irreparable, irreversible violation.

Paula DeMelo Coutinho said the tree removal contractor had removed the trees prior to issuance of the permit. She said they had already paid almost \$8,000 in other fines and fees.

Ms. Flynn found in favor of the City and imposed a fine of \$150 for each of the 10 trees that had been removed, a total of \$1,500, for the irreparable, irreversible violation.

**Case: CE24110385**

Address: 1020 NW 5 AVE

Owner: DAMUS, CARLA; DAMUS, MAXWELL

This case was first heard on 8/12/25 to comply by 8/22/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,550 and the City was requesting the full fine be imposed.

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

Maxwell Damus said the contractor had experienced delays due to death and illness in his family. Carla Damus said this was a "challenging area" and she was afraid for her safety when she visited.

Ms. Flynn reduced the fine to \$1,200.

**Case: CE25050051**

Address: 452 SW 4 AVE 1-6

Owner: ACS 452 LLC

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jordan Brown said it had taken some time to pull the permits. He stated they were repaving, not repairing the existing paving.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE24080510**

Address: 801 N FEDERAL HWY

Owner: ACS FLAGLER LLC

This case was first heard on 9/9/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

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

Jordan Brown said weather had delayed the work. He requested a fine reduction. Officer Martines said administrative costs totaled \$580.

Ms. Flynn imposed the \$600 fine.

**Case: CE25030516**

Address: 4040 GALT OCEAN DR

Owner: OCEAN MANOR CONDO ASSOC

**ORDERED TO REAPPEAR**

This case was first heard on 10/14/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Krock, Code Compliance Officer, said the owner was making progress.

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Charle Sposato described their progress and requested 71 days.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25070086**

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

This case was first heard on 9/9/25 to comply by 10/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,150 and the City was requesting imposition of the full fine.

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

Ari Pregon Esq., the owner's attorney, said his client had informed the website to change the pickup site but they had not done so for months. The website had also sent the ad to other websites without informing them about the pickup location change. Officer Flesher stated administrative costs totaled \$764. Amy Brown, Code Compliance Supervisor, agreed to a fine reduction.

Ms. Flynn imposed administrative costs of \$764.

**Case: CE24120280**

Address: 22 NE 16 PL  
Owner: MORRIS, SCOTT

**ORDERED TO REAPPEAR**

This case was first heard on 3/11/25 to comply by 3/21/25, 5/13/25, and 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$11,550.

Gail Williams, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$939.

Scott Morris waived notice to a Massey hearing.

Ms. Flynn reduced fines to administrative costs of \$939.

**Case: CE25040673**

Address: 6100 NW 31 WAY  
Owner: ZEHTABI, MAHJABIN

This case was first heard on 8/12/25 to comply by 8/22/25, 8/27/25, and 10/4/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended a 162-day extension. Antoine Loar, Code Compliance Supervisor, recommended 127 days.

Mahjabin Zehtabi agreed to the extension.

Ms. Flynn granted a 127-day extension, during which time no fines would accrue.

**Case: CE24120155**

Address: 833 SW 30 ST 1-8  
Owner: WOODLANDS RENTALS LLC

**ORDERED TO REAPPEAR**

This case was first heard on 4/8/25 to comply by 4/18/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, reported the permit application was in review.

Nivska Wides said the permit had been approved the previous day.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

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**Case: CE25090322**

CITATION

Address: 3411 SW 16 ST

Owner: ACOSTA SANCHEZ, OSCAR HERNANDO

This case was first heard on 9/12/25 to comply by 9/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines, there were immediate fines of \$250 and the City was requesting the full fine be imposed.

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

Sanchez Acosta said he had filed an appeal but the City had never received it. He produced a copy of the email he had sent. Ms. Flynn allowed Mr. Acosta to proceed with his appeal. Mr. Acosta said he had a neighbor who complained constantly and he and his family lived the home. This incident was a celebration after his child returned from the hospital after a heart transplant.

Ms. Flynn waived the fine.

**Case: CE24100613**

Address: 1060 NW 25 AVE

Owner: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Cassadra Felton said she was having the shed repaired.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25020511**

ORDERED TO REAPPEAR

Address: 3617 SW 17 ST

Owner: YOUNG, EASTER; YOUNG, THONEAL EST

This case was first heard on 6/10/25 to comply by 6/25/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,050.

Matthew Flesher, Code Compliance Officer, stated administrative costs totaled \$1,031.

Easter Young said she had needed to pay for the landscape work. She waived notice to a Massey hearing.

Ms. Flynn reduced the fines to \$500.

**Case: CE25080243**

ORDERED TO REAPPEAR

Address: 96 HENDRICKS ISLE

Owner: KOLO 23 LLC

This case was first heard on 10/14/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Paulette DelGrosso, Code Compliance Officer, said the owner planned to demolish the property.

Adam Levy said they had applied for the demolition permits.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25080049**

Address: 2867 SW 14 ST

Owner: CUBILLAS, LISANKA

Service was via posting at the property on 10/24/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

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

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

Lisanka Cubillas agreed to comply.

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

**Case: CE24120110**

Address: 6602 N FEDERAL HWY  
Owner: IN & OUT REALTY LLC;  
4000 N FEDERAL HWY LLC

This case was first heard on 3/11/25 to comply by 5/13/25 and 6/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine. She stated administrative costs totaled \$672.

Francesca Rhodis said it had some taken time to pull the permit and schedule the contractor.

Ms. Flynn reduced the fine to \$1,200.

**Case: CE25040893**

**ORDERED TO REAPPEAR**

Address: 2101 SE 4 AVE  
Owner: KNEZEVIC, ANA

This case was first heard on 7/8/25 to comply by 8/12/25 and 9/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$1,200.

Rafael Santos, Code Compliance Officer, did not recommend an extension. He stated administrative costs totaled \$856.

Tyler Mutschler Esq., conservator, said the property was under contract for sale. He noted that there was no cash in the estate so his client had been forced to cover costs. He waived his right to notice of a Massey hearing.

Ms. Flynn reduced the fine to \$856 administrative costs.

**Case: CE25020290**

Address: 2850 NE 32 ST  
Owner: MILL CAPITAL LLC

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

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

Sergey Kultyshev said it had taken time to figure out the financing for the new development. He and officer Gavin discussed the permit progress. Antoine Loar, Acting Compliance Manager, recommended a 10-day extension.

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

**Case: CE25020291**

Address: 2840 NE 32 ST  
Owner: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in

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

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

Sergey Kultyshev said the situation at this property was the same as for the previous case.

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

**Case: CE25090831**

Address: 1211 SW 4 AVE

Owner: SOUSE'S SONS INC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

Rafael Santos, 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/REAR OF PROPERTY ON THE RIGHT-OF-WAY FACING SW 4 AVE BEHIND THE WOOD FENCE. THIS IS A RECURRING VIOLATION SEE CASE CE25030147 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, SIDEWALK, AND BIKE LANE. THIS IS A RECURRING VIOLATION SEE CASE CE25030147 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

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

Carlos Barrenechea said the previous case was complied with no Notice of Violation and required no City action, therefore these were not repeat violations. He also felt there was no violation in this case judging by the photographs presented. Antoine Loar, Code Compliance Supervisor, read from the code regarding repeat violations and said these qualified. He said an inspection report was sufficient for this to be considered a repeat violation. Patricia Saintvil-Joseph, Assistant City Attorney, opined that the City had met the standard for a repeat violation.

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

**Case: CE25090709**

Address: 2406 SE 17 ST

Owner: PIER 66 SALES LLC

Service was via posting at the property on 10/24/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS RAW SEWAGE GOING INTO THE REAR STORM DRAIN OF THIS B-1 COMMERCIAL ZONED 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. THIS VIOLATION PRESENTS AN IRREPARABLE AND IRREVERSIBLE IN NATURE. DUE TO THE FINDINGS, THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

Officer Saimbert presented the case file into evidence and recommended imposing a fine of \$15,000 for the irreparable, irreversible violation.

Christopher Gandolfo Esq., the owner's attorney, introduced Tom Domica, engineer, who explained how the sewage had gotten into the drain system and the actions they had taken to remedy this situation. David Reece, Environment Compliance Supervisor, said the violation was discovered on September 26 and Broward County had determined it was sewage on October 8.

Ms. Flynn found in favor of the City, imposed a fine of \$10,000 for the irreversible, irreparable violation.

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**Case: CE25050765**

Address: 415 ARIZONA AVE

Owner: CARRALERO DIAZ, YARANIS; GARCIA, NOSLEN ALMEIDA

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THERE IS TRASH AND YARD DEBRIS IN THE BACKYARD BEHIND THE TRAILER PARKED ON THE GRASS.

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

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK TRAILER IS BEING PARKED ON THE GRASS ON THE EAST SIDE OF THE PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within with 9-305(b) within 71 days and with 9-304(b) within 15 days or a fine of \$50 per day, per violation.

Gustavo Caracas, Code Compliance Officer acted as interpreter for the owner, Nelson Almeida. Mr. Almeida said he used the black trailer for work and Officer Caracas explained the trailer could not be parked on grass. Amy Brown, Code Compliance Supervisor, said the trailer could not be parked in the driveway; it must be out of sight.

Ms. Flynn found in favor of the City and ordered compliance within 71 days or a fine of \$50 per day, per violation. She also asked that a Spanish-speaking Code Enforcement Officer visit the property to explain what must be done.

**Case: CE25010648**

ORDERED TO REAPPEAR

Address: 1000 SW 26 ST

Owner: ECOAR LLC

This case was first heard on 4/8/25 to comply by 4/23/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,150.

Daniel Cremades said the cleaning had been done and rebuilt one wall but a second wall had fallen apart.

Mohammad Dayem, Code Compliance Officer, did not object to an extension.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25040415**

Address: 1332 CITRUS ISLE

Owner: KARNATZ, WALTER W LE; NANCE, JAMES M

This case was first heard on 6/10/25 to comply by 6/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$75,000 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed that the property was in compliance.

Walter Karnatz described efforts to comply. He said he needed to repair the engine in order to move the boat. Amy Brown, Code Compliance Supervisor, said the City had verified someone was living on the boat.

James Nance, trustee of Mr. Karnatz's life estate, said he had offered to tow the boat to a new location but the boat owner had not approved it. He said the boat tenant had indicated to him he was living at the marina in a different boat. Sonny Steel said he had vacated the boat after the property was cited. Marc Hermes, neighbor, said Mr. Steele was still living on the boat. He said he had hired private investigators to monitor the situation at his house. He said Mr. Steele was a registered sex offender so he should be registered as such if he were living at a Marina. Tyler Jehlen,

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neighbor, presented a document from his father indicating he had witnessed Mr. Steele accessing the boat after midnight and leaving in the morning. He said Mr. Steele was also operating a business working on vehicles at the property. Mr. Steel said he intended to have the Boat repaired by Christmas and then then move it.

Antoine Loar, Code Compliance Supervisor, recommended imposition of the fine.

Ms. Flynn imposed the \$75,000 fine.

**Case: CE24110615**

Address: 540 E CAMPUS CIR

Owner: GUERRIER, PANAROTHY H/E; CORADIN, EDELYNE

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
THERE IS A LARGE BLACK TRAILER USED TO TRANSPORT VEHICLES BEING STORED ON THE SWALE OF THIS PROPERTY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. LICENSE PLATE NUMBER FL- 23E KUH 06/25 EXP.

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

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OPEN AIR STORAGE OF HOUSEHOLD MATERIALS SUCH AS TILE, AND MISCELLANEOUS ITEMS ARE BEING STORED OUTSIDE IN FRONT OF THE DRIVEWAY OF THIS RS-6.7 – IRREGULAR RESIDENTIAL ZONED PROPERTY.

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

Panarothy Guerrier said he needed to address irrigation before he could work on the landscaping and requested more than 71 days.

Ms. Flynn found in favor of the City and ordered compliance within 162 days or a fine of \$50 per day.

**Case: CE25080660**

CITATION APPEAL

Address: 6730 NW 26 AVE

Owner: ALVAREZ, KARLA FRIDA ANANIAS; CHEREMNYKH, MAXIM

The property was cited on 8/24/25 to be complied by 8/24/25. The property was in compliance and there were immediate fines of \$500.

Ahmad Wallace, Code Compliance Officer, played the video of the incident.

Karla Ananias said she thought they could have music in the yard until 11:00 PM.

Ms. Flynn denied the appeal and imposed the \$500 fine.

**Case: CE24100413**

Address: 1712 NW 10 AVE

Owner: B GOOD RE CORPORATION

This case was first heard on 5/29/25 to comply by 6/8/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

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

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Alicia Lukin said they had complied on time but the Code officer had taken a long time to respond.

Ms. Flynn imposed administrative costs of \$810.

**Case: CE24070226**

**ORDERED TO REAPPEAR**

Address: 1423 HOLLY HEIGHTS DR

Owner: THE CASCADE AT HOLLY HEIGHTS CON

This case was first heard on 1/30/25 to comply by 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,700.

Gail Williams, Senior Code Compliance Officer, said one violation remained.

Jeremy Apisdorf Esq. the association's attorney, explained that the drainage needed to be addressed before the parking lot. He said the association had applied for loans but that was not in place yet. He requested a 71-day extension.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25050626**

Address: 235 S FORT LAUDERDALE BEACH BLVD

Owner: 235 S FT LAUDERDALE BEACH LLC

This case was first heard on 8/12/25 to comply by 8/22/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the full amount.

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

Courtney Crush Esq., the property owner's attorney, described the tenants efforts to comply and requested a fine reduction.

Ms. Flynn waived the fine.

**Case: CE24090135**

Address: 1713 NW 13 CT

Owner: MORTGAGE ASSETS MGMT SERIES I TR

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 \$33,300 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.

David Cramer said the bank had taken possession of the property in June and their engineer had just finished the report for the work estimate.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE25050572**

Address: 913 NW 12 AVE 1-2

Owner: ANGLADIN, PATRICK

Service was via posting at the property on 11/3/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.  
THE GRAVEL IS MISSING IN MANY PLACES. THE WHEEL STOPS ARE FADED.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. FASCIA HAS BEEN REPLACED  
BUT NOT PAINTED.

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VIOLATIONS: 47-19.9.A.2.a. WITHDRAWN  
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY THAT CAN BE SEEN FROM THE ROW OR  
ABUTTING RESIDENTIAL PROPERTY. THERE IS A MATTRESS AND ASSORTED BUILDING PARTS IN  
THE REAR OF THE PROPERTY.

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

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 within 71 days or a fine of \$100 per day, per violation.

Patrick Angladin agreed to comply.

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

**Case: CE25090750** CITATION APPEAL  
Address: 5940 NE 22 AVE  
Owner: 5940 NE 22ND LLC

The property was cited on 9/27/25 to be complied by 9/27/25. The property was in compliance and there were immediate fines of \$750.

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

Valerie Silver said she had evicted the tenants when they realized this was a party. The tenants had only been in the house for 2 hours and 20 minutes. Ms. Flynn stated she could detect non-amplified noise on the video but not amplified noise.

Ms. Flynn granted the appeal for one violation and denied the appeal for the other two and imposed a \$500 fine.

**Case: CE25050266**  
Address: 2507 WHALE HARBOR LN  
Owner: KHAN, ANWAR H

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

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

Anwar Khan said there had been issues with the permits and with the foundation, which required modification of the plants. Officer Flesher stated administrative costs totaled \$801.

Ms. Flynn imposed administrative costs of \$801.

**Case: CE25010882**  
Address: 4 NE 16 PL  
Owner: LESPERANCE, LESLIE

This case was first heard on 8/12/25 to comply by 9/9/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Leslie Lesperance said she had been dealing with a very ill mother for the past year.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue.

**Case: CE24110006**

Address: AURAMAR ST

Owner: SEA CLUB OCEAN RESORT HOTEL INC

This case was first heard on 6/10/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Man Said the City had lost the drawings for the parking lot permit. He had the permit, which he said was valid for 180 days. Antoine Loar, Acting Code Manager, recommended 162 days.

Ms. Flynn granted a 162-day extension, during which time no fines would accrue.

**Case: CE24110064**

Address: 3100 BELMAR ST

Owner: SEA CLUB OCEAN RESORT HOTEL INC

This case was first heard on 6/10/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Man, general manager, was present.

Ms. Flynn granted a 162-day extension, during which time no fines would accrue.

**Case: CE25060661**

Address: 1031 SW 31 AVE

Owner: HIDALGO, RAQUEL

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

VIOLATIONS: 18-1.  
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO MATTRESSES, BOXES, FURNITURE PIECES 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 REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A GRAY MERCURY, AND A RED SUV BEING PARKED ON THE LAWN OF THIS PROPERTY.

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

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. THE TREES/BUSHES IN FRONT OF THE HOME ARE UN-KEPT, AND THERE IS MISSING GROUND COVER ON THE SWALE AND ON THE GRASS WHERE THE VEHICLES WERE BEING PARKED.

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

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE IS OUTSIDE STORAGE OF WOOD, PLASTIC BINS, FURNITURE, AND MISCELLANEOUS ITEMS.

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VIOLATIONS: 47.19.HH.II.4.a  
THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY IN WHICH NO PERMIT HAS BEEN APPLIED FOR OR ISSUED TO USE ON THE PROPERTY.

Officer Moore presented the case file into evidence and said the owner was working with Housing and Community Development on the violations. recommended ordering compliance within 127 days or a fine of \$50 per day, per violation and ordering the respondent to attend the 3/26/26 hearing.

Raquel Hidalgo agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 127 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/26/26 hearing.

**Case: CE25080786**  
Address: 1705 SW 13 CT  
Owner: KARPOV, VADIM; KARPOVA, SVETLANA

Service was via posting at the property on 10/24/25 and at City Hall on 10/31/25.

Evan Oakes, Code Compliance Officer, testified regarding 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 Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Vadim Karpov agreed to comply.

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

**Case: CE25070530**  
Address: 618 NW 6 AVE  
Owner: JPG BELL PROPERTY LLC

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 18-12.(a) WITHDRAWN  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION (SEE CASE CE24060401) AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 15-28  
THERE ARE TWO BUSINESSES AT THIS LOCATION OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. SOL'NR ENTERPRISES AND MAMA'S USED CLOTHING.

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

Mark Seramor said they were evicting the tenant for refusing to get the Business Tax Receipt.

Ms. Flynn found in favor of the City and ordered compliance within 71 days or a fine of \$150 per day.

**Case: CE25040414**  
Address: 4521 NW 12 AVE  
Owner: FKH SFR C1 LP; %FIRST KEY HOMES LLC

Personal Service was accepted on 10/27/25. Service was also via posting at 1 East Broward Blvd. on 10/31/25.

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

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

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KEPT APPEARANCE. THIS IS A RECURRING VIOLATION, SEE CASE CE24020060. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE VNCA TRUCKING LLC #754 AT THIS LOCATION.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A WHITE F150 TAG (DK2 9KI) VEHICLE PARKED ON THE GRASS/LAWN AREA.

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

Virginia Costa agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 71 days or a fine of \$150 per day.

**Case: CE24100466**

Address: 806 NW 10 TER

Owner: FTL 806 STORAGE LLC

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,250 and the City was requesting the full fine be imposed.

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

Thomas Ditommaso, general contractor, said they had purchased the property in 2024 with "tenant favorable leases" and the owner had been to civil court several times to evict the tenants and get them into compliance. Dorian Koloian, Code Compliance Supervisor, said this was a high crime area and the owners had done a lot of work.

Ms. Flynn reduced the fine to \$2,500.

**Case: CE25070806**

Address: 2548 MIDDLE RIVER DR

Owner: EMGN GROUP LLC; %MARLU GROUP LLC

Service was via posting at the property on 10/29/25 and at 1 East Broward Blvd. on 10/31/25.

Aleida Mesa, 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 INCLUDING BUT NOT LIMITED TO AND ACCUMULATION OF LEAVES AND FALLEN PALM FRONDS.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE CRACKS, MISSING ASPHALT, AND DISCOLORATION.

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

Mary Urrego agreed to comply.

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

**Case: CE25010880**

Address: 939 NW 8 AVE

Owner: GODIS LTD

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

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compliance, fines had accrued to \$27,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Lizette Sierra Esq., the owner's attorney, stated the original contractor had disappeared and they had hired a new one. The contractor had applied for a building permit. She requested 90 days.

Ms. Flynn granted a 99-day extension, during which time no fines would accrue.

**Case: CE25020155**

Address: 3021 NE 26 ST

Owner: 26TH STREET LLC

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 8-91(c)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. THE SEAWALL HAS AREA OF DETERIORATION, HOLES, CRACKS AND IS AN UNSAFE CONDITION.

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

Modekbay Shoshan said they already had the environmental permit and now needed to apply for the building permit. Officer DelGrosso recommended a longer timeframe and ordering the respondent to attend the 5/28/26 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 190 days or a fine of \$100 per day, per violation.

**Case: CE25090731**

Address: 2065 SW 28 TER

Owner: 2065 SW 28TH LLC

Service was via posting at the property on 10/18/25 and at City Hall on 10/31/25.

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: CE25060100 - ADVERTISING OCCUPANCY, CE25060052- NOISE- AMPLIFIED SOUND, NOISE- NON-AMPLIFIED SOUND.

Evan Oakes, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days.

Simon DePaz, property manager, said he had not seen evidence of the noise violation. He had missed the hearing when the evidence was presented due to the holidays.

Ms. Flynn found for the City and revoked the vacation rental certificate for 180 days, effective within 30 days..

**Case: CE25010558**

Address: 5030 NE 14 TER

Owner: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III

This case was first heard on 6/10/25 to comply by 7/8/25 ad 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the full fine.

Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine. He stated administrative costs totaled \$884

Frederick Bamman said despite having mail forwarded, he had not received the initial notices.

Ms. Flynn imposed administrative costs of \$884.

**Case: CE25010118**

**ORDERED TO REAPPEAR**

Address: 1530 NW 11 CT  
Owner: JEP BARCELONA LLC

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$5,700.

Bovary Exantus, Code Compliance Officer, confirmed the property was in compliance.

Ana Lara waived notice of a Massey hearing. She explained that her property management firm had just taken over. Officer Exantus agreed that once Ms. Lara assumed management, the violations had been addressed. He stated administrative costs totaled \$847.

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

**Case: CE25090242**

Address: 1717 SW 5 PL  
Owner: CASA TIKI 1717 LLC

Service was via posting at the property on 10/24/25 and at City Hall on 10/31/253.

Evan Oakes, Code Compliance Officer, testified regarding the following violation(s):

VIOLATIONS: 15-278(7) COMPLIED  
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A REPEAT VIOLATION OF CE24040065. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$300 per day for each of the four days the violation had existed, a total of \$1,200.

Gunel Aliyeva said they had changed the management company and hoped the violation would not recur.

Ms. Flynn found in favor of the City and imposed a fine of \$300 per day for each of the four days the violation had existed, a total of \$1,200.

**Case: CE25100131**

**CITATION APPEAL**

Address: 1051 PARK DR  
Owner: THEODORE, RONEL

The property was cited on 10/4/25 to be complied by 10/4/25. The property was in compliance and there were immediate fines of \$750.

Ronel Theodore said he had not been home at the time of the incident. He stated he was no longer running the property as a short-term rental. Amy Brown, Code Compliance Supervisor, said the responsible party was required to physically respond within one hour.

Ms. Flynn denied the appeal and imposed the \$750 fine.

**Case: CE25011001**

**ORDERED TO REAPPEAR**

Address: 633 NW 14 TER  
Owner: CEASER, CHINO &; MCCALL, SYLVESTER ETAL

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,300.

Guy Seiderman, Code Compliance Officer, recommended imposition of fines. He said administrative costs totaled \$488.

Tatiftiti McCall waived notice of a Massy hearing. She said people in the neighborhood threw trash on the property and parked their cars on it.

Ms. Flynn imposed administrative costs of \$488.

Mr. Flynn took a brief recess.

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**Case: CE25080164**

Address: 1701 NW 9 CT VACANT  
Owner: JV REDDY 9CT LLC

Service was via posting at the property on 11/3/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE WAS A BULK TRASH PILE OUT ON A VACANT LOT. THE VACANT LOT IS NOT PERMITTED TO HAVE BULK TRASH. (BED AND PLASTIC CONTAINER ON THE SWALE OF THE PROPERTY).

VIOLATIONS: 47-21.9.M.  
THE VACANT LOT HAS SEVERAL AREAS WHERE THERE IS DEAD AND MISSING GROUND COVER. THIS INCLUDES BUT NOT LIMITED TO THE SWALE OF THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE TWO DUMP TRUCKS AND ONE UNATTACHED TRAILER PARKED ON THE GRASS OF THE RD-15 ZONED VACANT LOT.

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

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

**Case: CE25040484**

Address: 2311 NW 7 ST  
Owner: BRACHO & BRITO LLC

Service was via posting at the property on 10/30/25 and at 1 East Broward Blvd. on 10/31/25.

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.

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

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 18-12.(a) within 15 days and with 9-305(b) within 71 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-305(b) within 71 days or a fine of \$100 per day, per violation.

**Case: CE25060051**

Address: 526 NE 8 ST  
Owner: FLAGLER VILLAGE LAND TR; GREENFIELD, STEVEN B TRUSTEE

Personal Service was accepted on 10/28/25. Service was also via posting at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 9-307(a)  
THE WINDOW IN UNIT 1301 IS NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THERE IS RAINWATER LEAKING INTO THE APARTMENT FROM THE WINDOW.

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

Ms. Flynn found in favor of the City and ordered compliance within 71 days or a fine of \$150 per day.

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**Case: CE25070352**

Address: 2650 NW 20 ST

Owner: COMMITTED TO THE CAUSE MINISTRY INC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25060083 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305(b) COMPLIED

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

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

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

**Case: CE25070847**

Address: 1095 SE 17 ST

Owner: LAUDERDALE HARBORS PARKING INC; % GOOD SERVICE REALTY INC

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-20.20.H

PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE POTHOLES NEAR QUARTERDECK AND IN OTHER AREAS. THE STOP BARS NEAR VILLAGE WELL PUB AND OTHER LOCATIONS ARE FADED. THE ASPHALT HAS NUMEROUS CRACKS. THE PARKING SURFACE IS DISCOLORED AND THE STRIPING IS FADED OR MISSING. WHEEL STOPS ARE MISSING OR BROKEN. THE HANDICAP PARKING SPACE STRIPING IS ALSO FADED.

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

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

**Case: CE25080232**

Address: 1104 SW 22 TER

Owner: PONASA LLC

Service was via posting at the property on 10/24/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS AND AREAS THAT ARE LIFTED. THE GRAVELED AREA/APRON HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND AREAS OF MISSING PAINT.

THIS IS A RECURRING VIOLATION TO CASE # CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WHITE WOOD FENCE ON BOTH SIDES OF THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS A SECTION THAT IS MISSING AND OTHER AREAS THAT ARE LEANING AND STARTING TO FALL OVER.

VIOLATIONS: 9-313.(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-305(b), 9-304(b), 9-306, and 9-313.(a) had existed as cited.

Ms. Flynn found for the City that violations 9-305(b), 9-304(b), 9-306, and 9-313.(a) had existed as cited.

**Case: CE25080585**

Address: 417 SW 25 TER

Owner: INDUS LLC

Service was via posting at the property on 10/24/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP ON THE SWALE OF THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE23060402 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY AREA IS OVERGROWN WITH GRASS AND HAS BARE AREAS OF MISSING GRAVEL. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23060402. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE FASCIA THAT IS MISSING PAINT. FURTHERMORE, THE EXTERIOR WALLS ARE DIRTY AND HAVE AREAS OF STAINS AND MISSING PAINT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23050162. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND LANDSCAPING DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE24090310 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE COMPLIANCE IS MET.

VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY IS OVERGROWN AND HAS GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CECE24110611. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24080497. 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 Olivera presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 9-305(b), 9-304(b), 9-306, 18-12.(a), 9-280(c), and 9-363 had existed as cited and imposing a \$100 per day fine for each of the 38 days 9-305(b) had been found in violation, a total of \$3,800 and a \$100 per day fine for each of the three days 18-12.(a) had been found in violation, a total of \$300. Amy Brown, Code Compliance Supervisor, withdrew the request for a finding of fact for 9-363.

Judge Flynn found for the City that violations 9-305(b), 9-304(b), 9-306, 18-12.(a), and 9-280(c) had existed as cited and imposed a \$100 per day fine for each of the 38 days 9-305(b) had been found in violation, a total of \$3,800 and a \$100 per day fine for each of the three days 18-12.(a) had been found in violation, a total of \$300.

**Case: CE25070443**

Address: 101 S FORT LAUDERDALE BEACH BLVD 202

Owner: LAS OLAS OCEANFRONT NO 1 LLC

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-24.11.D  
AN ALTERATION, (ARTIFICIAL TURF INSTALLED OUTSIDE AT CAFE DEL MAR) WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS BY THE HISTORIC PRESERVATION BOARD, WAS MADE AT THIS LOCATION.  
ULDR SECTION 47-24.11.D:  
1. HISTORIC PRESERVATION BOARD ISSUANCE OF CERTIFICATES OF APPROPRIATENESS.  
A. NO PERSON MAY UNDERTAKE ANY OF THE FOLLOWING ACTIONS AFFECTING A DESIGNATED LANDMARK, A DESIGNATED LANDMARK SITE, AN ARCHAEOLOGICAL SITE, OR A PROPERTY IN A DESIGNATED HISTORIC DISTRICT WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS FROM THE HPB: I. ALTERATION OR EXCAVATION OF AN ARCHEOLOGICAL SITE; OR II. NEW CONSTRUCTION; OR III. RELOCATION; OR IV. MAJOR ALTERATION; OR V. DEMOLITION.

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

Ms. Flynn found in favor of the City and ordered compliance within 71 days or a fine of \$150 per day.

**Case: CE25070957**

Address: 200 S BIRCH RD

Owner: CALDER, STEPHEN A EST; % DAVEY REALTY

Service was via posting at the property on 11/3/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-19.5.D.5.  
THERE IS A WHITE CONCRETE BUFFER WALL ON THE EAST SIDE OF THE PROPERTY THAT NEEDS REPAIR.

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

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

**Case: CE25090443**

Address: 500 BONTONA AVE

Owner: 500 BONTONA AVE LLC

Service was via posting at the property on 11/3/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

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VIOLATIONS: 18-11 (b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRENCE OF CASE CE25040766, AND AS SUCH, WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day, per violation.

**Case: CE25060123**

Address: 424 NW 14 AVE

Owner: GOGGINS, LEONARD

Service was via posting at the property on 10/24/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

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

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE CHAIN LINK FENCE ON THE PROPERTY WITH MISSING GATE.

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

VIOLATIONS: 9-304(b)  
DRIVEWAY IS CHIPPED/BROKEN AND HAS DIRT/OIL STAINS. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS AN UNPERMITTED LAND USE IN THIS RS-8 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO THE STORAGE OF VEHICLES, MECHANIC TOOLS AND CAR PARTS.

VIOLATIONS: 47-39.A.1.B.10 WITHDRAWN

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

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

**Case: CE24050599**

Address: 1142 NW 15 AVE

Owner: BLAKE, LAVERN

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 9-304(b) COMPLIED  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A VEHICLE PARKED ON THE LAWN.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A RED DERELICT HONDA WITH FLAT TIRES AND NO TAG PARKED ON THIS PROPERTY.

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

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

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

**Case: CE24060407**

Address: 1606 NW 15 AVE

Owner: DAVIS, DOROTHEA LE; HOLLINGER, MONTROSE ETAL

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES AND THE BLACKTOP IS FADED.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT HONDA WITH NO TAG PARKED/STORED ON THIS PROPERTY.

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

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

**Case: CE25050603**

Address: 1300 NW 11 CT

Owner: ZANGI, AVI

Service was via posting at the property on 11/7/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS BOAT PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY APRON IS UNEVEN AND MISSING GRAVEL.

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VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21090474. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21090474. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

VIOLATIONS: 6-5 COMPLIED  
CHICKENS, ROOSTERS, AND GEESE ARE PROHIBITED IN A RESIDENTIAL AREA. THERE ARE CHICKENS BEING KEPT AT THIS PROPERTY.

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

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

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

**Case: CE24080622**

Address: 1395 W SUNRISE BLVD

Owner: DACAPA LLC

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 10/31/25.

Bovary Exantus, 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 SWALE AREA.

VIOLATIONS: 47-21.15.D.  
THERE IS A TOTAL OF FOUR TREES ABUSED FROM THIS ZONED -B-1- BOULEVARD BUSINESS ZONED WITHOUT FIRST OBTAINING A PERMIT. THREE LYSILOMA TREES AND A YELLOW TABEBUIA WERE SEVERELY HAT-RACKED AND/OR CUT DOWN TO THE STUMPS. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

VIOLATIONS: 18-12.(a)  
THERE IS 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 71 days or a fine of \$100 per day, per violation. He also requested imposing a fine of \$150 for each of the four trees that had been abused, a total of \$600.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 71 days or a fine of \$100 per day, per violation, and imposed a fine of \$150 for each of the four trees that had been abused, a total of \$600.

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**Case: CE25080369**

Address: 3608 SW 13 CT

Owner: SIKTIR CORP INC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE occurring AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF A TIRE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE25040640. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS BLACK STAINS THROUGHOUT.

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

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

**Case: CE25080531**

Address: 3507 SW 14 ST

Owner: SOSA PORTAL, ELIZABET J H/E; PORTAL SEVILLANO, MYRNA

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A LADDER AND OTHER MISCELLANEOUS ITEMS ON THE WEST SIDE OF THE PROPERTY NEXT TO THE DRIVEWAY.

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

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

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

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

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

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

**Case: CE25060314**

Address: 3410 SW 27 ST

Owner: TEDESCO FAMILY PARTNERS LP

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 25-13. COMPLIED  
A GRAVEL DRIVEWAY WAS INSTALLED ON THE EAST SIDE OF THE PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND/OR WEEDS GROWING THROUGH IT.

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING ON THIS RS-6.85A ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO INDOOR CHAIRS, INDOOR TABLES, BOXES, TOTES, LADDERS, DOLLYS, BOAT ENGINES, CUSHIONS, CLEANING SUPPLIES, GAS CANS, COOLERS, TARPS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.1.B  
THERE ARE MULTIPLE CANOPIES ON THE FRONT AND REAR OF THE PROPERTY. NO ACCESSORY USE WITHIN A REQUIRED YARD.

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

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

**Case: CE25060324**

Address: 6015 NW 31 AVE C

Owner: LAKEVIEW PLAZA INC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 15-28  
THE BUSINESS (DA ULTIMATE HAIR CREATIONS) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

**Case: CE24100018**

Address: 1011 NW 49 ST

Owner: SCHLOSS, TROY G

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

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

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

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

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ROOF HAS A BROWN TARP AND A METAL SHEET ON THE TOP. THERE IS TREE DEBRIS ON THE ROOF.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT BLACK VEHICLE WITH NO TAG PARKED ON THE PROPERTY UNDER THE CARPORT.

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 99 days or a fine of \$50 per day..

Ms. Flynn found in favor of the City and ordered compliance within 99 days or a fine of \$50 per day.

**Case: CE25020542**

Address: 3361 NW 64 ST

Owner: MILLER, AMINATA I; INFINITE GRATITUDE HAPPINESS TR

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 10/31/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS GLASS LEFT FROM TRASH PICK UP THAT ENDANGERS THE SAFETY OF ADJACENT PROPERTIES.

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

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

VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE CONDITION. THERE ARE UNEVEN AND BROKEN PAVERS CAUSING AN UNSAFE PASSAGE. THE PAVERS ARE NOT BEING MAINTAINED IN A SAFE AND WELL-KEPT APPEARANCE.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA. THERE ARE AREAS OF THE FASCIA THAT IS STAINS AND/OR DIRTY.

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

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

**Case: CE25100469**

Address: 1786 NE 21 ST

Owner: ALBATROSS REAL ESTATE LP

Service was via posting at the property on 10/24/25 and at City Hall on 10/31/253.

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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: CE25090346 - PARKING,  
AMPLIFIED NOISE AND RESPONSIBLE PARTY.

Evan Oakes, Code Compliance Officer, testified that there were a qualifying number of violations at this vacation rental and requested a suspension of the vacation rental certificate for 180 days, effective immediately.

Ms. Flynn found for the City and revoked the vacation rental certificate for 180 days, effective immediately.

**Case: CE25090687**

**CITATION**

Address: 2841 NE 35 CT

Owner: VICKI L DARNALL IRREV TR;  
DARNELL, THEODORE W TRUSTEE

This case was first heard on 9/27/25 to comply by 9/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$500 fine.

**Case: CE25030584**

Address: 1100 NW 5 AVE 1-3

Owner: LESPINASSE, JEAN

This case was first heard on 8/12/25 to comply by 8/22/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$23,850 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110333**

Address: 630 NW 10 TER

Owner: P E INVESTMENTS I LLC; %OSCAR GRISALES-RACINI

This case was first heard on 8/12/25 to comply by 8/22/25, 9/9/25, and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$35,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$35,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE23020551**

**VACATE OIF 8/31/2023 & REIMPOSE**

Address: 729 NW 19 AVE

Owner: FISCHETTI, RAPHAEL B

This was a request to vacate the Order Imposing Fines dated 8/31/23 and reimpose the fines. Ms. Flynn vacated the Order Imposing Fines dated 8/31/23.

This case was first heard on 6/29/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$700 fine.

**Case: CE24090322**

Address: 1722 NW 8 CT

Owner: USARIOJARA 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 in compliance, fines had accrued to \$13,000 and the City was requesting imposition of the full fines.

Ms. Flynn imposed the \$13,000 fine.

**Case: CE25060430**

Address: 670 SW 30 TER  
Owner: JACKSON-GOPIE, SOPHIA A M

This case was first heard on 8/12/25 to comply by 8/22/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,450 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110656**

**VACATE & CLOSE**

Address: 1430 SW 27 ST  
Owner: SYNEKTA DEVELOPMENT CORP

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

Ms. Flynn vacated the order and closed the case.

**Case: CE24110662**

**VACATE & CLOSE**

Address: 1418 SW 27 ST 1-4  
Owner: SYNEKTA DEVELOPMENT CORP

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

Ms. Flynn vacated the order and closed the case.

**Case: CE25040665**

Address: 2101 NE 68 ST  
Owner: ASHLEY HOUSE ASSN INC

This case was first heard on 8/12/25 to comply by 8/22/25, 9/9/25, and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE25040495**

Address: 1725 E SUNRISE BLVD  
Owner: ARTHUR A DANIELS GST TR;  
DIANE E VOIGT GST TR %RYAN

This case was first heard on 8/26/25 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 \$37,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$37,350 fine, which would continue to accrue until the property was in compliance.

**Case: CE25050633**

Address: 101 S FORT LAUDERDALE BEACH BLVD 202  
Owner: LAS OLAS OCEANFRONT NO 1 LLC; %ASULIN, YIZHAK

This case was first heard on 8/12/25 to comply by 8/22/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$26,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE25020514**

VACATE FINE & CLOSE

Address: 3767 SW 17 ST  
Owner: OUELLETTE, RYAN KEITH

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

Ms. Flynn vacated the fine and closed the case.

**Case: CE25050005**

Address: 3363 W COMMERCIAL BLVD 201 A  
Owner: HARWOOD GLOBAL LLC

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE25050123**

Address: 1744 E COMMERCIAL BLVD  
Owner: ASH PROPERTIES GROUP 2 LLC

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,500 fine.

**Case: CE25050474**

Address: 5100 N STATE ROAD 7  
Owner: 5100 N STATE ROAD 7 FLL INC

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,950 fine.

**Case: CE24100675**

VACATE & CLOSE

Address: 1715 SE 10 ST  
Owner: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND

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

Ms. Flynn vacated the order and closed the case.

**Case: CE25010088**

ORDERED TO REAPPEAR

Address: 1920 NW 9 ST  
Owner: KATANA 1920 LLC

This case was first heard on 7/24/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension and fines would begin to accrue on 11/20/25.

**Case: CE25010297**

ORDERED TO REAPPEAR

Address: 1530 NW 12 CT  
Owner: JEFFERSON, LANARD; LONG-JEFFERSON, SHANTERIA

This case was first heard on 7/24/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension and fines would begin to accrue on 11/20/25.

**Case: CE25040467**

**ORDERED TO REAPPEAR**

Address: 3917 SW 13 CT  
Owner: MARSHALL, PATRICIA B

This case was first heard on 7/8/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension and fines would begin to accrue on 11/20/25.

**Case: CE23080539**

**ORDERED TO REAPPEAR**

Address: 519 SW 27 AVE  
Owner: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/24 to comply by 5/14/24 and 7/9/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Rachel Moore, Code Compliance Officer, recommended a 71-day extension and ordering the respondent to attend the 1/29/26 hearing.

Ms. Flynn granted a 71-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE25050192**

**REQUEST FOR EXTENSION**

Address: 690 SW 30 TER  
Owner: MELVIN, CLAUDETTE C EST

This case was first heard on 8/12/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension and fines would begin to accrue on 11/20/25.

**Case: CE25060618**

**REQUEST FOR EXTENSION**

Address: 2224 NE 15 CT  
Owner: MCQUADE, KATHLEEN H

This case was first heard on 9/9/25 to comply by 10/14/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn did not grant an extension and fines would begin to accrue on 11/20/25.

Staff entered page 63 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:

CE25040553                      CE25070812

**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:

CE25070885

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

There being no further business, the hearing was adjourned at 1:57 PM.

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ATTEST:  
  
CLERK, SPECIAL MAGISTRATE