



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312  
DECEMBER 11, 2025  
ROSE ANN FLYNN PRESIDING  
9:00 A.M.**

**Staff Present:**

Nadine Blue, Administrative Supervisor  
Crystal Green-Griffith, Senior Administrative Assistant  
Jehenna Williamson, Administrative Assistant  
Tamara Lakes, Administrative Assistant  
Rhonda Hasan, Senior Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Amy Brown, Code Compliance Supervisor  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Mohammad Dayem, Code Compliance Officer  
Edward Eason, Code Compliance Officer  
Bovary Exantus, Code Compliance Officer  
James Feder, Landscape Inspector  
Matthew Flesher, Code Compliance Officer  
Patt Gavin, Senior Code Compliance Officer  
Malik Jones, Code Compliance Officer  
Dorain Koloian, Code Compliance Supervisor  
Robert Krock, Code Compliance Officer  
Antoine Loar, Acting Code Manager  
Aleida Mesa, Code Compliance Officer  
Rachel Moore, Code Compliance Officer  
Evan Oaks, Code Compliance Officer  
Ramon Olivera, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Bernstein Saimbert, Senior Code Compliance Officer  
Rafael Santos, Code Compliance Officer  
Guy Seiderman, Code Compliance Officer  
Ahmad Wallace, Code Compliance Officer  
Vanessa Willis, Senior Code Compliance Officer

**Respondents and witnesses**

CE24100694: Janick Serrall Longa	CE24120189: Estefania Mayorga
CE25020199: Craig Mills	CE25010459: Ryan Johnson
CE25020532: Andrew Schein Esq.	CE24120470: Antonio Lopez
CE25060726: Matt Baker	CE25040518: Mark House; Barry Gamez
CE25080700: Yigit Yesil	CE25100371; CE25100144: Eduardo Asfura Jimenez; Elvir Murillo
CE25080140: Kevin Diaz	CE25090183: Malcolm Rogers
CE25070944: James Bush	CE25090027: Ricky Alexander
CE25110010: Nathalie Cohen	CE25010088: John Salas Esq.
CE25080520: Goran Dragoslavac	CE25020210: Gevorg Shahbazyan
CE25110011: Fasio Franco	CE25050521: Samuel Caliendo; Lauren McCann
CE25070331: Thomas Prewitt	CE25040906: Alvin Lewis
CE25100718: Steven Eaves; John Sammet	CE25080590: Ricardo Gonzalez
CE25080195: Christopher DeMarco	CE25090538: Jose Frias
CE25100532: Kelly Feig Esq.	CE25100276: Allan Gonzalez
CE25010161: Fabiola Nozine	CE25100139: Antoinette Bond; Walter Bond
CE24090312: Ciceron Tienna	CE25050732: David Huskey
CE25090111: Stewart Donaldson	CE25100133: Rosa Gutierrez; Ryan Abrams Esq.
CE25070231: Adam Woronecki	CE25080823: Brandon Loshak; Kathy Campos
CE25080517: Greg Brewton	CE24120603: Kevin Diaz Esq.
CE25090795: Cabot Edewaard	CE25050120: Angel Garcia
CE24100418: Martin Coutain	CE25070206: Arlyn Nunez
CE25040691: Joseph Wantrobski	CE25070892: Kimberley Dinkins
CE25050768: Michael Hoek	
CE24120464: Kim Grogan	

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

The meeting was called to order at 9:06 A.M.

**Case: CE25020532**

221 SW 1 AVE  
PMG-GREYBROOK RIVERFRONT I LLC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said there had been no progress.

Andrew Schein Esq., the owner's attorney, described their efforts to comply and requested 49 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE24120464**

1496 SW 28 AVE  
CHARLES W GROGAN REV TR; GROGAN, CHARLES W TRUSTEE

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

Ramon Olivera, Code Compliance Officer, did not recommend an extension.

Kim Grogan said the roofing company had experienced delays but the work was almost done.

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

**Case: CE25010297**

**REQUEST FOR EXTENSION**

1530 NW 12 CT  
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, 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.

Lanard Jefferson said there had been a revision on the roof and requested 120 days. Bovary Exantus, Code Compliance Officer, did not object to 140 days.

Ms. Flynn granted a 140-day extension, during which time no fines would accrue.

**Case: CE25040906**

**ORDERED TO REAPPEAR**

2201 NW 6 ST  
WEST SISTRUNK PLAZE LLC

This case was first heard on 7/24/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Guy Seiderman, Code Compliance Officer, provided case background.

Alvin Lewis said they were redeveloping the property as an office plaza. He said the City had used his property as a staging area and grass would not grow where the City wanted sod. He said the City contractor had done \$14,000 in damage to the property.

Rhonda Hasan, Senior Assistant City Attorney, said Mr. Lewis had not spoken to the City Manager, as he thought he had. She suggested Mr. Lewis sue the contractor. Amy Brown, Code Compliance Supervisor, said there was only a DRC site review from a year ago, not further progress or permits.

Ms. Flynn did not grant an extension and fines would begin to accrue on 12/12/25.

**Case: CE25050768**

1450 SW 33 ST  
HOEK, MICHAEL EDWARD

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, fines had accrued to \$3,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mohammad Dayem, Code Compliance Officer, requested violation 47-20.13.G.1 be vacated from the previous order and that the other fines that totaled \$3,850 be imposed.

Michael Hoek said he had lost his job in August and had been unable to afford the permit. He requested 30 days.

Ms. Flynn vacated violation 47-20.13.G.1 from the previous order and granted a 49-day extension, during which time no fines would accrue.

**Case: CE25020199**

**ORDERED TO REAPPEAR**

200 SW 9 AVE 1-2  
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 in compliance, fines had accrued to \$25,000 and the City was requesting the full fine be imposed.

Wanda Acquavella, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,077.

Craig Mills agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,077.

**Case: CE25100133**

**CITATION APPEAL**

2600 NE 15 ST  
LAS OLAS INVESTMENT &; CONSTRUCTION GROUP LLC

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 \$1,000.

Robert Krock, Code Compliance Officer, reviewed the violations:

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$250

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A WHITE TRUCK PARKED ON THE SWALE ON THE SIDE OF THE VACATION RENTAL. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.1.a IMMEDIATE FINE OF \$250

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.10.a IMMEDIATE FINE OF \$250

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$250

RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

Officer Krock described the noise incident and played a video.

Ryan Abrams Esq., the owner's attorney, said there was no competent, substantial evidence, noting the crickets and passing vehicle were as loud as sound coming from the home. He said the code also indicated that a sound meter must be used for one continuous minute. He noted that the

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passing vehicle interrupted the continuous minute of sound from the home. Rhonda Hasan, Senior Assistant City Attorney, said the City had not cited under the code section that specified a decibel level; they had used 17-7.1.a, which specifies sound could be heard 25 feet from the property line after 10 PM.

Ms. Flynn denied the appeal and imposed the \$1,000 fine

**Case: CE25070892**

3870 SW 11 ST  
DINKINES, KIMBERLY J

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

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: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BRANCHES OF THE TREE ON THE SWALE HAVE GROWN ACROSS THE SIDEWALK OBSTRUCTING THE FREE PASSAGE.

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, BOXES, CRATES, RUGS, PET CRATES, PLASTIC BINS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, CRACKS AND STAINS.

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

VIOLATIONS: 47.19.HH.II.4.a COMPLIED  
THERE IS A STORAGE POD ON THE DRIVEWAY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITH NO PERMIT OBTAINED FROM THE CITY.

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

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW AWNING IS CROOKED/BENT IN THE FRONT WINDOW OF THE PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1. within 15 days and with the remaining

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violations within 49 days or a fine of \$50 per day, per violation.

Kimberley Dinkins requested more time and asked Officer Moore to visit the property to explain what must be done.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. within 49 days and with the remaining violations within 105 days or a fine of \$50 per day, per violation.

**Case: CE25020210**

**ORDERED TO REAPPEAR**

1955 SW 29 AVE COMMAREA  
SHAHBAZYAN, GEVORG H/E; KRYVYCH, KARYNA

This case was first heard on 4/8/25 to comply by 4/23/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Gevorg Shahbazyan reminded the City that his property had flooded four times in the past two years and he had been in litigation with the insurance company until August, during which time, he could not work on the property. He said they had an approved demolition permit and he hoped to have permits in two to three months to redevelop the property. He waived his right to notice of a Massey hearing.

Ms. Flynn reduced the fine to \$1,500.

**Case: CE25090795**

1316 N RIO VISTA BLVD  
1316 RIO LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-21.15.3.B  
CONSTRUCTION MATERIALS AND EQUIPMENT WERE STORED ON THE CRITICAL ROOT ZONE OF 3 OAK TREES LOCATED WITHIN THE PROPERTY/CONSTRUCTION AREA MAKING THIS TREE ABUSE. 3 OAK TREES WERE ABUSED IN THE CRITICAL ROOT ZONE AREA. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.15 COMPLIED  
TREE PROTECTION BARRICADES WERE NOT PRESENT AT TIME OF INSPECTION.

Officer Caracas presented the case file into evidence and recommended imposing a fine of \$1,000 per tree for each of the two trees that had been abused, a total of \$2,000. James Feder, Landscape Inspector, said he had inspected the property and found the violations on September 17 and returned on September 24 to find the property in compliance.

Cabot Edewaard said he had a permit that predated the violations to remove all the trees in question but he was trying to maintain them. He presented photos showing underground electric running through the trees' roots. He also had photos of a machine that was trapped and necessitated the removal of the tree protection barricade. Mr. Feder stated as long as the trees were still there, they should be protected, even if they were to be removed.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per tree for each of the two trees that had been abused, a total of \$500.

**Case: CE24100418**

1407 NW 15 ST  
FRANCIS, GODWIN

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

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

Martin Coutain said he was seeking a loan to do the work but the fines were preventing him. He hoped he could do the work by February.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE25010088**  
1920 NW 9 ST  
KATANA 1920 LLC

**REQUEST FOR EXTENSION**

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, and fines had accrued to \$6,600.

Guy Seiderman, Code Compliance Officer, provided background on the case.

John Salas Esq., the owner's attorney, said 82 tons of trash had been removed from the property. They were currently in the permit process for a roof and the property was on temporary power while they replaced a power pole. He requested 120 to 180 days.

Ms. Flynn granted a 140-day extension, during which time no fines would accrue.

**Case: CE24120603**  
2720 SW 18 ST  
FKH SFR C1 LP; %FIRST KEY HOMES LLC

This case was first heard on 5/29/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Kevin Diaz Esq., the owners' attorney, said they were still seeking a resolution to the problem. He said they were "massaging this the best we can and we're trying to find a solution" and wanted to sell the property. He stated potential buyers saw the property as distressed because of the liens. Officer Olivera said the seawall was still out of repair. Rhonda Hasan, Senior Assistant City Attorney, remarked that the property was distressed because of the condition of the seawall. Amy Brown, Code Compliance Supervisor, opposed any extension because the first inspection report had been issued in December 2024.

Ms. Flynn imposed the \$20,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE25080140**  
351 SW 31 AVE  
FKH SFR C1 LP; %FIRST KEY HOMES LLC

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. ADDITIONALLY, THE DRIVEWAY HAS PIECES BROKEN AWAY, IS CRACKED IN SEVERAL PLACES AND NEEDS TO BE REPAIRED AND RESURFACED.

VIOLATIONS: 24-27(b) COMPLIED  
TRASH CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP. CONTAINERS MUST BE PLACED BEHIND THE FRONT OF THE BUILDING.

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

VIOLATIONS: 6-35.(b)(6)b.1 COMPLIED  
THERE IS A DOG ON THIS PROPERTY THAT IS NOT PROPERLY ENCLOSED.

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VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Kevin Diaz Esq., attorney for the owner, requested until the end of January.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case: CE25080823**  
2700 NE 18 ST  
2700 NE 18TH LLC

**VACATE OIF 9/25/2025 & REIMPOSE**

This was a request to vacate the Order Imposing the Fine dated 9/25/25 and reimpose the fine.

This case was first heard on 9/25/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,000 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, reviewed the incident and played a video of the "outrageous party."

Brandon Loshak acknowledged this had been a "horrible, isolated event." He said earlier that evening, a party down the street had been shut down by the police and moved to this property. He stated occupancy and sound sensors had alerted them and they immediately called the Police and the property manager responded. He said the contracts specified occupancy and noise rules and stated that if the guests made noise, the police could enter the property and remove them, which had happened on this occasion. Due to their response, he felt the penalty was extreme and requested leniency. Antoine Loar, Code Compliance Supervisor, appreciated the steps that had been taken but noted that police were actually blocked from the property that night, creating a safety hazard. He recommended re-imposition of the fine.

Ms. Flynn vacated the Order Imposing the Fine dated 9/25/25 and reimposed the \$15,000 fine.

**Case: CE25050120**  
2730 SW 1 ST 1-2  
335 NW 28 ST LLC

**REQUEST FOR EXTENSION**

This case was first heard on 9/25/25 to comply by 10/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$4,200.

Rachel Moore, Code Compliance Officer, recommended a 49-day extension because the owner was participating in the City's swale reconstruction project.

Angel Garcia was unsure how long it would take.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE25100139**  
2454 MARATHON LN  
HIGH 5 HOSPITALITY & MANAGEMENT GROUP INC

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-1.  
THERE IS STREET PARKING OF 15 CARS ALONG WITH VALET AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$15,000.

Antoinette Bond said this had been a one-time event she had hosted at her home. Walter Bond said police had informed him that as long as two

car wheels were on the grass, it was fine. Rhonda Hasan, Senior Assistant City Attorney, said as a vacation rental property, there were different parking standards.

Ms. Flynn found in favor of the City and imposed a fine of \$1,000.

**Case: CE25010161**  
1121 NW 5 CT  
NOZINE, FABIOLA

**ORDERED TO REAPPEAR**

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 \$32,450 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, reported two violations remained.

Fabiola Nozine requested 30 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE25080195**  
1017 NE 5 ST  
1017 NE 5 ST LLC

**REQUEST FOR EXTENSION**

This case was first heard on 11/6/25 to comply by 11/16/25 and 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jean Claude Noel, Code Compliance Officer, said four violations remained.

Christopher DeMarco said they planned to demolish the building and he thought their architect had already applied for the permit.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/29/26 hearing.

**Case: CE25070231**  
1245 NE 3 AVE  
WORONECKI, ADAM

Service was via posting at the property on 11/14/25 and at 1 East Broward Blvd. on 11/21/25.

Malik Jones, 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 CASE, REFERENCE CASE CE22100282. THIS CASE WILL BE PRESENTED  
TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A LIGHT BLUE RAMBLER WITH NO TAG THAT IS A DERELICT VEHICLE ON THE  
PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS STAINED AND  
DIRTY. THIS IS A RECURRING CASE, REFERENCE CASE CE22100282. THIS CASE WILL BE  
PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR  
NOT.

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

Officer Jones presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Adam Woronecki agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE25040518**

1631 E SUNRISE BLVD  
MSQS PROPERTIES LLC

**ORDERED TO REAPPEAR**

This case was first heard on 9/25/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jean Claude Noel, Code Compliance Officer, said one violation remained. He said there was a permit to repair the entire lot, add lighting and a new dumpster.

Mark House requested 77 days.

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

**Case: CE25010459**

1601 NW 10 PL  
WORLD HARVEST COMMUNITY CHURCH OF GOD INC

This case was first heard on 7/24/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting no fine be imposed.

Ryan Johnson agreed to the fine reduction.

Ms. Flynn waived the fine.

**Case: CE25090538**

2401 BIMINI LN  
FRIAS, JOSE R; ADAMS-FRIAS, KATHRYN

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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.  
THE BLINKING LIGHT OF THE SCHOOL ZONE SIGN ON RIVERLAND ROAD IS OBSTRUCTED BY A  
TREE ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090810.  
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 Flesher 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.

Jose Frias agreed to maintain compliance.

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

**Case: CE25090027**

1790 SW 28 TER  
ALEXANDER, RICKY LEE

Service was via posting at the property on 11/25/25 and at 1 East Broward Blvd. on 11/21/25.

Matthew Flesher, 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  
ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE WATERWAY.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE  
EXTERIOR THAT HAVE STAINS AND PEELING PAINT. THIS IS A RECURRING VIOLATION REFER  
TO CASE CE21050285. 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 AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE21050285. 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: 9-278(e) COMPLIED  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS UNDEFINED, WORN AND LOOSE.
- VIOLATIONS: 9-313(a) COMPLIED  
THE PROPERTY IS NOT DISPLAYING ADDRESS NUMBERS. THE ADDRESS NUMBERS ON THE MAILBOX READ 17\_0.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(a) within 15 days or a fine of \$50 per day, and a finding of fact that violations 9-306 and 9-305(b) had existed as cited.

Ricky Alexander said he had already complied the last violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(a) within 15 days or a fine of \$50 per day, and a found for the City that violations 9-306 and 9-305(b) had existed as cited.

**Case: CE25060726**

301 SW 21 ST  
BAKER, MATT J

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, fines had accrued to \$3,500 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 permit applications had been submitted in November, three of which were awaiting client reply.

Matt Baker said he had been cited by another inspector for the storage unit. Amy Brown, Code Compliance Supervisor, explained that the previous case related to work without a permit; this case was for keeping the storage unit on the property. Mr. Baker requested an extension.

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

**Case: CE24100694**

SW 19 ST  
SHM LMC LLC; %JASON HOGG

This case was first heard on 7/24/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting no fine be imposed.

Janick Serrall Longa agreed to the fine reduction.

Ms. Flynn waived the fine.

**Case: CE25070206**

3441 SW 16 CT  
DIAZ, NORMA MARIA; LABRADA, PEDRO L ET AL

Service was via posting at the property on 11/25/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

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DISREPAIR. THERE ARE CRACKS THROUGHOUT.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES, BUCKETS,  
CHAIRS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC  
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY  
AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES, A TV, METAL  
OBJECT AND OTHER MISCELLANEOUS ITEMS AT THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS CONSIDERED DERELICT  
BECAUSE IT HAS EXPIRED TAGS. THE VEHICLE IS A WHITE PICK-UP TRUCK WITH LICENSE  
PLATE DVW W55.

VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE METAL ABOVE THE FASCIA THAT DO NOT MATCH THE SURROUNDING  
COLORS. AREAS HAVE BLACK STAINS.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Arlyn Nunez agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

**Case: CE25080590**  
2255 SW 33 AVE  
GONZALEZ, RICARDO

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT  
BEING PROPERLY MAINTAINED, WITH WORN-OUT AREAS AND SECTIONS SHOWING SIGNS OF  
CHIPPING AND DETERIORATION.

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 FRONT LAWN AND THE SWALE OF DEAD AND MISSING  
GROUND COVER.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Ricardo Gonzalez said the violations existed before he bought the home. He requested more than 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$50 per day, per violation.

**Case: CE25050732**  
2511 SW 2 AVE  
FIG TREE ON 2ND LLC

REQUEST FOR EXTENSION

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in

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compliance, and fines had accrued to \$3,300.

Mohammad Dayem, Code Compliance Officer, said the permit application had been awaiting client replay since November 14, 2025. He also requested violation 47-20.13.G.1. be vacated from the 8/28/25 Order.

David Huskey said he was dealing with corrections to the application and requested 77 days.

Ms. Flynn vacated violation 47-20.13.G.1. from the 8/28/25 Order and granted a 77-day extension, during which time no fines would accrue.

**Case: CE25100532**

1021 N VICTORIA PARK RD 4  
OTIS PEARSON LLC

Service was via posting at the property on 12/1/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS DIRTY AND DISCOLORED.

VIOLATIONS: 18-1.  
THERE IS TRASH, RUBBISH, DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO HANGERS AND STYROFOAM 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 IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE24060435. 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: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-1. and 47-34.1.A.1. within 15 days or a fine of \$100 per day, per violation and with 9-306 and 47-20.20.(H) within 49 days or a fine of \$150 per day, per violation.

Kelly Feig Esq., the owner's attorney, requested 105 days, noting the parking lot would require a permit.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 47-34.1.A.1. within 15 days, with 9-306 within 49 days, and with 47-20.20.(H) within 105 days or a fine of \$150 per day, per violation.

**Case: CE25090183**

1721 SW 5 ST  
ROGERS, ROBERT MALCOLM

Service was via posting at the property on 11/18/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A SUNKEN VESSEL THAT HAS SPILLED FUEL OR OTHER CHEMICALS IN THE WATERWAY DOCKED AT THIS RESIDENTIAL PROPERTY, CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR

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ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION. THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

ADDITIONALLY THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TOTES, BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VESSEL DOCKED AT THIS RESIDENTIAL PROPERTY. THE VESSEL IS DERELICT DUE TO BEING FOUND SUNKEN.

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

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

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

Officer Eason presented the case file into evidence and recommended imposing a fine of \$1,000 for the irreparable, irreversible violation: 18-1.. Matthew Flesher, Code Compliance Officer, testified to the incident; he stated he had witnessed a sunken boat and smelled gas, as well as saw the sheen of gas on the water.

Malcolm Rogers stated this was his late father's home, who had passed away in April. He explained the boat belonged to someone else and had no contact information for them. He reported the boat had been removed.

Ms. Flynn found in favor of the City, imposed a fine of \$1,000 for the irreversible, irreparable violation.

**Case: CE24120189**  
1500 SE 12 ST 2A  
MARTY, DOUGLAS C

This case was first heard on 3/27/25 to comply by 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance. He recommended imposition of the fine and noted administrative costs totaled \$1,022.

Estefania Mayorga said they had sought a waiver of limitations for the boat lift, which had taken additional time. She requested a fine reduction.

Ms. Flynn reduced the fine to \$1,600.

**Case: CE25110010**  
709 IDLEWYLD DR  
FPY IDLEWYLD DEVELOPMENTS LLC

CITATION APPEAL

The property was cited on 11/1/25 to be complied by 11/1/25. The property was in compliance and there were immediate fines of \$750.

Ramon Olivera, Code Compliance Officer, reviewed the original violations:

VIOLATIONS: 17-7.1.a IMMEDIATE FINE OF \$250  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278(1)(e) IMMEDIATE FINE OF \$250  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278.(2)b IMMEDIATE FINE OF \$250  
THERE ARE MORE GUESTS AT THIS VACATION RENTAL THAN ARE ALLOWED. THE MAXIMUM OCCUPANCY IS 1.5 TIMES THE MAXIMUM NUMBER OF OCCUPANTS (2 PER BEDROOM AND IN NO EVENT SHALL A GATHERING EXCEED TWENTY (20) PERSONS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

Officer Olivera played a video of the incident and recommended imposition of the fine.

Nathalie Cohen said the tenants had been representatives of a Boat Show company during the Fort Lauderdale International Boat Show.

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

**Case: CE24120470**  
1610 NW 16 CT  
MORRIS, ESSIE MAE

This case was first heard on 7/24/25 to comply by 8/3/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,100 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine. He stated administrative costs totaled \$985.

Antonio Lopez said they had purchased the property with the violations and described their efforts to comply. He requested a fine reduction.

Ms. Flynn reduced the fine to \$1,500.

**Case: CE25100276**  
2406 GULFSTREAM LN  
LMGA INVESTMENT GROUP LLC

Service was via posting at the property on 11/13/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 15-272(a) COMPLIED  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CE25070607. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

Officer Oaks 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.

Allan Gonzalez said he understood.

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

**Case: CE25110011** CITATION  
730 NE 5 AVE  
730 FIFTH LLC

This case was cited on 11/1/25 to comply by 11/1/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, said this was a repeat violation and played a video of the incident.

Fasio Franco said he had filed an appeal. Ms. Flynn heard other cases while staff researched Mr. Franco's claim. Upon returning to the case, Ms. Blue indicated an appeal had been received. Mr. Franco said the property was in a Regional Activity Center, not a residential area. Officer Krock said the property was zoning O-8 Residential multifamily, fewer than 10 units. Antoine Loar, Code Compliance Supervisor, said the area may have one zoning designation, but this property was residential. Mr. Franco requested a fine reduction. Ms. Flynn pointed out that this was a repeat violation.

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

**Case: CE25080700**

312 SW 16 ST  
312 SW 16TH LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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.

VIOLATIONS: 9-306  
THE STRUCTURAL PARTS INCLUDING FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THIS INCLUDES THE FENCE IN THE FRONT YARD, SIDE YARD AND REAR OF PROPERTY BY THE ALLEYWAY.

VIOLATIONS: 9-304(b)  
THE GRAVEL APRON OF THE DRIVEWAY HAS 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 IN THE SWALE AREA.

Officer Santos presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 2/26/26 hearing. He said permits were in process.

Yigit Yesil agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 2/26/26 hearing.

**Case: CE25100144**

1708 SW 14 ST  
JIMENEZ, EDUARDO ASFURA

CITATION APPEAL

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 \$500.

Robert Krock, Code Compliance Officer, reviewed the violations:

VIOLATIONS: 17-7.1.a IMMEDIATE FINE OF \$250  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M.

VIOLATIONS: 7-7.10.a IMMEDIATE FINE OF \$250  
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M.

Officer Krock played a video of the event.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the tenant, Elvir Murillo. Mr. Murillo said he felt the City was persecuting him, noting how little noise could be heard on the video. The inspector had also entered the home without permission.

Officer Krock stated the gate had been open and he realized everyone was in the rear of the property so he had used his flashlight to signal to them. He said Mr. Murillo had been intoxicated, told him to leave the property and asked if he wanted to fight. Mr. Murillo stated Officer Krock had threatened him and "almost tried to hit me." He stated Officer Krock had gone into the house and flashed the light inside the house "almost going into the back of the house."

Eduardo Asfura Jimenez, owner, was present.

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

**Case: CE25100371**

**CITATION APPEAL**

1708 SW 14 ST  
JIMENEZ, EDUARDO ASFURA

The property was cited on 10/12/25 to be complied by 10/12/25. The property was in compliance and there were immediate fines of \$500.

Robert Krock, Code Compliance Officer, reviewed the violation:

VIOLATIONS: 17-7.10.a IMMEDIATE FINE OF \$500  
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS  
PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M. THIS IS A RECURRING  
VIOLATION OF CASE CE25100144.

Officer Krock played a video of the event.

Eduardo Asfura Jimenez, owner, said he had called Officer Krock when he received the second citation so soon after the first. Officer Krock had informed him the second citation was for "people talking in the back of the house, in the yard." Mr. Jimenez thought this was "a little too much if he's just talking." Rhonda Hasan, Senior Assistant City Attorney, said for both cases, Officer Krock had responded to a neighbor complaint. After watching the video again, Ms. Hasan said she had spoken to a supervisor and agreed to withdraw this case.

The City withdrew the citation.

**Case: CE25100718**

**CITATION APPEAL**

1008 SW 19 ST  
EAVES, STEVEN CHRISTOPHER

The property was cited on 10/23/25 to be complied by 10/23/25. The property was in compliance and there were immediate fines of \$1,000.

Mohammad Dayem, Code Compliance Officer, reviewed the violation:

VIOLATIONS: 25-14 IMMEDIATE FINE OF \$1,000  
THERE IS AN EXTENSIVE AMOUNT OF POOL/GROUND WATER BEING DISCHARGED VIA PUMP FROM  
THIS PROPERTY ONTO THE RIGHT OF WAY CONSTITUTES IMPROPER DISPOSAL OF UNTREATED  
FLUIDS, WHICH POSSESS A SIGNIFICANT RISK TO PUBLIC HEALTH, WATERWAY QUALITY, AND  
THE SURROUNDING ENVIRONMENT.

John Sammet, pool contractor, described why the pump had been needed just that day. He provided his own photos. Officer Dayem said they could have used runoff control devices but had not. He showed Steven Eaves, owner, photos of runoff from his property damaging the swale of a neighboring property.

Ms. Flynn denied the appeal and imposed the \$1,000 fine.

**Case: CE25070944**

440 NW 15 AVE  
BUSH, LORI H/E; BUSH, JAMES

Service was via posting at the property on 11/21/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS  
TRASH IN THE DRIVEWAY, GOING BACK TO THE REAR OF THE PROPERTY AS WELL AS UNDER  
THE TREE IN THE FRONT YARD.

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

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

VIOLATIONS: 6-33 COMPLIED  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE  
ARE TWO VERY AGGRESSIVE PIT BULLS RUNNING FREE AND NOT CONFINED TO THE PROPERTY.

DUE TO THE NATURE OF THESE ANIMALS, THIS INSPECTION REPORT WILL NOT BE POSTED TO THE PROPERTY BUT ONLY SENT VIA US MAIL.

VIOLATIONS: 9-308(b) COMPLIED  
THERE ARE REMNANTS OF BLUE TARP AS WELL AS WHITE SHEETING ON THE ROOF.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

James Bush agreed to comply and asked for clarification on what must be done. Officer Gavin recommended 77 days.

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

Ms. Flynn took a brief recess.

**Case: CE25060491**  
1625 CORDOVA RD  
W D CORDOVA LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 BUSINESS ZONE PROPERTY. THE PARKING AREA CONCRETE CURBING ARE IN DISREPAIR AND DIRTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24030887. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.I. COMPLIED  
PARKING FACILITIES ON THIS B-1 BUSINESS ZONE PROPERTY ARE NOT BEING PROPERLY MAINTAINED AS PER THE PLANS SUBMITTED AND APPROVED WHEN THE BUILDING PERMIT WAS ISSUED. THERE IS DISREPAIR STOP SIGNS AT THE WESTBOUND APPROACH INTO THE ALLEY OF THE INTERSECTION.

VIOLATIONS: 18-1. COMPLIED  
THERE IS GRAFFITI ON THE DOOR ON THE SOUTH SIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT ON THE SOUTH EXTERIOR WALL OF THE PROPERTY.

Officer Santos presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day.

**Case: CE25040691**  
1430 NE 5 TER  
WANTROBSKI, JOSEPH D

This case was first heard on 7/24/25 to comply by 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 \$23,000 and the City was requesting imposition of the full fine.

Malik Jones, Code Compliance Officer, recommended imposition of the fine requested a finding of fact that violations 18-4.(c) and 18-12.(a) had existed as cited.

Joseph Wantrobski said the swale tended to flood during storms and the drainage backed up into his yard, killing the grass. He said trucks also used the swale for parking. He said he had also been struggling since October, when his brother had passed away unexpectedly.

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

**Case: CE25090374**

1050 NW 23 WAY  
MANIA LLC

Service was via posting at the property on 11/10/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

VIOLATIONS: 9-304(b)  
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 18-1. COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-8 PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO A PROPANE TANK, CONTAINERS, PIECES OF WOOD, CINDER BLOCKS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ARE STAINED AND DIRTY AND NEED TO BE CLEANED AND OR PAINTED ALSO THE PAVERS IN FRONT OF THE HOUSE ARE CRACKED AND BROKEN.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23060323 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Proto presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE25080679**

2701 N FEDERAL HWY  
OAK STREET INVESTMENT GRADE NET; LEASE FUND SERIES 2021-2 LLC

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 11/21/25.

Aleida Mesa, 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. THIS IS A RECURRING VIOLATION SEE CASE CE23090363. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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

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

**Case: CE25080066**

2717 NE 26 TER  
BRAVO MIAMI LLC

Service was via posting at the property on 11/8/25 and at 1 East Broward Blvd. on 11/21/25.

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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 SWALE AREA. THIS IS A RECURRING VIOLATION SEE CASE CE23070852. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308(b) COMPLIED  
THE ROOF IS STAINED AND DIRTY AND NOT BEING KEPT IN A GOOD CONDITION. THERE ARE PLANTS GROWING THROUGH THE GUTTERS ONTO THE ROOF.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THIS RS-4.4 PROPERTY. KIA SOUL GRAY EXPIRED TAG 11/2024 13DSCL.

VIOLATIONS: 47-22.9. COMPLIED  
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS RS-4.4 PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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

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

**Case: CE25070326**

1535 NW 9 AVE

GONZAVA LLC; %ALEXIS GONZALEZ PA

Service was via posting at the property on 11/13/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO FASCIA BOARDS.

VIOLATIONS: 18-1. COMPLIED  
THERE IS A CAR ENGINE AND TIRE STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY. A BLACK PONTIAC THUNDERBIRD WITH NO TAG AND FLAT TIRES. THREE NISSAN Z SITED ON JACKS WITH NO TAGS.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR 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 Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-280(b) within 49 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 9-280(b) within 49 days or a fine of \$100 per day, per violation.

**Case: CE25050528**

1420 NW 15 TER

CRUZ, PAMELA

Service was via posting at the property on 11/13/25 and at 1 East Broward Blvd. on 11/21/25.

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: 9-306  
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.

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES AND THE BLACK TOP IS FADED. GRASS AND WEEDS GROWING THROUGH THE DRIVEWAY.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT FORD F350 WITH EXPIRED TAG PARKED/STORED ON THE SWALE (OR) ON THIS PROPERTY.

VIOLATIONS: 47-34.4.A.1. COMPLIED  
THERE IS A COMMERCIAL VEHICLE ON RIGHT-OF-WAY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; MATTRESS, WOOD 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 recommended ordering compliance with 18-13.(a), 9-305(a), and 47-34.1.A.1. within 15 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered with 18-13.(a), 9-305(a), and 47-34.1.A.1. within 15 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

**Case: CE25100156**

1711 SW 30 PL  
SOLOMON, RONALD E

Service was via posting at the property on 11/8/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH AND YARD DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE #CE22031076. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN OR MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO BE WEIGHED DOWN. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22031076. 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: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 30 PLACE OF DEAD AND MISSING GROUND COVER.

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a) and 9-208(h)(1) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a) and 9-208(h)(1) had existed as cited.

**Case: CE25100104**  
2211 SW 27 TER  
CLINTON, JOSHUA PAUL

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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. THE STOP SIGN ON THE CORNER OF RIVERLAND RD AND SW 27 TER IS OBSTRUCTED. THIS IS A REPEAT VIOLATION REFER TO CASE CE25060289. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE 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: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF MULTIPLE DEAD PALM FRONDS. THIS IS A REPEAT VIOLATION REFER TO CASE CE23050944. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$150 per day that 9-305(a) had been out of compliance, a total of \$300 for two days, and a fine of \$100 per day that 18-12.(a) had been out of compliance, a total of \$300 for three days.

Ms. Flynn found in favor of the City and imposed a fine of \$150 per day that 9-305(a) had been out of compliance, a total of \$300 for two days, and a fine of \$100 per day that 18-12.(a) had been out of compliance, a total of \$300 for three days.

**Case: CE25090111**  
1208 TANGELO ISLE  
DONALDSON, STEWART G

Service was via posting at the property on 11/8/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED  
THERE IS A TRAILER BEARING A VESSEL ON RIGHT OF WAY.

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

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

Officer Dayem presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case: CE25090726**

729 SW 2 CT  
SP FLORIDA LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG THE SOUTH AND WEST SIDE OF THE PROPERTY. THERE ARE BUSHES ENCROACHING UPON THE STREET.

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

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

**Case: CE25090051**

1140 SW 9 AVE  
GIACHOS, NICHOLAS; BENNIS, KYLE

Service was via posting at the property on 11/13/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-2.2.Q.3.  
THERE IS A SIGHT TRIANGLE VIOLATION AT THIS ZONED RD-15 PROPERTY. THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS AT THE CORNER OF THIS PROPERTY. THE HEDGES EXCEED THE TWO AND ONE-HALF (2 1/2) FEET PERMITTED BY THE ULDR SECTION 47-35.1. THE HEDGES ARE APPROXIMATELY 84 INCHES IN HEIGHT.

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

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

**Case: CE25100228**

1609 SW 10 ST  
FEDERICO NEUMAYER REV TR; NEUMAYER, FEDERICO TRUSTEE

Service was via posting at the property on 11/18/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-304(b) COMPLIED FOF  
THERE IS A WHITE ACURA SUV PARKED ON THE FRONT GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22070164, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING

VIOLATIONS: 9-306 COMPLIED FOF  
THE EXTERIOR BUILDING FASCIA, SOFFITS AND AWNINGS ARE IN DISREPAIR HAVING STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE22070164 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) COMPLIED FOF  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE22070164 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RD-15 RESIDENTIAL PROPERTY. FURNITURE AND OTHER HOUSEHOLD ITEMS WERE OBSERVED BEING STORED IN THE FRONT OF THE HOME.

VIOLATIONS: 9-308(b) COMPLIED  
LANDSCAPE DEBRIS WAS OBSERVED ON THE ROOF.

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

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

**Case: CE25060731**

723 NW 15 WAY  
CHAN, SHUI KEI VERONICA

Service was via posting at the property on 11/18/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT MAINTAINED AT THIS PROPERTY. THE CEMENT DRIVEWAY HAS BROKEN/ CRACKED SECTIONS WITH GRASS PROTRUDING THROUGH THE CRACKS.

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.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-304(b) within 49 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 10 days and with 9-304(b) within 49 days or a fine of \$100 per day, per violation.

**Case: CE25090403**

729 NW 19 AVE  
FISCHETTI, RAPHAEL B

Service was via posting at the property on 11/17/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE IS MISSING GROUND COVER SOD/GRASS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020551. 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 COMPLIED  
THERE ARE WALLS THAT HAVE DARK STAINS AND MARKS ON THEM THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020551. 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: 9-304(b) COMPLIED  
THE PAVED DRIVEWAY HAS CRACKS AND GRASS AND WEEDS GROWING THROUGH.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE ARE SEVERAL BIKES THAT ARE CUT UP, A SMALL FRIDGE AND A PILE OF LAWN EQUIPMENT AT THE SIDE OF THE HOUSE.

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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: 18-4.(c) COMPLIED  
THERE IS A DERELICT NISSAN 4 DR WITH EXPIRED TAGS. FL TAG PCGU52 4-2024 WHITE IN COLOR. THE VEHICLE IS PARKED ON THE SWALE.

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

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

**Case: CE25070228**  
2217 NW 8 ST  
PAZ, BETHSABETH J

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-280(h)(1) COMPLIED FOF  
THE FENCE ON THE PROPERTY WAS IN DISREPAIR BOTH RIGHT AND LEFT-SIDE IS LEANING. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.(H) COMPLIED FOF  
THE PARKING FACILITY IS IN DISREPAIR WITH DARK STAINS AND MARKS. ALSO, THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. THE WHEEL STOPS AND LINES ARE MARKED WITH DARK MARKS AND STAINS. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-12.(a) COMPLIED FOF  
THERE IS TRASH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE BLACK VAN WITH A GREEN TOP WITH A FLAT FRONT PASSENGER TIRE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-280(h)(1) and 47-20.20.(H) had existed as cited.

Ms. Flynn found for the City that violations 9-280(h)(1) and 47-20.20.(H) had existed as cited.

**Case: CE25080520**  
721 NW 15 TER  
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-306 COMPLIED  
THE FASCIA BOARD WAS STAINED WITH DARK MARKS. THE WALKING PATH LEADING UP TO THE DOOR WAS CRACKED AND NOT EVEN AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. 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 AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. 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: 9-304(b) COMPLIED  
THE DRIVEWAY APPROACH IS NOT PROPERLY MAINTAINED. THERE IS MISSING AND LOOSE GRAVEL ALL OVER THE PAVED PARKING SPOTS. THE DRIVEWAY APPROACH IS WORN AND UNLEVEL WHICH ALLOWS WATER TO PUDDLE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. 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) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATES WERE OPEN AND BENT LEADING INTO THE DRIVEWAY.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. A CHEVY VAN TEAL GREEN DERELICT WITH NO TAGS AND THREE FLAT TIRES. THE VEHICLE WAS ORANGE STICKERED TO BE REMOVED WITH IN 24 HOURS.

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

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

**Case: CE25080805**  
301 SW 25 TER  
PARRISH, DENISE

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS AREAS OF BROKEN AND CRACKED CONCRETE. FURTHERMORE THE DRIVEWAY HAS AREAS OF FADED AND MISSING PAINT. THERE IS ALSO A VEHICLE PARKED ON THE LAWN.

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

VIOLATIONS: 9-280(C) COMPLIED  
THE WALKWAY LOCATED AT THE NORTH SIDE OF THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO LADDERS, PLASTIC BUCKETS, BOXES, LANDSCAPING DEBRIS, SINK AND COUNTER, CONSTRUCTION DEBRIS AND OTHER MISCELLANEOUS ITEMS.

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: 9-280(h)(1) COMPLIED  
THE GARDEN WALL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4 DOOR

2011 KIA OPTIMA (BRONZE METALLIC COLOR) WITH EXPIRED FL TAG # AX98RZ "9/25".

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-4.(c) within 15 days and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) within 15 days and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

**Case: CE25070994**

401 SE 18 CT  
BROWARD HOUSE INC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RO-ZONED PROPERTY. THE PARKING FACILITY OF BUILDING 401 HAS BLACK STAINS AND THE WHEEL STOPS HAVE STAINS AND MISSING, PEELING PAINT. THE PAVED PARKING FACILITY IN FRONT OF BUILDING 417 HAS AREAS WITH CRACKS, STAINS AND THE WHEEL STOPS HAS STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE23120053. THIS 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 within 49 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case: CE25090074**

100 SW 24 AVE  
MAXHAUS LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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 CE24120448. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY HAS CRACKS, STAINS AND AREAS OF MISSING PAINT. FURTHERMORE THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24120448. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, FADED PAINT. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24110672. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Olivera 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.

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

**Case: CE25050544**

705 SE 22 ST  
KOLO 20 LLC

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Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS STORAGE OF VEHICLES ON THIS VACANT LOT, WHICH IS NOT A PERMITTED USE FOR B-1 ZONED PROPERTIES IN THE ULDR.

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 PROPERTY AND SWALE.

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

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

VIOLATIONS: 18-1. WITHDRAWN  
THERE IS TRASH AND DEBRIS 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: 18-12.(a) COMPLIED  
THERE IS TRASH AND DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE CONSISTING OF TREE DEBRIS.

VIOLATIONS: 47-21.9.M  
THE LANDSCAPING ON THIS B-1 ZONED PROPERTY VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER.

Officer Santos presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE25080650**

838 SW 16 ST

IM INVESTMENTS GROUP LLC

Service was via posting at the property on 11/12/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-308(a)  
THE ROOF AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION.

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 Santos presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE25070331**

801 SW 27 AVE  
WORDS CREATE WORLD LLC

Personal Service was accepted on 11/19/25. Service was also via posting at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 47-22.9. COMPLIED  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SIGNS ON THE FENCE INCLUDING "NO PARKING" SIGNS THAT DO NOT HAVE PERMITS.

VIOLATIONS: 47-19.9.A.2.a.  
THERE IS OUTDOOR STORAGE ON THIS B-2 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY. ITEMS INCLUDE BUT ARE NOT LIMITED TO, TARPS, PALLETS AND BOXES.

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: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE SWALE. THERE ARE EIGHT VEHICLES WITHOUT TAGS OR WITH EXPIRED TAGS ON THE RIGHT OF WAY.

VIOLATIONS: 26-129(a)(4) COMPLIED  
NO PERSON SHALL STOP, STAND, OR PARK A VEHICLE, EXCEPT WHEN NECESSARY TO AVOID CONFLICT WITH OTHER TRAFFIC OR IN COMPLIANCE WITH THE DIRECTION OF A POLICE OFFICER OR TRAFFIC CONTROL DEVICE, IN ANY OF THE FOLLOWING PLACES:.(4)ON A SIDEWALK.

VIOLATIONS: 47-19.5.H.3 COMPLIED  
THIS B-2 ZONED PROPERTY HAS A FENCE WITH BARBED WIRE ON THE TOP, WHICH IS NOT ALLOWED AT A PROPERTY NEXT TO A RESIDENTIAL 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 IN THE SWALE ON THE NORTH SIDE OF THE PROPERTY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day.

**Case: CE25080517**

1310 NW 6 ST  
NWRD LLC

Service was via posting at the property on 11/21/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO A SECTION OF OLD CHAIN LINK FROM A FENCE AND BEVERAGE CANS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION (SEE CASE CE25070463) AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

**Case: CE25080070**

736 NW 15 TER 1-3  
MBA INVESTMENT GROUP II LLC

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 11/21/25.

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

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

VIOLATIONS: 24-27.(b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ALONGSIDE THE DRIVEWAY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH CARTS MAY NOT BE OUT IN FRONT OF THE BUILDING EXCEPT WHEN ON THE STREET FOR COLLECTION.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA NEXT TO THE PARKING AREA AND THE DRIVEWAY IS IN DISREPAIR. THE SURFACE IS UNEVEN AND THERE ARE SECTIONS OF MISSING CONCRETE.

VIOLATIONS: 47-20.20.(H) WITHDRAWN  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND NEW STRIPES PAINTED, ALONG WITH PAINTING THE WHEEL STOPS.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 9-305(b) within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 9-305(b) within 49 days or a fine of \$100 per day, per violation.

**Case: CE25080138**

331 SW 31 AVE  
331 SW 31 AVE LAND TR; WILSON, PETER ROY TRUSTEE

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING, BUT NOT LIMITED TO A SOFA, CHAIRS AND OTHER FURNITURE, AS WELL AS TRASH BAGS. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

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 (SEE CE23060357) AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case: CE25090595**

3474 RIVERLAND RD  
DUBOIS, PHILIP; SMITH, ANGELA

Service was via posting at the property on 11/25/25 and at 1 East Broward Blvd. on 11/21/25.

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 IS LANDSCAPE MATERIAL GROWING OVER THE SIDEWALK ON RIVERLAND RD AT A HEIGHT  
LOWER THAN 8 FEET. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080545.  
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 Flesher presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

**Case: CE25080739**

1821 SW 23 TER  
ADAMS, RANDALL ANDREW

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 9-304(b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION  
REFER TO CASE NUMBER CE23110602. 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: 18-1.  
THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BLACK  
GARBAGE BAGS, BOXES 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF  
ADJACENT PROPERTIES.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day, per violation.

**Case: CE25090690**

901 AVOCADO ISLE  
STANFORD, TIMOTHY ROY

Service was via posting at the property on 11/8/25 and at 1 East Broward Blvd. on 11/21/25.

Mohammad Dayem, 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.  
THE BUSHES LOCATED ON THE AVOCADO ISLE SIDE OF THE PROPERTY ARE GROWING OVER THE  
SIDEWALK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21050876. 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 Dayem presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

**Case: CE25100258**  
2536 FLAMINGO LN  
SOUL GLO LLC

Service was via posting at the property on 11/22/25 and at 1 East Broward Blvd. on 11/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24080206. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE 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: 9-304(b) COMPLIED  
THERE IS GRASS GROWING THROUGH THE DRIVEWAY.

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

Officer Flesher presented the case file into evidence and recommended imposing a fine of \$100 per day for the repeat violation, 18-12.(a), a total of \$300.

Ms. Flynn imposed a fine of \$100 per day for the repeat violation, 18-12.(a), a total of \$300.

**Case: CE25100757**  
1713 SW 5 PL  
CASA MARGARITA 1713 LLC

Service was via posting at the property on 11/15/25 and at 1 East Broward Blvd. on 11/21/25.

Evan Oaks, 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: CE25070898 - EXPIRED CERTIFICATE AND ADVERTISING OCCUPANCY, CE25090238- ADVERTISING OCCUPANCY.

Officer Oaks 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.

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

**Case: CE25100558**  
904 NE 18 ST  
FERONE, DANNY

CITATION

This case was cited on 10/18/25 to comply by 10/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$750 fine.

**Case: CE25050521**  
2008 INTRACOASTAL DR  
SAMUEL S CALIENDO LLC; HIEN T CALIENDO 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 \$3,150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,150 fine.

**Case: CE25040492**

729 SW 2 CT  
SP FLORIDA LLC

This case was first heard on 5/29/25 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 \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE24120332**

300 SW 4 CT  
MAIC OF QUEENS INC

This case was first heard on 3/11/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$12,800 fine.

**Case: CE25050166**

717 W LAS OLAS BLVD  
GRINDLE, JENNIFER D

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 \$8,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE24110093**

930 NW 24 AVE  
CRAIG, CELISSE

This case was first heard on 5/29/25 to comply by 6/8/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,450 fine.

**Case: CE24120199**

1200 NE 17 TER  
GOPUL LLC

This case was first heard on 6/26/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$800 fine.

**Case: CE24050481**

1613 NW 11 CT  
DANIEL BLAISE

**ORDERED TO REAPPEAR**

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 \$21,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$21,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE25060251**

330 CAROLINA AVE  
PADILLA, DAVID

**VACATE OIF 9/9/2025 & REHEAR**

This was a request to vacate the Order Imposing the Fine dated 9/9/25 and rehear the case.

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Ms. Flynn vacated the order dated 9/9/25.

This case was first heard on 9/9/25 to comply by 9/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$29,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine for the dates she listed for each violation.

Ms. Flynn imposed a fine of \$100 per day for the nine dates 18-12.(a) had been out of compliance, a total of \$900; a fine of \$100 per day for the six dates 18-4.(c) had been out of compliance, a total of \$600, and a fine of \$4,150 for the time 9-305(b) had been out of compliance, which would continue to accrue until the property was in compliance.

**Case: CE25040641**

1600 S FEDERAL HWY  
HESS RETAIL STORES LLC; %RYAN LLC

This case was first heard on 7/8/25 to comply by 7/23/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$34,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$34,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE24090312**

ORDERED TO REAPPEAR

1132 NW 2 ST  
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 \$93,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$93,000 fine, which would continue to accrue until the property was in compliance.

Staff entered page 54 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:

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

There being no further business, the hearing was adjourned at 1:51 PM.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE  
ATTEST: