



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JANUARY 13, 2026
RICHARD DOODY PRESIDING
9:00 A.M.**

Staff Present:

Nadine Blue, Administrative Supervisor
Loen Garrick, 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
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Alex Eugene, Code Compliance Officer
Robert Fisk, Landscape Plans Reviewer
Patt Gavin, Senior Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorain Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Acting Code Manager
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, 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
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE24100679: Carolina Mikeska	CE25060543: Helen Kennedy; Errol McFarlane
CE25110384: Joseph Askerberg	CE25080478: Joseph Tremont; Donald Arpin
CE25110649: David DelCastillo	CE25100522: Matteo Gangale; Deborah Sottec
CE23120151: Mary Atterbery	CE25080282: Jill Berkman Esq.
CE25010522: John Grimaldi	CE25100867: Igal Azani
CE25080731: Carla DeLourdes Martinez	CE25030051: Nordelis Fleurinord
CE24120511: CE25100434: LeAdonis Ferguson	CE25030571: Eric Hutton
CE25120199: Zsuzsanna Kocsis; Sandor Fedor; Walter New	CE25100488: John Gattuso
CE25020491: Alfonso Jaller	CE24120077: Samuel Read
CE25110669: Rene Gonzalez; Carolina Rivera	CE25110429: Ferdinand George
CE25100507: Delia Estevez	CE25080129: Gail Mayhue
CE24120492; CE24120493; CE24120495: Vaudy Joseph	CE25070996: Jacqualine Dora
CE25100647: Guy Millo Shir Esq.	CE25080310: Troy Dobson
CE25110786: Alexandra Sanchez-Hardy Esq.; Ted Inserra	CE25060446: Pauline Campbell
CE25100981: Maria Haniff-Fong; Peta Gay Clark	CE25020261: William Jensen
CE25090452: Eduardo Mualim	CE25040645: Ryan Oullette
CE25110667: Patrick Ayton; Linval Ayton	CE25040467: Jensen Mondesir
	CE25090110: Carol Clarkson
	CE24120178: Marcos Espinal
	CE25080821: Zeb Bewak; Katherine Peugh

Special Magistrate Hearing
January 13, 2026
Page 2

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

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

CASE NO: CE25100434
CASE ADDR: 700 NW 4 AVE
OWNER: FERGUSON, ERMA J

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-308(b)
THERE IS A TARP ON THE ROOF OF THE HOUSE AND ON THE ROOF OF THE SHED.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

LeAdonis Ferguson, the deceased owner's son, said probate was causing delays.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE24120511 ORDERED TO REAPPEAR
CASE ADDR: 700 NW 4 AVE
OWNER: FERGUSON, ERMA J

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

LeAdonis Ferguson, the deceased owner's son, said probate should be settled in the first quarter of the year. He said they had already hired a contractor.

Jessica Martinez, Code Compliance Officer, recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/10/26 hearing.

CASE NO: CE25100488
CASE ADDR: 1925 S OCEAN DR
OWNER: GATTUSO, JOHN A

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-20.13.A. COMPLIED
PLANTS PLACED ON SWALE (RIGHT-OF-WAY). THIS IS A RECURRING VIOLATION PER CASE CE22080614 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF FACT.

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

John Gattuso was present.

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

Special Magistrate Hearing
January 13, 2026
Page 3

CASE NO: CE25070996

CASE ADDR: 2811 NW 24 ST
OWNER: DORA, JACQUALINE

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN AND DISCONNECTED FROM SUPPORTING POLES.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Jacqueline Dora requested two months.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE25080821

CASE ADDR: 6700 NW 25 TER
OWNER: VALYKRIE LLC

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-1

THERE IS A LARGE EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE. THERE WERE COMMERCIAL VEHICLE PARKED AND STORED AT THE PROPERTY AFTER 9 P.M. AND THE PROPERTY WAS OPERATING AS AN EVENT VENUE WITHOUT PROPER PERMIT(S) OR LICENSE(S). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.10.a

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

VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 15-34 WITHDRAWN

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION.

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

Special Magistrate Hearing

January 13, 2026

Page 4

Officer Krock presented the case file into evidence and played a video of the incident. He recommended ordering compliance with 47-34.4.B.1. within 48 hours or a fine of \$1,000 and imposition of an \$8,000 fine for 18-1, a \$3,000 fine for 17-7.10.a and a \$1,000 fine for 47-34.4.A.1..

Katherine Peugh, neighbor, objected to the neighbor renting the backyard for house parties and described some of the issues that had occurred on the property that disrupted their neighborhood.

Det. Mike Pugh said it was obvious that this was operating as a business; the owner rented out the backyard constantly, exposing the neighbors to issues. He said this was rude, unacceptable behavior.

Zeb Bewak acknowledged there had been loud noise but said he did not allow illegal behavior.

Mr. Doody found in favor of the City and ordered compliance with 47-34.4.B.1. within 48 hours or a fine of \$1,000 and imposed an \$8,000 fine for 18-1, a \$3,000 fine for 17-7.10.a and a \$1,000 fine for 47-34.4.A.1..

CASE NO: CE25110667 CITATION APPEAL
CASE ADDR: 1155 NW 15 ST
OWNER: AYTON, LINVAL H JR H/E; AYTON, LINVAL EST

The property was cited on 11/22/25 to be complied by 11/22/25. The property was in compliance and there were immediate fines of \$250.

Patrick Ayton said this had been a kid's birthday party with a bounce house prior to 10 PM. He stated this was the first time his family had a happy event since the recent death of his sister.

Mr. Doody denied the appeal and imposed the \$250 fine.

CASE NO: CE25110429 CITATION APPEAL
CASE ADDR: 2506 BIMINI LN
OWNER: FLJCG INVESTMENTS LLC

The property was cited on 11/14/25 to be complied by 11/14/25. The property was in compliance and there were immediate fines of \$750.

Robert Krock, Code Compliance Officer, played video from the noise incident.

Ferdinand George said this was not an Airbnb rental event; it was a personal event. He had provided advanced notice to his neighbors of the events. Officer Krock said the owner must prove this was not an Airbnb event. Amy Brown, Code Compliance Supervisor, said while the property was listed as a vacation rental with the City, they operated under those standards at all times.

Mr. Doody denied the appeal and imposed the \$750 fine.

CASE NO: CE25020261
CASE ADDR: 3717 SW 17 ST
OWNER: FAILLA, GARY H/E; JENSEN, WILLIAM BRECK

This case was first heard on 6/10/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

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

Special Magistrate Hearing
January 13, 2026
Page 5

William Jensen said he had worked to comply and had communicated with City staff.

Mr. Doody reduced the fine to \$750.

CASE NO: CE25020491

CASE ADDR: 800 W SUNRISE BLVD

OWNER: SUNRISE CD LLC

This case was first heard on 7/8/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jessica Martinez, Code Compliance Officer, said they were waiting on a permit.

Alfonso Jaller stated the permit had been issued. Dorian Koloian, Code Compliance Supervisor, said the permit fee just needed to be paid. She recommended a 10-day extension.

Mr. Doody granted a 10-day extension, during which time no fines would accrue.

CASE NO: CE25100981

CASE ADDR: 1001 W SUNRISE BLVD

OWNER: SMALLEY'S TIRE & AUTO REPAIR

Service was by the appearance of the respondent at the hearing and via posting at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 17-6.

THREE A-WEIGHTED (DBA) READINGS OF 66, 64, AND 67, AND THREE C-WEIGHTED (DBC) READINGS OF 91, 91 AND 87 WERE RECORDED USING A CALIBRATED NOISE METER ON THE FAST SETTING IN ACCORDANCE WITH CHAPTER 17. ALL READINGS EXCEEDED THE ALLOWABLE NIGHTTIME LIMITS OF 60 DBA AND 70 DBC. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 15-33.(a)

THIS PROPERTY IS CONDUCTING BUSINESS OUTSIDE OF ITS ISSUED BUSINESS TAX RECEIPT BL-1601971 AS AN AUTO/TIRE REPAIR SHOP. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 23-94.

FOOD-TRUCK AND MOBILE VENDING OPERATIONS WERE OBSERVED ON THE PROPERTY LOCATED AT 1001 W SUNRISE BOULEVARD, A PARCEL ZONED B-1 (BOULEVARD BUSINESS DISTRICT). MULTIPLE VENDORS WERE ENGAGED IN THE SALE OF FOOD AND BEVERAGES TO THE PUBLIC WITHOUT APPROVAL OR LICENSING FOR VENDING ACTIVITY. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and played a video of the incident.

Special Magistrate Hearing

January 13, 2026

Page 6

Maria Haniff-Fong said the event had been with just one vendor and they had been giving food to the community. She said they had been at this property for 40 years and knew nothing about a noise ordinance for the commercial property.

Mr. Doody found in favor of the City and imposed a fine of \$1,500 per violation, a total of \$4,500.

CASE NO: CE25080731

CASE ADDR: 700 NW 15 AVE 1-2

OWNER: JADE INTERNATIONAL REALTY LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

Guy Seiderman, 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: 24-27.(b) COMPLIED

IMPROPER PLACEMENT OF RECYCLING RECEPTACLES, ON A NON-TRASH PICKUP DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

THE FENCE IS IN DISREPAIR MISSING PARTS AND NOT CONNECTED PROPERLY.

VIOLATIONS: 9-304(b)

BOTH GRAVEL DRIVEWAYS ARE UNEVEN AND NOT DUST-FREE. THEY NEED TO BE REGRADED, REPLENISHED WITH GRAVEL AND CLEARLY DEFINED, INCLUDING THE DRIVEWAY APPROACHES. GRASS AND WEEDS MUST BE REMOVED FROM THE GRAVEL DRIVEWAYS.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR OF THE STRUCTURE IS NOT MAINTAINED. THERE ARE AREAS OF THE FASCIA BOARD THAT HAVE DARK STAINS AND MARKS. ALSO, THE WALLS HAVE STAINS AND DARK MARKS AS WELL.

VIOLATIONS: 18-12.(a)

THERE IS TRASH AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days, with 9-305(b), 9-304(b) and 9-280(h)(1) within 28 days or a fine of \$100 per day, per violation.

Carla DeLourdes Martinez requested 120 days for the gravel driveways. She said the tenant was being evicted.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days, with 9-305(b) and 9-280(h)(1) within 28 days and with 9-304(b) within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25080478

CASE ADDR: 1412 NE 5 CT
OWNER: TREMONT, JOSEPH

Service was via posting at the property on 12/15/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

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

VIOLATIONS: 9-280(C)
THERE ARE PAVERS WALKWAYS AND SIDEWALKS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THE PAVERS AND SIDEWALKS ARE DIRTY AND DISCOLORED AND HAVE WEEDS/GRASS GROWING THROUGH IT.

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

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

VIOLATIONS: 47-25.3.A.3.a
LIGHTS ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-25.3.A.3.a within 10 days, with 9-305(b) and 9-280(C) within 28 days, and with 47-20.20.(H) within 56 days or a fine of \$50 per day, per violation.

Joseph Tremont referred to his own photos of the property and said the City had done sidewalk work which caused ponding on the property, killing the grass. He said they light fixtures were now 24 watts.

Donald Arpin said he intended to demolish the home and noted the neighbor had elevated his building, flooding this property. He stated the neighbor had also cut down a tree on his property and he was slowly disposing of the debris in the curbside green bin.

Mr. Doody found in favor of the City and ordered compliance with 47-25.3.A.3.a within 10 days or a fine of \$100 per day, with 18-12.(a) within 10 days, with 9-305(b) and 9-280(C) within 28 days, and with 47-20.20.(H) within 56 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing

January 13, 2026

Page 8

CASE NO: CE25010522

CASE ADDR: 648 NW 22 RD

OWNER: GRIMALDI WEISS MANAGEMENT LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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: 47-21.9.M

THE LANDSCAPING ON THIS CB VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 18-4(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE VACANT CB ZONED PRIVATE LOT, WITH NO TAGS AND NOT HOOKED UP.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 47-21.9.M. within 56 days or a fine of \$100 per day, per violation.

John Grimaldi described his efforts to comply. He said the property was slated for construction and there was no water supply at the property.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 20 days and with 47-21.9.M. within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25110786

CASE ADDR: 1000 W STATE ROAD 84

OWNER: 1000 MARINA MILE DEVELOPMENT LLC

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

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

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA OF 65,68,66 AND DBC 91,79,79. 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.

VIOLATIONS: 15-28

OPERATING OUTSIDE OF THE SCOPE OF THE BUSINESS TAX RECEIPT FOR VALET OPERATIONS (VALET OFFSITE PARKING NOT AUTHORIZED). 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.

VIOLATIONS: 15-34. WITHDRAWN

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. 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.

VIOLATIONS: 26-129(a) (4)

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

Special Magistrate Hearing

January 13, 2026

Page 9

SIDEWALK. VEHICLES ARE BEING DIRECTED BY STAFF TO PARK ON SIDEWALKS. 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.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTDOOR ENTERTAINMENT NOT AUTHORIZED. UTILIZING THE RIGHT OF WAY AND SURROUNDING PROPERTIES FOR EVENT AND VALET PARKING. 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.

VIOLATIONS: 26-129(a)(1)

UNAUTHORIZED PARKING AT ADJACENT PROPERTIES. UTILIZING ADJACENT PROPERTIES FOR VALET SERVICES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and played a video of the incident. He recommended imposing a fine of \$8,000 for 17-6.; a fine of \$4,000 for 15-28; a fine of \$5,000 for 26-129(a)(4); a fine of \$6,000 for 47-34.1.A.1. and a fine of \$4,000 for 26-129(a)(1).

Alexandra Sanchez-Hardy Esq., the owner's attorney, said the tenant was being evicted.

Ted Inserra, President of the River Oaks Civic Association, said they had been charging to park on church property without the church's knowledge or permission and they had not cleaned up the lot after the event. He read a statement from Kitty McGowan, President of the Edgewood Civic Association indicating this property created an environment of fear when thousands of people used it. Amy Brown, Code Compliance Supervisor, said a prior case against the property had been heard in August 2025.

Mr. Doody found in favor of the City and imposed a fine of \$8,000 for 17-6.; a fine of \$4,000 for 15-28; a fine of \$5,000 for 26-129(a)(4); a fine of \$6,000 for 47-34.1.A.1. and a fine of \$4,000 for 26-129(a)(1), a total of \$27,000.

CASE NO: CE23120151

CASE ADDR: 532 NW 16 AVE

OWNER: ATTERBERY, MARY

This case was first heard on 4/9/24 to comply by 4/19/24 and 6/11/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,350 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine. She said administrative costs totaled \$4,765.

Mary Atterbery said she had done the work to comply and requested the fines be waived.

Mr. Doody reduced the fine to \$1,500.

CASE NO: CE25100507

CASE ADDR: 841 NW 19 AVE

OWNER: ESTEVEZ, DELIA

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

Special Magistrate Hearing

January 13, 2026

Page 10

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

VIOLATIONS: 9-304 (b)

THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. ALSO, THERE ARE CRACKS WITH WEEDS AND GRASS GROWING THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120044. 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)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE WERE SEVERAL AREAS WITH DEAD GRASS/SOD THROUGHOUT THE PROPERTY AND AT THE SIDES AND REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120044. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH AND YARD DEBRIS (LEAVES) SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE# CE23120044. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE AT THE REAR OF THE PROPERTY.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Delia Estevez said she needed time for the grass violation.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

CASE NO: CE25080282

CASE ADDR: 1609 NE 5 CT B

OWNER: GOLDSTEIN, DAVID ALLEN EST; DAVID ALLEN GOLDSTEIN REV TR ETL

Service was via posting at the property on 12/15/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-304 (b)

THE PAVER/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED AND IS STAINED. THERE ARE AREAS THAT HAVE GRASS AND WEEDS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-305 (a) WITHDRAWN

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Special Magistrate Hearing

January 13, 2026

Page 11

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING AND PEELING PAINT.

VIOLATIONS: 9-280(C)

THE SIDEWALK IN FRONT OF THE PROPERTY IS DISCOLORED AND STAINED.

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jill Berkman Esq., attorney for the deceased owner's daughter, said probate had just been opened in December and requested 60 days.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE24120077

CASE ADDR: 2364 SW 34 WAY

OWNER: READ, SAMUEL; REID, ANNEESSA

This case was first heard on 4/8/25 to comply by 6/10/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, provided a history of the case.

Samuel Read requested an extension for the driveway. Amy Brown, Code Compliance Supervisor, recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

CASE NO: CE25090452

CASE ADDR: 1101 N VICTORIA PARK RD

OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED FOF

THERE IS OVERGROWTH SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24060412 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

Eduardo Mualim said he had complied the violation.

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

CASE NO: CE25100522

CASE ADDR: 1516 N DIXIE HWY 1-4

OWNER: 1516 NORTH DIXIE HWY LLC

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

Special Magistrate Hearing

January 13, 2026

Page 12

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

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

Matteo Gangale said he had applied for the certificate but it had been denied because he purchased the property as a fourplex but the City indicated it was only a duplex. Officer Acquavella noted the owner could remove the ad to comply. Mr. Gangale said he could not pay the loan without income from the property. Rhonda Hasan, Senior Assistant City Attorney, said Mr. Gangale must make the property legal before he could apply for the vacation rental certificate. Deborah Sottec said there were complex issues due to the misrepresentation of the property when Mr. Gangale purchased it.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$1,000 per day.

CASE NO: CE25040645

CASE ADDR: 3767 SW 17 ST

OWNER: OUELLETTE, RYAN KEITH

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,450 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Senior Code Compliance Officer, recommended imposition of the fine. He said a permit had been issued but the owner had yet to plant the tree or pay into the tree fund.

Ryan Oullette said he had paid into the tree fund the previous day. Mr. Doody heard other cases while staff researched the case. Upon returning, Officer Saimbert confirmed Mr. Oullette had paid into the tree fund.

Mr. Doody imposed administrative costs of \$948.

CASE NO: CE25110649

CITATION

CASE ADDR: 513 SW 14 ST

OWNER: DEL CASTILLO, DAVID F T H/E; PLAZAS, PAULA

This case was cited on 11/22/25 to comply by 11/22/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed.

Alex Eugene, Code Compliance Officer, played a video of the incident.

David DelCastillo said he had visited the tenant after the Officer informed him of the complaint. They had also installed sound sensors after the incident. Antoine Loar, Code Compliance Supervisor, recommended no fine be imposed.

Mr. Doody waived the fine.

CASE NO: CE24120178

CASE ADDR: 5910 NE 18 AVE

OWNER: IMPERIAL POINT HOLDINGS LLC

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the

Special Magistrate Hearing
January 13, 2026
Page 13

City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, recommended imposition of the fine. He said the permit had been issued.

Marcos Espinal said he should have the permit soon and the work would take a few months.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

CASE NO: CE24120492 ORDERED TO REAPPEAR
CASE ADDR: 870 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC

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

Ramon Olivera, Code Compliance Officer, said one of the original four violations was not complied. He added that a paving permit was in review.

Vaudy Joseph said he was losing the three duplexes to a short sale. He requested additional time.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE24120493 ORDERED TO REAPPEAR
CASE ADDR: 880 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC

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

This case had the same issues as the pervious case.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE24120495 ORDERED TO REAPPEAR
CASE ADDR: 890 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC

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

This case had the same issues as the two previous cases.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE25030051 ORDERED TO REAPPEAR
CASE ADDR: 1831 NW 27 TER
OWNER: FLEURINORD NORDELIS
OFILIA; FLEURINORD, CELET ET AL

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

Karen Proto, Code Compliance Officer, did not recommend an extension.

Special Magistrate Hearing
January 13, 2026
Page 14

Nordelis Fleurinord said he was having trouble affording the work. Amy Brown, Code Compliance Supervisor, confirmed that patching the driveway did not require a permit.

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

Mr. Doody took a brief recess.

CASE NO: CE25100647

CASE ADDR: 924 SE 2 ST

OWNER: GULFSTREAM LAS OLAS LLC

Service was via posting at the property on 12/27/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FACADE AREAS ARE CRACKING OR ARE IN DISREPAIR. ALSO, THERE ARE AREAS THROUGHOUT THE ENTIRE EXTERIOR OF THE BUILDING WHERE THERE ARE STAINS, AND MISSING OR PEELING PAINT.

VIOLATIONS: 9-280 (C)

THERE ARE STAINS AND A MILDEW-LIKE SUBSTANCE ON THE EXTERIOR SIDEWALKS SURROUNDING THE BUILDING. ALSO, THE INTERIOR SIDEWALK/WALKWAY/HALLWAY AREAS HAVE MISSING/PEELING PAINT.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THIS INCLUDES BUT IS NOT LIMITED TO THE AWNINGS AROUND THE PROPERTY/BUILDING USED AS DECORATIVE ACCENTS AND THEIR STRUCTURAL PARTS ARE IN DISREPAIR. THE SOFFIT VENTS ON THE SOFFITS HAVE HOLES AND ARE IN DISREPAIR. ALSO, THE EXTERIOR DOORFRAMES ON SOME UNITS HAVE MISSING/PEELING PAINT.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Guy Millo Shir Esq. the association's attorney, said they had hired a cement company and were hiring a painting company. He requested three to five months.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 4/14/26 hearing.

CASE NO: CE25040467

CASE ADDR: 3917 SW 13 CT

OWNER: MARSHALL, PATRICIA B

This case was first heard on 7/8/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Jensen Mondesir said he had met with the Officer last week to confirm the work that still needed to be done. He said he had applied for the permit in October and had received comments back in December. He requested up to 91 days.

Mr. Doody imposed the \$8,450 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

January 13, 2026

Page 15

CASE NO: CE25100867

CASE ADDR: 1650 W SUNRISE BLVD

OWNER: PROVIDENT FAMILY ENTERPRISES

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SIGNS ON THE CHAIN-LINK FENCE AND A SIGN ON THE BUILDING. NO PERMITS WERE FOUND FOR ANY.

VIOLATIONS: 47-19.5.H.3 COMPLIED

THERE IS BARBED WIRE ATOP THE FENCE AT THIS B-3 LOCATION. BARBED WIRE FENCING SHALL NOT BE VISIBLE FROM ANY STREET.

VIOLATIONS: 15-28 COMPLIED

THE BUSINESS AT THIS LOCATION, CLASSIC CLEANING AND DETAILING, LLC IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THERE IS A BTR FOR SUNRISE AUTO MALL USED CAR SALES BUT NOT FOR SERVICE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE RIGHT OF WAY ALONG NW 17 AVE.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Igal Azani said he had applied for the sign permit.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

CASE NO: CE24100679

CASE ADDR: 272 SW 28 TER

OWNER: GOMEZ, CAROLINA

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Carolina Mikeska said she had applied for a permit in June. Amy Brown, Code Compliance Supervisor, said the application was awaiting client reply. She recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

CASE NO: CE25060446

CASE ADDR: 3687 SW 1 ST

OWNER: CAMPBELL, PAULINE H/E; CUNNINGHAM, INA

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-280(h)(1)

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

Special Magistrate Hearing

January 13, 2026

Page 16

REQUIRED. THE CHAIN-LINK FENCE DIRECTLY BEHIND THE STORM DRAIN IS IN DISREPAIR. THE MESH HAS VEGETATION ON IT AND PARTS OF THE MESH HAS BEEN SEPARATED FROM THE POLES.

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OPEN AIR STORAGE CONSISTING OF BUT NOT LIMITED TO WOODEN BOARDS, LADDERS AND MISCELLANEOUS ITEMS AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Pauline Campbell was present.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

CASE NO:	CE25110669	<u>CITATION</u>
CASE ADDR:	801 NW 18 ST	
OWNER:	ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA	

This case was cited on 11/22/25 to comply by 11/22/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$1,000 and the City was requesting the full fine be imposed.

Alex Eugene, Code Compliance Officer, played a video of the incident and recommended imposition of the fine.

Rene Gonzalez admitted he had not filed an appeal. He said he had handled the issue with Airbnb.

Mr. Doody imposed the \$1,000 fine.

CASE NO:	CE25060543
CASE ADDR:	1215 NW 23 AVE
OWNER:	MCFARLANE, ERROL & HELEN

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-304(b)
THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS AND NOT AN APPROVED SURFACE. THE GRAVEL DRIVEWAY IS WORN THROUGH AND GRASS AND WEEDS GROWING THROUGH IT.

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

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

Special Magistrate Hearing
January 13, 2026
Page 17

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

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

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

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Errol McFarlane said he had tried to move the boat but no one would accept it. He requested more time than 28 days.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/14/26 hearing.

CASE NO: CE25110384

CASE ADDR: 405 SW 19 ST

OWNER: FORT LAUDERDALE MARINE IND ASSOC %ADAM SELIGMAN

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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.
THIS IS A RECURRING VIOLATION FROM CASE CE23100848 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Santos 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.

Joseph Askerberg, employee, was present.

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

CASE NO: CE25100915

CASE ADDR: 760 NW 9 ST

OWNER: SISTRUNK 760 NW 9 AVE LLC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 12/21/25.

Gail Williams, Senior 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: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND BROKEN AND THE GREEN SCREENING IS RIPPED.

VIOLATIONS: 9-306
THE EXTERIOR OF STRUCTURE NOT MAINTAINED. THEY ARE STAINED AND DIRTY.

Special Magistrate Hearing

January 13, 2026

Page 18

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance w with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25090433

CASE ADDR: 1529 NE 1 AVE

OWNER: JOHNSON, DAVID

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 12/21/25.

Gail Williams, Senior 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.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS WEED AND GRASS GROWING UP IN BETWEEN THE GRAVEL.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE OVERGROWN HEDGES AND TREES THAT SHOULD BE TRIMMED AND CUT.

Officer Williams presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

CASE NO: CE25100037

CASE ADDR: 629 RIVIERA ISLE DR

OWNER: 629 SE RIVIERA DR LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

VIOLATIONS: 24-27(f) WITHDRAWN
THERE ARE TRASH CARTS THAT ARE OVERFILLED WITH THEIR LIDS OPEN AT THIS LOCATION.

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$100 per day and with 18-11.(a) within 10 days or a fine of \$500 per day.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$100 per day and with 18-11.(a) within 10 days or a fine of \$500 per day.

CASE NO: CE25100437

CASE ADDR: 311 SE 15 AVE

OWNER: 1402 LAS OLAS LLC

Service was via posting at the property on 12/27/25 and at 1 East Broward Blvd. on 12/21/25.

Bernstein Saimbert, Senior 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. THERE ARE PLANT MATERIALS IMPEDING THE SAFE MOVEMENT OF PEDESTRIANS ON THE SIDEWALK AND OF VEHICLES IN THE ALLEYWAY AREA. THIS IS A REPEAT VIOLATION SEE CASE CE24090619, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a)

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days or a fine of \$100 per day, and imposition of a \$50 per day fine, retroactive to 10/14/25, which would continue to accrue until the violation was complied.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days or a fine of \$100 per day, and imposed a \$50 per day fine, retroactive to 10/14/25, which would continue to accrue until the violation was complied.

CASE NO: CE25100538

CASE ADDR: 1004 N RIO VISTA BLVD

OWNER: DOUGLASS, GEORGETTE SOSA

Service was via posting at the property on 12/27/25 and at 1 East Broward Blvd. on 12/21/25.

Bernstein Saimbert, 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 THE SWALE.

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE BROKEN CONCRETE AND CRACKS.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALK.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR FRONT PORCH STAIRS AND STRUCTURE NEAR THE SIDEWALK THAT HAVE STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE CE24040748. THIS CASE WILL BE SCHEDULE TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-305(b) within 56 days or a fine of \$50 per day, and a finding of fact that violation 9-306 had existed as cited.

Special Magistrate Hearing

January 13, 2026

Page 20

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 56 days or a fine of \$50 per day, and found for the City that violation 9-306 had existed as cited.

CASE NO: CE25100862

CASE ADDR: 1231 SE 1 ST

OWNER: CAPRI WEST CONDO ASSOC OF FT LAUD I

Service was via posting at the property on 12/27/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-21.15.D.

A FICUS BENJAMINA TREE WAS ABUSED FROM THIS ZONED - RM-15 - RESIDENTIAL MULTI FAMILY/LOW MEDIUM PROPERTY WITHOUT FIRST OBTAINING A PERMIT AND/OR AN ARBORIST REPORT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

Officer Saimbert presented the case file into evidence and recommended imposing a \$150 fine for the tree abuse and then ordering compliance by pulling the tree removal permit within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City, imposed a \$150 fine for the tree abuse and ordered compliance by pulling the tree removal permit within 56 days or a fine of \$100 per day.

Mr. Doody took a brief recess.

CASE NO: CE25090739

CASE ADDR: 1200 SE 1 ST

OWNER: QUIET BY THE SEA LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-280 (g) COMPLIED

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE HALLWAY, AIR CONDITIONER UNIT WIRES EXPOSED AND NOT COVERED.

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO INTERIOR WALLS WHERE AIR CONDITIONER IS LOCATED IS WET AND WALLS HAVE WATER RUNNING WITHIN. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22030641) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE DERELICT VEHICLES PARKED/STORED ON THE PROPERTY. THIS INCLUDES BUT NOT LIMITED TO A SILVER TOYOTA AVALON WITH FLAT TIRES AND NO TAG AND A BLACK AUDI A6 WITHOUT CURRENT TAG/REGISTRATION.

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE AREAS WHERE WEEDS ARE GROWING FROM THE PARKING LOT AREA. THE PARKING LOT HAS FADED OR MISSING NUMBERS AS WELL AS PARKING SPACE LINES, AREAS OF THE PARKING LOT HAS OIL STAINS.

Special Magistrate Hearing

January 13, 2026

Page 21

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

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL/BRANCHES FROM LOW HANGING TREE LIMBS THAT ARE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALK AREA.

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 THE SWALE AREA. THERE ARE PALM TREES WITH DEAD PALM FRONDS. THERE ARE DECORATIVE PALM TREES THAT REQUIRE TO BE PRUNED.

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

Mr. Doody found for the City that violation 9-280(b) had existed as cited.

CASE NO: CE25100672
CASE ADDR: 101 SE 16 AVE
OWNER: SKY 1822 LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION, SEE CASE CE23120211. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a) WITHDRAWN
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION, SEE CASE CE23120211. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25070440
CASE ADDR: 1700 W BROWARD BLVD
OWNER: AIDS HEALTHCARE FOUNDATION INC

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

Special Magistrate Hearing

January 13, 2026

Page 22

Officer Eason presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE25090839

CASE ADDR: 3001 HARBOR DR

OWNER: 3001-18 HARBOR DRIVE LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 8-91.(c)

THERE ARE WOOD PILINGS THAT ARE IN DISREPAIR AND THEY ARE LEANING.

Officer Santos presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

CASE NO: CE25100206

CASE ADDR: 1229 MIAMI RD 1-6

OWNER: NAOPOLY LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

Rafael Santos, 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)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION SEE CASE CE24020301 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE FOR A FINDING OF FACT.

Officer Santos presented the case file into evidence and recommended ordering compliance with 9-304(b) within 15 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance w with 9-304(b) within 15 days and with 9-305(b) within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25100485

CASE ADDR: 801 SW 18 ST

OWNER: DEERHURST PARTNERS LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 25-24.B.1 COMPLIED

THE REAL ESTATE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEED THE ALLOWED 480 SQUARE INCHES. THERE ARE TWO SIGNS ON THE PROPERTY EACH SIGNS MEASURING 60 IN HEIGHT AND 72 IN WIDTH TOTALING 4,320 SQUARE INCHES EACH.

VIOLATIONS: 18-12.(a) COMPLIED

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

Special Magistrate Hearing

January 13, 2026

Page 23

THIS IS A RECURRING VIOLATION, SEE CASE CE23060405. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE24070683

CASE ADDR: 515 NE 4 ST

OWNER: 515 INC

Service was via posting at the property on 12/31/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE IS A LARGE TRASH DUMPSTER ON PROPERTY WITHOUT A DUMPSTER ENCLOSURE NEXT TO THE SWALE/RIGHT-OF-WAY/SIDEWALK AREA.

VIOLATIONS: 47-34.1.A.1.

THERE IS A SHIPPING/STORAGE CONTAINER BEING STORED ON THIS PROPERTY.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

CASE NO: CE25090386

CASE ADDR: 1700 NW 9 ST

OWNER: PERRY, BARBARA H EST

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-21.9.M.

THIS RD-15 ZONED VACANT LOT HAS HAD ALL THE SOD REMOVED AND COVERED WITH CRUSHED ROCK. A VACANT LOT MUST HAVE LIVING GROUND COVER.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

CASE NO: CE25090646

CASE ADDR: 924 NW 24 AVE

OWNER: SANTIAGO, HECTOR J

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT

Special Magistrate Hearing

January 13, 2026

Page 24

PULLED BACK TO AN APPROVED LOCATION. THERE ARE CONTAINERS LEFT IN THE DRIVEWAY AND NOT BEHIND THE FRONT OF THE HOUSE.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS RESIDENTIAL PROPERTY IS STAINED AND NEEDS TO BE CLEANED.

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.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT AT THE SCHEDULED DATE. BULK TRASH IS THE THIRD MONDAY OF THE MONTH, WHICH WAS SEPTEMBER 15. THE NEXT BULK TRASH PICKUP WILL BE ON OCTOBER 20. BULK TRASH MAY BE PUT OUT 24 HOURS IN ADVANCE.

VIOLATIONS: 25-13 WITHDRAWN
THERE IS A DRIVEWAY TO THE WEST OF THE MAIN DRIVEWAY THAT HAS BEEN CONSTRUCTED WITHOUT A PERMIT.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance with 24-27. (b) and 18-12. (a) within 7 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 24-27. (b) and 18-12. (a) within 7 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25090267
CASE ADDR: 1704 NW 9 ST
OWNER: CRAIG HALL

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-21.15.F.3
TREES WERE REMOVED FROM THIS RD-15 PROPERTY WITHOUT FIRST OBTAINING A PERMIT IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A ROYAL POINCIANA, AN OAK, A MANGO AND A MAHOGANY TREE WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 PER TREE FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.15.I.1.a COMPLIED
THE OAK TREE ON THIS RD-15 PROPERTY HAS BEEN IMPROPERLY PRUNED, NOT IN ACCORDANCE WITH ANSI A300. THE OAK TREE IS ON THE NEIGHBOR'S PROPERTY AT 1706. THE PORTION OVERHANGING THE FENCE HAS BEEN IMPROPERLY CUT.

Officer Gavin presented the case file into evidence and recommended imposing a \$150 fine for each of the four trees that had been abused, a total of \$600, and then ordering compliance by pulling the permit within 56 days or a fine of \$50 per day after.

Special Magistrate Hearing

January 13, 2026

Page 25

Mr. Doody found in favor of the City, imposed a \$150 fine for each of the four trees that had been abused, a total of \$600, and ordered compliance by pulling the permit within 56 days or a fine of \$50 per day.

CASE NO: CE25110101

CASE ADDR: 426 NW 7 TER

OWNER: MJ INVESTMENT HOLDINGS INC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

Patt Gavin, Senior 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. THIS IS A RECURRING VIOLATION, SEE CASE CE23030733. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$50 per day. He also requested a finding of fact that this was a recurring violation and any subsequent violation would be deemed a repeat violation and fines would begin to accrue immediately.

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day. He also found that this was a recurring violation and any subsequent violation would be deemed a repeat violation and fines would begin to accrue immediately.

CASE NO: CE25100627

CASE ADDR: 1730 W SUNRISE BLVD

OWNER: TOO HOLDINGS LLC

Personal Service was accepted on 12/23/25. Service was also via posting at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE RIGHT OF WAY ALONG THE N.W. 17TH AVE SIDE OF THIS COMMERCIAL PROPERTY. THERE IS A RED FORD ESCAPE, A WHITE HYUNDAI SONATA AND A WHITE GMC SAVANNAH WITHOUT TAGS OR WITH EXPIRED TAGS AS DEPICTED IN THE PHOTOGRAPHS.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS B-3 COMMERCIAL PROPERTY. THERE ARE FLAG SIGNS AND SNIPE SIGNS THROUGHOUT THE PROPERTY, AS WELL AS A POLE SIGN ALL WITHOUT PERMITS.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE ARE TREE STUMPS ON THE RIGHT OF WAY OF THIS B-3 COMMERCIAL PROPERTY.

VIOLATIONS: 25-24.(b).1.c COMPLIED

THE REAL ESTATE SIGN(S) AT THIS COMMERCIAL PROPERTY EXCEEDS THE MAXIMUM ALLOWED PER CODE. THE SIGN IS GREATER THAN 49 SQUARE FEET, WHICH EXCEEDS THE 16 SQUARE FEET ALLOWED.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Special Magistrate Hearing

January 13, 2026

Page 26

CASE NO: CE25080778

CASE ADDR: 2510 NW 23 AVE

OWNER: ROCK ISLANDS OAKS HOMEOWNERS; ASSN INC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS LEANING OVER AND DETACHED FROM THE SUPPORT POLES.

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

CASE NO: CE25100642

CASE ADDR: 2470 NW 30 WAY

OWNER: NELSON, CAROL M

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE MISSING AND PEELING PAINT HAS BEEN REMOVED WITH EXPOSED STUCCO AND NEEDS TO BE PAINTED. THE FASCIA IS ALSO DAMAGED AND CHIPPED WITH MISSING PAINT TO BE REPAIRED AND PAINTED.

Officer Proto presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE25100830

CASE ADDR: 2820 NW 22 ST

OWNER: WRIGHT, CHERYL

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

Karen Proto, 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110072 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF GRASS AND LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110072 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 15 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing
January 13, 2026
Page 27

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

CASE NO: CE25080492

CASE ADDR: 2940 NW 26 ST

OWNER: ROBINSON, DAZARETH IRENE H/E; MURRAY, WINSTON EDLEY

Service was via posting at the property on 12/18/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY: A MAROON HONDA WITH NO TAG AND FLAT TIRES, A WHITE TOYOTA WITH NO TAG, A WHITE TOYOTA CRV WITH NO TAG, GREEN FORD FRONTIER WITH NO TAG, BLUE MITSUBISHI WITH NO TAG AND A WHITE LEXUS WITH NO TAG.

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 AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100934 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

CASE NO: CE25020540

CASE ADDR: 641 NE 11 AVE

OWNER: R2C LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

Jean Claude Noel, 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 IS A PARKING FOR HOA ONLY SIGN NOT PERMITTED ON THE PUBLIC RIGHT AWAY.

VIOLATIONS: 9-304(b) COMPLIED

THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND STAINED.

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 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 Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Special Magistrate Hearing
January 13, 2026
Page 28

CASE NO: CE25110755

CASE ADDR: 1802 NE 13 ST

OWNER: TSC LAKE RIDGE II LTD

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-305(a) COMPLIED FOF
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF BRANCHES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS BLOCKING THE VIEW OF THE STOP SIGN AT THE INTERSECTION OF NE 18 AVE & NE 13 STREET. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24050470. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

CASE NO: CE25090785

CASE ADDR: 211 NE 16 AVE

OWNER: MAASRI, LIAM

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT WAY, NOT ON THE SCHEDULED DATE AND TIME. BULK IS NOT UNTIL OCTOBER 12, 2025. THE 2ND THURSDAY OF EVERY MONTH.

Officer Noel presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

CASE NO: CE25100871

CASE ADDR: 1120 NE 15 AVE

OWNER: LOMAR ACQUISITIONS LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

Special Magistrate Hearing

January 13, 2026

Page 29

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE. THE ENTRY DOOR TO THE FENCE IS BROKEN AND NOT SECURED. THE SCREENED MESH IS TORN AND RIPPED IN DISREPAIR.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25100962

CASE ADDR: 832 NW 2 ST

OWNER: BOYS & GIRLS CLUBS OF BROWARD COUNTY INC

Personal service was accepted on 12/23/25. Service was also via posting at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE AND THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24060374. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)
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 THROUGHOUT THE ENTIRE PROPERTY, INCLUDING THE SWALE AREAS.

VIOLATIONS: 9-280(c)
THE STEPS AT THIS PROPERTY ARE DIRTY AND STAINED.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited and any subsequent violation will be deemed a repeat violation and fines will begin to accrue immediately.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation and found for the City that violation 18-12(a) had existed as cited and any subsequent violation will be deemed a repeat violation and fines will begin to accrue immediately.

CASE NO: CE25040262

CASE ADDR: 844 NW 3 AVE 1-3

OWNER: NUNEZ, JOSE

Special Magistrate Hearing
January 13, 2026
Page 30

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE TREE ON THE NORTHWEST SIDE OF THE BUILDING.

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

VIOLATIONS: 9-280(d) COMPLIED
THE MAILBOX IS BROKEN AND IS IN DISREPAIR.

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

VIOLATIONS: 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 Martinez presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25050046

CASE ADDR: 1 N ANDREWS AVE

OWNER: MI-2 PROPERTY LLC

Service was via posting at the property on 12/31/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS AND PAINT STAINS ON THE PARKING FACILITY AND PEELING PAINT ON THE WHEEL STOPS.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

CASE NO: CE25050490

CASE ADDR: 431 NW 1 AVE

OWNER: PICOU, RONNIE I

Special Magistrate Hearing
January 13, 2026
Page 31

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY, SWALE AND REAR ALLEY WAY. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24080219. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY CONSISTING OF STORING VEHICLES AND/OR USING VACANT LOT AS A PARKING LOT.

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

Officer Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, and a finding of fact that violation 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, and found for the City that violation 18-12.(a) had existed as cited.

CASE NO: CE25080682
CASE ADDR: 413 NE 5 TER
OWNER: ROLLER PLACE LLC

Personal Service was accepted on 12/31/25. Service was also via posting at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-20.13.G.1.a.
THE SWALE AREA WAS PAVED WITHOUT A PERMIT.

VIOLATIONS: 47-22.9. COMPLIED
THERE IS A BANNER AND A FEATHER SIGN THAT HAS BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day

CASE NO: CE25070275
CASE ADDR: 11 N ANDREWS AVE PRKG
OWNER: BACHOW FAM OZ FUND LLC; IRE ANDREWS AVE LLC

Service was via posting at the property on 12/31/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

Special Magistrate Hearing

January 13, 2026

Page 32

VIOLATIONS: 9-305(a)

THERE ARE PALM FRONDS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

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

CASE NO: CE25040666

CASE ADDR: 11 N ANDREWS AVE

OWNER: BACHOW FAM OZ FUND LLC; IRE ANDREWS AVE LLC

Service was via posting at the property on 12/31/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-1

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO BAGGED GARBAGE, LITTER AND OTHER MISCELLANEOUS ITEMS. THERE IS ALSO GRAFFITI ON THE EXTERIOR WALLS AND DOORS. THE PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with 9-306 within 28 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-1 within 10 days and with 9-306 within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25090685

CASE ADDR: 1022 NE 2 AVE

OWNER: L&H DEVELOPMENT GROUP LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE21040613 AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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

CASE NO: CE25090684

CASE ADDR: 712 NW 15 WAY

OWNER: TSC ASSOCIATES INC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 47-21.9.M.

THE LANDSCAPE AT THIS RD-15 PROPERTY IS NOT BEING MAINTAINED. THERE ARE SEVERAL AREAS THAT HAVE MISSING GROUND COVER SOD/GRASS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS INCLUDES THE AREAS THAT HAVE ROCKS AND NO GRASS.

VIOLATIONS: 18-12.(a)

THIS RD-15 ZONED PROPERTY HAS OVERGROWTH AT REAR AND LEFT SIDE OF THE PROPERTY THAT NEEDS TO BE MAINTAINED. THIS INCLUDES THE AREAS ALONG THE FENCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110229. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 47-21.9.M. within 56 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 47-21.9.M. within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25090063

CASE ADDR: 844 NW 10 TER 7

OWNER: PERSAUD USA PROPERTY HOLDINGS LLC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 15-28

THE BUSINESS, CONVENIENCE STORE, AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR'S BUSINESS TAX RECEIPT.

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

CASE NO: CE25080072

CASE ADDR: 733 NW 15 TER

OWNER: WICKHAM, JAMES DAVID

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-305(b)

THERE ARE SEVERAL AREAS OF DEAD OR MISSING GROUND COVER, THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS STAINED WITH DARK STAINS OR MARKS. THE APRON OF THE DRIVEWAY HAS GRASS AND WEEDS GROWING THROUGH IT.

Special Magistrate Hearing

January 13, 2026

Page 34

VIOLATIONS: 9-306 COMPLIED
THE WALLS OF THE EXTERIOR IN SEVERAL AREAS ARE STAINED WITH DARK STAINS AND MARKS.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE BEING USED IN THIS RC-15 ZONED PROPERTY WITH INDOOR CHAIRS OUTSIDE, BUCKETS, WOOD PIECES, GAS CANS AND SHOPPING CARTS.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 56 days and with the remaining violations within 147 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 56 days and with the remaining violations within 147 days or a fine of \$50 per day, per violation.

CASE NO: CE25090384

CASE ADDR: 1708 NW 9 PL

OWNER: A & S MANAGEMENT & CONSULTANCY SERVICES INC

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-305(b)
LANDSCAPE MISSING GROUND COVER (SOD/GRASS) THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-280(h)(1)
THE FENCE IS IN DISREPAIR MISSING THE GATE LATCH ON THE SOUTH SIDE OF THE PROPERTY AND A TOP BAR ON THE NORTH SIDE OF THE PROPERTY SIDE OF THE FENCE.

VIOLATIONS: 9-304(b)
THE PAVED DRIVEWAY HAS STAINS, CRACKS AND GRASS AND WEEDS GROWING THROUGH.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY AND ITS SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE ARE SEVERAL COOLERS AND MISCELLANEOUS ITEMS ON THE SIDE OF THE HOUSE IN VIEW FROM THE STREET.

VIOLATIONS: 9-306
THE EXTERIOR OF THE PROPERTY HAS DARK STAINS ON THE FASCIA BOARD AND WALLS.

Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE25100512

CASE ADDR: 1601 NW 7 PL

OWNER: EREL, NATAN; EREL, HAGIT

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

Special Magistrate Hearing

January 13, 2026

Page 35

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

VIOLATIONS: 18-12.(a) COMPLIED - 3 DAYS @ \$150 = \$450
THERE IS OVERGROWTH, TRASH AND YARD DEBRIS LEAVES SURROUNDING THIS PROPERTY AND ITS SWALE. THIS INCLUDES BUT NOT LIMITED TO THE SWALE OF THE PROPERTY. ALSO, ALONG OUTSIDE OF THE FENCE ON THE SWALE NEXT TO THE STREET. THIS IS REPEAT VIOLATION PER CASE NUMBER CE23020006. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-280(h) (1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE. THE CHAIN LINK FENCE IN THE FRONT BY THE DRIVEWAY IS MISSING THE TOP BARS AND TOP CAPS AND NOT CONNECTED PROPERLY. THE FENCE IN THE REAR RIGHT SIDE IS NOT CONNECTED MISSING A TOP BAR. THIS IS A RECURRING VIOLATION, SEE CASE CE23020006. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED - 50 DAYS (11/18/25-1/5/26) @ \$50 = \$2,500
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE. THE FRONT, SIDES AND REAR OF THE PROPERTY HAVE AREAS OF MISSING GROUND COVER. THIS IS REPEAT VIOLATION PER CASE NUMBER CE23020006. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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 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. THIS INCLUDES ALL SIDES OF THE RESIDENCE WALLS.

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. I OBSERVED DARK STAINS AND MARKS ON THE ROOF.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE LEAVES AND OVERGROWTH ALONG THE SOUTHEAST SIDE OF THE PROPERTY ALONG THE ROAD.

Officer Seiderman presented the case file into evidence and recommended imposing administrative costs for the three days 18-12.(a) had been out of compliance and the 50 days 9-305(b) had been out of compliance and finding of fact that 9-280(h) (1) had existed as cited.

Mr. Doody found in favor of the City, imposed administrative costs of \$405 and found for the City that 9-280(h) (1) had existed as cited.

CASE NO: CE25050100
CASE ADDR: 3629 SW 12 CT
OWNER: LOFTUS, THOMAS

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/21/25.

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

Special Magistrate Hearing

January 13, 2026

Page 36

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLUE DUMP TRUCK, A WHITE SUV AND A WHITE PICKUP TRUCK THAT WITH NO LICENSE PLATE/EXPIRED LICENSE PLATE, NO TIRES, ON THE SWALE AND INSIDE THE PROPERTY YARD.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS PROPERTY IS ACTING AS A JUNKYARD/CAR SALES LOT, ADVERTISING THE SALE OF CAR AND TRUCK PARTS AS IDENTIFIED ON THE VEHICLES OUTSIDE.

VIOLATIONS: 9-304(b)

THERE ARE SEVERAL VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE FRONT AND BACKYARD OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS LAID WITH MULCH WHICH IS NOT AN APPROVE MATERIAL FOR A PARKING SURFACE.

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-305(b)

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-4.(C) and 47-34.1.A.1. within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-4.(C) and 47-34.1.A.1. within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25080310

CASE ADDR: 3501 W DAVIE BLVD

OWNER: BAYSHORE AT DAVIE LTD; %CVS

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080124 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE.

Officer Moore 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.

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

CASE NO: CE25070940

CASE ADDR: 540 ARIZONA AVE

OWNER: BLAU, ASHIRA

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

Rachel Moore, 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

Special Magistrate Hearing

January 13, 2026

Page 37

APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050021 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050021 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050021 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A DEAD PALM TREE BARK IN THE FRONT OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

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

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

CASE NO: CE25080577

CASE ADDR: 3732 SW 12 CT

OWNER: ALTLAND, FRANCIS

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE RV BEING PARKED ON THE LAWN IN THE BACKYARD OF THE PROPERTY. ALSO, THERE IS GRASS AND WEEDS GROWING THROUGH THE GRAVELED DRIVEWAY ON THE WEST SIDE OF THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND DEBRIS ALONG THE BACK AND THE EAST SIDE OF THE PROPERTY, CONSISTING OF TREE LIMBS AND BRANCHES.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE BUSHES IN FRONT OF THE PROPERTY ARE NOT BEING TRIMMED, AND THE PALM TREE BRANCHES ARE HANGING IN THE YARD OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE ARE BINS, BOARDS, GLASS DOORS AND MISCELLANEOUS ITEMS BEING STORED BEHIND THE PROPERTY.

Special Magistrate Hearing

January 13, 2026

Page 38

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

VIOLATIONS: 47-19.2.II.2.c
THERE IS A STORAGE POD STORED ON THE PROPERTY AT ALL TIMES. A GREEN STORAGE CONTAINER HAS BEEN PLACED IN BACK OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY.

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A LARGE COMMERCIAL LAWN/DUMP TRUCK AND TRAILER ARE BEING PARKED AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY.

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 47-34.4.B.1. within 15 days, with 9-304 (b) and 9-305(b) within 28 days and with 47-19.2.II.2.c within 91 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. and 47-34.4.B.1. within 15 days, with 9-304 (b) and 9-305(b) within 28 days and with 47-19.2.II.2.c within 91 days or a fine of \$100 per day, per violation.

CASE NO: CE25080129

CASE ADDR: 2740 SW 6 CT 1-2

OWNER: MAYHUE, GAIL H/E; MAYHUE, WILLIE EST ET AL

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY HAS BROKEN AND DISCOLORED SLATS.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ZONED PROPERTY. THE PARKING LOT HAS BROKEN BUMPERS, HOLES, CRACKS AND GRASS GROWING THROUGH IT. THE PARKING APRON ALSO HAS POTHOLES.

Officer Moore presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE25090218

CASE ADDR: 1106 WYOMING AVE

OWNER: SRP SUB LLC

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

Special Magistrate Hearing

January 13, 2026

Page 39

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

- VIOLATIONS: 9-304 (b) COMPLIED
THERE IS GRASS AND WEEDS GROWING THROUGH THE ASPHALT OF THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24120026, AND WILL PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE OVERGROWN TREES IN THE BACKYARD OF THE PROPERTY AND THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THROUGHOUT THE YARD AND SWALE OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060332, AND WILL PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

CASE NO: CE25100379
CASE ADDR: 1051 ALABAMA AVE
OWNER: GONZALEZ, AXELL

Personal Service was accepted on 12/9/25. Service was also via posting at 1 East Broward Blvd. on 12/21/25.

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

- VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
THERE ARE TWO COMMERCIAL FOOD TRUCKS PARKED ON THE LAWN AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE TWO COMMERCIAL FOOD TRUCKS BEING PARKED ON THE LAWN OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21080689 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BOARDS, LADDER, ITEMS REMOVED FROM THE FOOD TRUCK AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, 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 BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A

Special Magistrate Hearing

January 13, 2026

Page 40

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: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALM TREE ON THE SWALE HAS GROWN INTO THE STREET OBSTRUCTING TRAFFIC FROM PASSING SAFELY.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 47-39.A.1.b.(7)(a)1. within 15 days, with 9-305(b) within 56 days or a fine of \$50 per day, per violation and a finding of fact that violation 9-304(b) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance with 47-39.A.1.b.(7)(a)1. within 15 days, with 9-305(b) within 56 days or a fine of \$50 per day, per violation and found for the City that violation 9-304(b) had existed as cited.

Mr. Doody took a brief recess.

CASE NO: CE25100629

CASE ADDR: 2771 SW 2 CT

OWNER: MINTO-MATTIER, BEVERLY A

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BAGS, CARDBOARD BOXES, 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 WEEDS GROWING THROUGH IT AND HAS CRACKS WITH SMALL POTHOLES.

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

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

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing
January 13, 2026
Page 41

CASE NO: CE25080425

CASE ADDR: 5405 NE 22 TER
OWNER: KNEZEVICH, DAVID EST

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE24090516. 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: 9-308(b)
THERE IS DEBRIS WHICH IS NOT PERMANENT ON THE ROOF.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-308(b) within 15 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-308(b) within 15 days or a fine of \$100 per day, per violation.

CASE NO: CE25050788

CASE ADDR: 5001 N FEDERAL HWY
OWNER: AFFIRMED CORP

Personal Service was accepted on 12/29/25. Service was also via posting at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-306
GRAFFITI IS PRESENT ON THE EXTERIOR WALLS OF THIS UNOCCUPIED COMMERCIAL PROPERTY. MULTIPLE WINDOWS ARE BROKEN. THE EXTERIOR WALLS HAVE AREAS OF MISSING AND PEELING PAINT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE ARE WHEEL STOPS BEING STORED ON THE FRONT OF TOPANGO.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CANOPY COVER IS IN DISREPAIR.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES AT THIS B-1 ZONED PROPERTY ARE NOT MAINTAINED. THE PARKING AREA IS DIRTY, DISCOLORED AND CONTAINS BROKEN WHEEL STOPS.

VIOLATIONS: 9-280(C) COMPLIED
THE COMMON WALKWAYS AND SIDEWALKS ARE STAINED AND DIRTY AND ARE NOT BEING MAINTAINED IN A CLEAN AND WELL-KEPT CONDITION.

VIOLATIONS: 18-1 COMPLIED
THERE IS A WATERFALL/POND IN DISREPAIR WITH GREEN STAGNANT WATER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT

Special Magistrate Hearing

January 13, 2026

Page 42

THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

CASE NO: CE25080533

CASE ADDR: 2159 NE 59 CT

OWNER: SETTEMBRINO, ANDREA L

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE TWO BEEHIVES AT THE REAR OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS STAINED AND/OR DIRTY. THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-GRADED APPEARANCE.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNING ON THE FRONT OF THIS PROPERTY IS IN DISREPAIR.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

CASE NO: CE25090196

CASE ADDR: 1772 NE 58 ST

OWNER: JOHNSTON, THOMAS JR; JOHNSTON, HOPE D

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT TUNDRA VEHICLE WITH AN EXPIRED TAG JXGVO7 (08-21) AND A FLAT REAR LEFT TIRE ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS STAINED AND DIRTY. THE DRIVEWAY HAS WEEDS GROWING ON THE SURFACE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH GRASS ON THIS PROPERTY AND/OR ITS SWALE.

Special Magistrate Hearing

January 13, 2026

Page 43

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE25100010

CASE ADDR: 5200 NE 29 AVE

OWNER: JACOBS, TERI

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VESSEL ON THE PROPERTY. WHITE BOAT TAG FL 5285HH 07/25.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE ARE MULTIPLE ITEMS IN THE FRONT AND REAR OF THE PROPERTY. IN THE REAR THERE ARE BUCKETS, EQUIPMENT, BATTERY AND OTHER MISCELLANEOUS ITEMS. IN THE FRONT THERE ARE TIRES, BUCKETS, AND OTHER ITEMS.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE DRIVEWAY THAT ARE STAINED. THIS IS A REPEAT VIOLATION REFER TO CASE CE24100036. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.

VIOLATIONS: 18-11.(a) COMPLIED

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days or a fine of \$50 per day, and imposition of a fine of \$50 per day for each of the five days 9-304(b) had been out of compliance, a total of \$250, which would continue to accrue.

Mr. Doody found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days or a fine of \$50 per day, and imposed of a fine of \$50 per day for each of the five days 9-304(b) had been out of compliance, a total of \$250, which would continue to accrue.

CASE NO: CE25090110

CASE ADDR: 5710 NE 21 RD

OWNER: CLARKSON, CAROL G

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 9-306 COMPLIED

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

Special Magistrate Hearing

January 13, 2026

Page 44

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 DRIVEWAY AT THIS PROPERTY IS DISCOLORED AND CRACKED. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL GRADED CONDITION.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE25120385

CASE ADDR: 2004 NE 17 WAY

OWNER: ZACHARY CORMICLE FAM LIV TR CORMICLE, ZACHARY TRS

Service was via posting at the property on 12/23/25 and at 1 East Broward Blvd. on 12/21/25.

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

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25100130 - PARKING AND MAXIMUM OCCUPANCY GATHERING, CE25110257- PARKING AND NON-AMPLIFIED SOUND.

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

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

CASE NO: CE25100845

CASE ADDR: 540 NE 11 AVE

OWNER: 540 NE 11 GROUP LLC

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

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

CASE NO: CE25100397

CASE ADDR: 1109 NE 16 TER

OWNER: DAVIS, CORNEL LLOYD

Service was via posting at the property on 12/9/25 and at 1 East Broward Blvd. on 12/21/25.

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

Special Magistrate Hearing
January 13, 2026
Page 45

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

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

CASE NO: CE25100131 VACATE VIOL 15-281(a)
CASE ADDR: 1051 PARK DR
OWNER: THEODORE, RONEL

This was a request to vacate violation 15-281(a).

Mr. Doody vacated violation 15-281(a).

CASE NO: CE25110663 CITATION
CASE ADDR: 2406 GULFSTREAM LN
OWNER: LMGA INVESTMENT GROUP LLC

This case was cited on 11/22/25 to comply by 11/22/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed.

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

Mr. Doody imposed the \$500 fine.

CASE NO: CE25030571
CASE ADDR: 1888 NW 9 LN
OWNER: HUTTON, ERICK

This case was first heard on 11/6/25 to comply by 11/6/25 and 12/4/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,250 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

CASE NO: CE24110227
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT CONDO ASSN 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 not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE23120205
CASE ADDR: 5100 NW 9 AVE
OWNER: SPIRIT BJ FT LAUDERDALE FL LLC

This case was first heard on 6/10/25 to comply by 6/20/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,100 and the

Special Magistrate Hearing
January 13, 2026
Page 46

City was requesting the full fine be imposed.

Mr. Doody imposed the \$5,100 fine.

CASE NO: CE25040886

CASE ADDR: 6843 NW 29 AVE

OWNER: BROWN, CARLENE C GONZALEZ

This case was first heard on 7/8/25 to comply by 7/18/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$600 fine.

CASE NO: CE25070210

CASE ADDR: 5200 NE 29 AVE

OWNER: JACOBS, TERI

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 in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed. Fines of \$200 had already been imposed.

Mr. Doody imposed the \$3,000 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25040909

CASE ADDR: 1720 NE 55 ST

OWNER: CRIM, NINA

This case was first heard on 7/8/25 to comply by 7/18/25 and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$24,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25020785

CASE ADDR: 1301 NW 45 ST

OWNER: TWIN HARBORS PROPERTY MGMT LLC

This case was first heard on 7/8/25 to comply by 7/23/25, 8/12/25, and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

CASE NO: CE25050192

CASE ADDR: 690 SW 30 TER

OWNER: MELVIN, CLAUDETTE C EST

This case was first heard on 8/12/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting a 91-day extension.

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

Special Magistrate Hearing
January 13, 2026
Page 47

CASE NO: CE25050190

CASE ADDR: 3098 SW 2 ST

OWNER: CANELAS, IVES D LE; CANELAS, MYRKA FIORELLA ET AL

This case was first heard on 8/12/25 to comply by 8/22/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$150 fine.

CASE NO: CE25040054

CASE ADDR: 2091 SW 36 TER

OWNER: A&R PAVING SOLUTIONS LLC

This case was first heard on 7/8/25 to comply by 7/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$52,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$52,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25030902

CASE ADDR: 1548 SW 28 TER

OWNER: BAF ASSETS LLC

This case was first heard on 7/8/25 to comply by 7/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$17,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25050086

CASE ADDR: 2010 SW 23 TER

OWNER: ERWIN, TODD & CHRISTINE B

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 \$6,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$6,500 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24030710

ORDERED TO REAPPEAR

CASE ADDR: 2340 NW 11 ST

OWNER: COLEMAN, HENRY L

This case was first heard on 6/11/25 to comply by 6/21/25 and 9/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,200.

Mr. Doody did not grant an extension and the case would be scheduled for a Massey hearing.

Special Magistrate Hearing

January 13, 2026

Page 48

Staff entered pages 68 and 69 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:

CE25050216 CE25080069 CE25080723

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:

CE25120199 CE25040476

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:

CE25100706 CE25070910

Cases Withdrawn

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

None

There being no further business, the hearing was adjourned at 2:08 PM.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate