



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
JANUARY 29, 2026
ROSE ANN FLYNN PRESIDING
9:00 A.M.**

Staff Present:

Nadine Blue, Administrative Supervisor
Loen Garrick, Administrative Assistant
Treavis Johnson, 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
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorain Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Acting Code Manager
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Vanessa Willis, Senior Code Compliance Officer

Respondents and witnesses

CE25030212: Gil Perez	CE25090604: Paul Minoff Esq.; Kennett Howard
CE25030097: Jean Angeline Merissaint	CE25070666: Ezra Oved
CE25020759: Joseph Scali	CE25070151: Denise Hayle
CE25080720: Madhura Bhat	CE25040373: John Field
CE25120589: Lisa Puffer	CE25100583: Miguel Maria
CE25120544; CE25080823: Brandon Loshak	CE25110411: Steve Orle; Nadine Cayemitte
CE23080539: William Stecker	CE25110344: Loren Fraute
CE25110071: Arthur Pollio	CE25090280: Jamie and Samuel Smith
CE24120315: Ronald Feldman	CE25060295: Higgins and Louisiana Sainvil
CE25120199: Zsuzsanna Kocsis; Sandor Fedor	CE25060737: Timothy White
CE25080763: Gerald Loy, Linda Postyn	CE24030628; CE24030623: Andrew Schein Esq.
CE25090335: Alfredo Valenzuela	CE25110136: Bernard Jackson
CE24080472; CE24100382: William Fairman; Benjamin Sunshine Esq.	CE25110135: Denise Falabella; Joyce Meyer
CE25090177: Luigino Bosco	CE25090273: Melanie Garcia
CE25100738: Thomas Coon	CE25100790: Bridgette Fox; John Bonaby
CE25060333: Michael Mali; Candida Rojas	CE25040906: Alvin Lewis; Corey Ritchie
CE25080195: Christophe Demarco	CE25100484: Eva Kuusmann
CE25100546: Lorraine and Sanford Nelson	CE25080007: Patricia Smith Piersall
CE25060530: Lars Jacobson	CE25080688: Etienne Dimanche
CE25100701: Romney Rogers	CE25120175: Dane Buchanan; Michelle McDonald Williams
CE25110118: Manoel Pessoa; Ivy Holloway	
CE25040124: Smith Medeon	

Special Magistrate Hearing
January 29, 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: CE25100701
CASE ADDR: 1217 SE 1 ST
OWNER: REPP, F ETHAN

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/16/26.

Bernstein Saimbert, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 47-21.15.D. COMPLIED
A BLACK OLIVE TREE WAS ABUSED FROM THIS ZONED - RM-15 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY WITHOUT FIRST OBTAINING A PERMIT AND/OR AN ARBORIST REPORT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

Officer Saimbert reported the violation was in compliance and requested no fines.

Romney Rogers agreed.

CASE NO: CE25020759
CASE ADDR: 177 VERMONT AVE
OWNER: SCALI, JOSEPH S

This case was first heard on 8/28/25 to comply by 9/7/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,950 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.

Joseph Scali said he was awaiting drawings of the carport. He said the car did not have a title and he was trying to get rid of it.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

CASE NO: CE25080195 ORDERED TO REAPPEAR
CASE ADDR: 1017 NE 5 ST
OWNER: 1017 NE 5 ST LLC

This case was first heard on 11/6/25 to comply by 11/16/25 and 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 1/30/26.

Jean Claude Noel, Code Compliance Officer, said four of the original six violations remained. He stated permits were on file.

Christophe Demarco requested 30 days and Officer Noel recommended 56 days.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

CASE NO: CE25080720 ADMINISTRATIVE APPEAL
CASE ADDR: 208 SW 14 CT 1-4
OWNER: BHAT, MADHURA SUBRAY; GUTHINABAILU, PRAVEEN

The property had been cited on 8/27/25, to comply by 8/29/25.

Special Magistrate Hearing
January 29, 2026
Page 3

VIOLATIONS: 24-7(b) BULK TRASH FINE \$240
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.
CONSISTING OF TREE DEBRIS AND CARDBOARD BOXES. BULK TRASH IS 1ST FRIDAY OF
THE MONTH.

Rafael Santos, Code Compliance Officer, said the property had been cited on 8/27/25, to comply by 8/29/25. The trash remained on 8/29/25 and the City had subsequently removed the trash on 8/30/25. He recommended imposition of the \$240 fine.

Madhura Bhat provided photos and a video and reported her neighbor had dumped the trash on her property. She stated the neighboring property was an unlicensed vacation rental and once she contacted the owner, they admitted they were not aware of the bulk pickup schedule. Ms. Flynn reminded Ms. Bhat that she was still responsible for items on her property.

Ms. Flynn waived the fine.

CASE NO: CE25090604

CASE ADDR: 1304 TANGELO ISLE

OWNER: HOWARD, KENNETT R & HAZEL M

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-28
THE BUSINESS, FLAMINGO YACHT CHARTER, IS OPERATING WITHOUT A CURRENT YEAR
BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A
YACHT CHARTER BUSINESS BEING OPERATED FROM THIS SINGLE-FAMILY HOME RESIDENCE.
MULTIPLE YACHTS ARE MOORED AT THIS PROPERTY AND ADVERTISED ON FLAMINGO YACHT
CHARTER WEBSITES INCLUDING:
1-DEBT/ NO REGISTRATION NUMBER
2-NO NAME/AL1018RM

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A
RECURRING VIOLATION SEE CASE CE24090222 AND WILL BE PRESENTED TO THE
MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

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

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

Officer Dayem presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and a finding of fact that violation 9-304(b) had existed as cited.

Paul Minoff Esq., the owners' attorney, said there was a tenant in the property and the boats were registered to him. He said the boats were rented on a daily basis through a website; the business did not operate out of the home. The owner had informed the tenant that he could not rent the boats out from the home. Mr. Minoff stated the tenant's lease was up on March 31 and requested a continuance. Officer Dayem said the boats must either be removed from the property or the advertising must be taken down.

Special Magistrate Hearing
January 29, 2026
Page 4

Amy Brown, Code Compliance Supervisor, agreed with ordering compliance within 28 days. She said a neighbor had complained about the rentals.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 2/26/26 hearing. She also found for the City that violation 9-304(b) had existed as cited.

CASE NO: CE24100382

ORDERED TO REAPPEAR

CASE ADDR: 5108 NW 10 TER

OWNER: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25, 8/12/25, and 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

William Fairman, property manager, said the trash had been removed but some organic material, such as a tree stump, remained.

Benjamin Sunshine Esq., the owner's attorney, requested the imposition be delayed to allow them to clean up the remainder of the material and cut the grass.

Ms. Flynn imposed the \$10,600 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24080472

ORDERED TO REAPPEAR

CASE ADDR: 933 NW 50 ST

OWNER: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Shayqwan Kendrick, Code Compliance Officer, said one of the three original violations remained.

Benjamin Sunshine Esq., the owner's attorney, described the tenants' efforts to comply. He requested 28 days.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE25060295

CASE ADDR: 1505 NW 7 AVE 1-2

OWNER: SAINVIL, LOUISANNA

This case was first heard on 8/28/25 to comply by 9/7/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,300 and the City was requesting \$534 be imposed.

Vanessa Willis, Code Compliance Officer, recommended reducing fines to administrative costs of \$534.

Higgins Sainvil, the owner's son, said he had been unaware of the fourth violation, which had been added after he received the notice. Dorian Koloian, Code Compliance Supervisor, said the notice had been amended prior to the first hearing. Antoine Loar, Code Compliance Supervisor, requested the case be paused while he researched something. Upon returning to the case, Officer

Special Magistrate Hearing
January 29, 2026
Page 5

Willis stated the owner had been notified of the additional violation. She said the City was willing to waive the administrative costs as well as the fine.

Ms. Flynn waived all fines and costs.

CASE NO: CE25120589

CASE ADDR: 405 HENDRICKS ISLE

OWNER: LAS OLAS HIDEAWAY LLC

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25100135 - PARKING, MAXIMUM OCCUPANCY GATHERING AND NOISE NON-AMPLIFIED SOUND.

Officer Acquavella presented the case file into evidence and recommended suspending the vacation rental certificate for 180 days.

Lisa Puffer said she had terminated her previous property manager and hired a new one.

Ms. Flynn found in favor of the City and suspended the vacation rental certificate for 180 days, effective immediately.

CASE NO: CE25040906

CASE ADDR: 2201 NW 6 ST

OWNER: WEST SISTRUNK PLAZE LLC

This case was first heard on 7/24/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Guy Seiderman, Code Compliance Officer, said one violation remained.

Corey Ritchie, CRA Construction Manager, described their progress with the project and said he anticipated having a permit within 60 days. Rhonda Hasan, Senior Assistant City Attorney, recommended 91 days for a progress report.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

CASE NO: CE25090335

CASE ADDR: 901 W SUNRISE BLVD

OWNER: CROWN LIQUORS BROWARD INC

Service was via posting at the property on 1/15/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO SHOPPING CARTS, PIECES OF WOODS AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25010131. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER OR NOT THE CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

Officer Exantus 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.

Special Magistrate Hearing
January 29, 2026
Page 6

Alfredo Valenzuela said he understood. He added that homeless people left items on his property.

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

CASE NO:	CE25080823	<u>VACATE ORDER OF 12/11/2025</u>
CASE ADDR:	2700 NE 18 ST	<u>REIMPOSE ONE-TIME FINE</u>
OWNER:	2700 NE 18TH LLC	

This case was first heard on 9/25/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, there was a one-time fine of \$15,000 and the City was requesting to vacate the order dated 12/11/25 and reimpose a one-time fine. Ms. Blue clarified that the 12/11/25 order indicated a \$15,000 per day fine and it should have been a one-time fine instead.

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

Brandon Loshak did not object.

Ms. Flynn vacated the order dated 12/11/25 and reimposed a \$15,000 one-time fine.

CASE NO:	CE25120544
CASE ADDR:	503 SW 16 ST
OWNER:	GUPTA, HARSH & SHAOLI

Service was via posting at the property on 12/27/25 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-282.(d)(1)(b)
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.
CE25060321 - TRASH CARTS & RESPONSIBLE PARTY, CE25070498- PARKING & RESPONSIBLE PARTY.

Officer Oaks presented the case file into evidence and recommended suspending the vacation rental certificate for 365 days.

Brandon Loshak requested to be able to honor the bookings the property had through March.

Ms. Flynn found in favor of the City and suspended the vacation rental certificate for 365 days, effective in 60 days.

CASE NO:	CE25100583
CASE ADDR:	1401 SW 20 ST
OWNER:	MARIA, MIGUEL

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-272(a) COMPLIED
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE25020493 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

Officer Oaks reported the violation was now in compliance and recommended imposing a \$2,000 fine for this repeat violation.

Special Magistrate Hearing
January 29, 2026
Page 7

Miguel Maria indicated he had been confused between this and another case.

Ms. Flynn found in favor of the City and imposed a \$2,000 fine.

CASE NO: **CE25120199**

CITATION APPEAL

CASE ADDR: 720 NE 26 AVE

OWNER: KOCSIS, ZSUZSANNA

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION
OCCURRING AT THIS PROPERTY. THERE ARE CARS PARKED IN THE RIGHT OF WAY AT THIS
VACATION RENTAL PROPERTY.

The property was cited on 11/27/25 to be complied by 11/27/25. The property was in compliance and there were immediate fines of \$250.

Bernstein Saimbert, Senior Code Compliance Officer, showed photos of the violation and recommended imposition of the fine.

Zsuzsanna Kocsis had provided a written statement that questioned how it had been determined that the vehicle belonged to the tenants, since it was Thanksgiving. Ms. Flynn said when asked to move, the car owner had put the car in this driveway, suggesting they were from this property.

Ms. Flynn denied the appeal and imposed the \$250 fine

CASE NO: **CE24030628**

ORDERED TO REAPPEAR

CASE ADDR: 1620 W STATE RD 84

OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC

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

Bernstein Saimbert, Senior Code Compliance Officer, said one violation remained: 47-34.1.A.1. Amy Brown, Code Compliance Supervisor, said the owner had met with City staff and she recommended a 91-day extension.

Andrew Schein Esq., the owner's attorney, agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: **CE24030623**

ORDERED TO REAPPEAR

CASE ADDR: 1620 W STATE RD 84

OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC

This case was first heard on 8/29/24 to comply by 1/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,000.

Bernstein Saimbert, Senior Code Compliance Officer, said violation 47-34.1.A.1. remained. He recommended a 91-day extension.

Andrew Schein Esq., the owner's attorney, agreed to the extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

Special Magistrate Hearing
January 29, 2026
Page 8

CASE NO: CE25120175

CASE ADDR: 2833 SW 8 ST

OWNER: BUCHANAN, DANE M

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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 SIDEWALK. VEHICLES ARE PARKED ON AND OBSTRUCTING THE SIDEWALK. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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: 9-304 (b)

THERE ARE MULTIPLE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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 showed a video of the incident. He recommended imposing a fine of up to \$15,000 per violation.

Dane Buchanan said as soon as Police arrived at the party, they had turned the music off and sent everyone home.

Ms. Flynn found in favor of the City and imposed a fine of \$250 per violation, a total of \$1,000.

CASE NO: CE25070151

VACATE ORDER OF 11/06/25 & CLOSE

CASE ADDR: 1341 SW 25 AVE

OWNER: SMART SOLUTIONS INTERNATIONAL INC

This was a request to vacate the Order dated 11/6/25 and close the case.

Ramon Olivera, Code Compliance Officer, recommended vacating the 11/6/25 Order and closing the case. The new owner had been cited.

Denise Hayle, new owner, said permits were already in process.

Ms. Flynn vacated the Order dated 11/6/25 and closed the case.

Special Magistrate Hearing
January 29, 2026
Page 9

CASE NO: CE25030212

CASE ADDR: 138 SW 21 WAY

OWNER: PEREZ, GIL V

This case was continued from 11/6/25.

Service was via posting at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE REAR SWALE

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED
PROPERTY. THE TREE STUMP IS LOCATED IN THE FRONT YARD ABUTTING THE
FENCE, NEAR THE SOUTHWEST CORNER OF THE PROPERTY.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR
AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS MISSING THE MESH AND
ONLY THE POSTS REMAIN.

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

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR WALLS AND FASCIA THAT ARE STAINED AND HAVE MISSING, PEELING PAINT IN
THE FRONT AND REAR OF THE PROPERTY.

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

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

Gil Perez cross examined Officer Olivera regarding the violation and the fact that the prior tenants, whom Mr. Perez had since evicted, had spoken Spanish, not English. Mr. Perez argued that even though Officer Olivera had explained the violations to the tenants in Spanish, the Code required written notice. Ms. Flynn pointed out that the code to which Mr. Perez referred was a tort statute, not code enforcement code. Mr. Perez also claimed the tenants had complied all violations after he spoke with them.

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

Special Magistrate Hearing
January 29, 2026
Page 10

CASE NO: CE25090280

CASE ADDR: 1501 SW 22 ST

OWNER: SMITH ESTATE TR; SMITH, JAMIE M & SAMUEL T TRUSTEES

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RD-15 ZONE RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 82 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 15 AVENUE AND SW 22 STREET.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOODEN FENCE AT WESTSIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE MISSING AND BROKEN PANELS

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT AND FADED. THERE ARE MULTIPLE CRACKS.

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

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

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-21.15.A had existed as cited and imposition of a \$300 one-time fine for the two trees removed.

Jamie Smith agreed to the fine.

Ms. Flynn found for the City that the violation had existed as cited and imposed a \$300 one-time fine for the two trees removed.

CASE NO: CE23080539

ORDERED TO REAPPEAR

CASE ADDR: 519 SW 27 AVE

OWNER: 519 SW 27TH AVENUE LLC

This case was first heard on 4/9/24 to comply by 7/19/24, 5/14/24, and 7/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,600.

Rachel Moore, Code Compliance Officer, reported the property was in compliance and recommended reducing fines to administrative costs of \$1,915.

Special Magistrate Hearing
January 29, 2026
Page 11

William Stecker said the building had a flooding issue. He agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,915.

CASE NO: CE25040373

CASE ADDR: 1355 W SUNRISE BLVD

OWNER: FIELD APARTMENTS LLC

Service was via posting at the property on 1/15/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 47-19.5.D.5.
THE BUFFER WALL ON THE PROPERTY FACING NW 10 PLACE NEEDS REPAIR. THE WALL IS CRACKED AND IS LEANING/FALLING OVER.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, HOLES AND THE PARKING LOT NEEDS TO BE RESTRIPE AND RESURFACED.

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

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

John Field agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25110135

CASE ADDR: 1733 NW 18 ST

OWNER: 2771 LLC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS YARD DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF LEAVES AND PALM FRONDS. THIS IS RECURRING VIOLATION, SEE CASE CE23120684. 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: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-280(C) COMPLIED
THE DOORSTEP IN NOT BEING MAINTAINED. THERE ARE STAINS, MISSING OR PEELING PAINT.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD.

Special Magistrate Hearing
January 29, 2026
Page 12

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

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: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL
KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A
REPEAT VIOLATION AS PER CASE CE23120684 AND AS SUCH FINES WILL BEGIN
IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE
PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR SUCH AS FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS
IS A RECURRING VIOLATION, SEE CASE CE23120684. 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) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE
ROOF.

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

Officer Exantus presented the case file into evidence and requested a finding of fact that violations 18-12.(a), 9-305(b), and 9-306 had existed as cited and imposition of a \$16,400 fine for the 82 days 9-305(b) had been out of compliance.

Joyce Meyer described their efforts to comply, stating the tenants had been evicted in August. She said they had recently inherited properties from their brother and wished to maintain the properties. She requested a fine reduction.

Ms. Flynn found for the City that violations 18-12.(a), 9-305(b), and 9-306 had existed as cited and imposed a \$1,640 fine for the 83 days 9-305-(b) had been out of compliance.

CASE NO: CE25080007

CASE ADDR: 2521 SW 3 ST

OWNER: PIERSALL, PATRICIA J SMITH

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY

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

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ARE

STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF MISSING/FADED PAINT.

VIOLATIONS: 9-280(h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS AREAS WHERE THE SLATS ARE MISSING, BROKEN, WARPED, AND STAINED.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. FURTHERMORE THERE IS GRASS GROWING THROUGH AREAS OF THE DRIVEWAY.

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

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

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

Patricia Smith Piersall agreed to comply.

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

CASE NO: CE25030097

CASE ADDR: 165 VERMONT AVE

OWNER: JEAN-BAPTISTE, ANGELINE

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,550 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.

Angeline Merissaint Jean said she had not understood the violation but said she now did.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE25090273

CASE ADDR: 1752 LAUDERDALE MANOR DR

OWNER: GARCIA, MELANIE MICHELLE

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

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

Special Magistrate Hearing
January 29, 2026
Page 14

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS WORN THROUGH, GRASS AND WEEDS GROWING THROUGH IT.
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 24-27.(b) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Melanie Garcia said she had experienced an allergic reaction to something while cleaning up the property that resulted in her hospitalization. She had suffered other health issues recently as well. She added that she was also financially drained. Amy Brown, Code Compliance Supervisor, recommended additional time.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/30/26 hearing for a progress report.

CASE NO: CE25110136

CASE ADDR: 1719 NW 18 ST

OWNER: JACKSON, BERNARD EMANUEL; JACKSON, CHRISTINE C

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

Bernstein Saimbert, 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/OR ITS
SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL
PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE
VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 47-19.1.B
THERE IS A WHITE TARP CANOPY FRAME ERECTED ON THE NORTHWEST SIDE OF THIS RS-8
ZONE PROPERTY. NO ACCESSORY USE OR STRUCTURE MAY BE LOCATED WITHIN THE
REQUIRED YARD UNLESS PERMITTED BY THE ULDR.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE STUMP ON THE SWALE AT THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 SINGLE FAMILY ZONE
PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BRICKS, BUCKETS, WOOD AND
OTHER MISCELLANEOUS ITEMS NOT SCREEN FROM VIEW. THIS IS A RECURRING VIOLATION
REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO
OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO
THE HEARING.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE ON THE REAR IS LEANING. THIS
IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO

Special Magistrate Hearing

January 29, 2026

Page 15

SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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 ALONG NW 18 ST. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SOFFIT AND FASCIA THAT ARE DISCOLORED. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 47-19.1.B within 28 days or a fine of \$50 per day. He also requested a finding of fact that violations 18-12.(a), 47-34.1.A.1., 9-280(h)(1), 9-305(a), and 9-306 had existed as cited.

Bernard Jackson said he needed the tarp to work under.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.1.B within 56 days or a fine of \$50 per day. She also found for the City that violations 18-12.(a), 47-34.1.A.1., 9-280(h)(1), 9-305(a), and 9-306 had existed as cited.

CASE NO: CE25080763

CASE ADDR: 900 SW 12 ST

OWNER: RIO NUEVO A CONDO ASSN

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL RMM-25 ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO HEDGES/ PLANTS BEING 8 FEET IN HEIGHT. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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

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

Gerald Loy, unit owner, said this was not an unsafe situation because there was a traffic signal at this intersection. Officer Dayem stated there was no exception in the code for this situation. He said the hedge must be trimmed to two-and-a-half feet tall. Officer Dayem recommended 28 days.

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

Special Magistrate Hearing
January 29, 2026
Page 16

CASE NO: CE25100738

CASE ADDR: 991 SW 32 CT

OWNER: 991 SW LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-19.1.D. COMPLIED
THERE ARE MULTIPLE TEMPORARY CAR CANOPIES FRAMES ERECTED IN THE FRONT YARD OF THIS RS-8 ZONED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT-YARD SETBACKS.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF TOOLS AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-304(b) COMPLIED FOF
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS STAINED. THIS IS A RECURRING VIOLATION, SEE CASE CE23110270. 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 FOF
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS RECURRING VIOLATION, SEE CASE CE23110270. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

Thomas Coon agreed.

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

CASE NO: CE25110344

CASE ADDR: 1488 SW 32 ST

OWNER: SEFFERLY DEVELOPMENT LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE25030132 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

Officer Dayem presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and imposition of a \$100 administrative fee per inspection, a total of \$700.

Loren Fraute said his landscaper had stopped working and he had trouble finding a new one. He requested additional time to install a fence.

Ms. Flynn found for the City that the violation had existed as cited and imposed an administrative fee of \$700.

CASE NO: CE25060530

CASE ADDR: 1209 NW 3 ST

OWNER: GOMEZ, MARIA DE LA PAZ; JACOBSON, LARS AXEL

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A WHEELED STRUCTURE PARKED/STORED IN THE REAR OF THIS RC-15 ZONED PROPERTY WHICH IS AN UNPERMITTED LAND USE PER THE ULDR.

VIOLATIONS: 9-304(b)

THERE IS A TRAILER(S) PARKED ON THE GRASS/LAWN AREA.

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

Lars Jacobson said he had found storage for the trailer but it was not available until April 1. Officer Willis noted these violations had existed since September 2025 and neighbors had complained. She insisted on 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25110071

CASE ADDR: 625 NE 17 TER

OWNER: 1025 PARK LLC

Service was via posting at the property on 12/31/25 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 24-29.(a) COMPLIED

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER PAD AREA. DUMPSTER IS FREQUENTLY OVERFLOWING WITH LIDS LEFT OPEN. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE24120537. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.B.1.c.

THE GRAVEL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR. THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL. THERE ARE AREAS WHERE GRAVEL IS MISSING ON THE PUBLIC RIGHT AWAY.

Special Magistrate Hearing
January 29, 2026
Page 18

Officer Noel presented the case file into evidence and recommended ordering compliance with 47-20.13.B.1.c. within 56 days or a fine of \$100 per day and a finding of fact that violation 24-29.(a) had existed as cited.

Arthur Pollio said Public Works had done work and left dirt behind. Dorian Koloian, Code Compliance Supervisor, said whether the owner addressed the problem or the City did, 56 days should be sufficient.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.13.B.1.c. within 56 days or a fine of \$100 per day and found for the City that violation 24-29.(a) had existed as cited.

CASE NO: CE25060333

CASE ADDR: 1001 SW 31 ST

OWNER: MALI-CONN INVESTMENTS LLC; SANTANA PROPERTY INVESTMENT CORP

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mohammad Dayem, Code Compliance Officer, recommended imposition of the fine.

Candida Rojas, permit runner, reported the master permit and roof permit had been pulled and they were in the inspections process. She requested two months. Officer Dayem suggested 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

CASE NO: CE25100790

CASE ADDR: 1780 SW 30 PL

OWNER: FOX, BRIDGETTE H/E; BONABY, JOHN FITZGERALD

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE OF TOOLS, TRAILERS, BOATS 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. THIS IS A RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED FOF

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED, THE ASPHALT IS WORN OUT, CRACKED AND FADED. THIS IS RECURRING VIOLATION SEE CASE CE23080324. 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.

Special Magistrate Hearing
January 29, 2026
Page 19

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-1 within 28 days, and with 9-304(b) and 9-305(b) within 119 days or a fine of \$50 per day, per violation and a finding of fact that 18-12.(a) had existed as cited.

Bridgette Fox requested more time. She said the yard was below sea level and they wished to put rocks in the yard instead of grass because water continually pooled there. She stated they were also suffering financial hardship due to medical issues. Amy Brown, Code Compliance Supervisor, said there may be other solutions of which Ms. Fox was not yet aware that the City could work out with them.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 56 days, with 9-304(b) and 9-305(b) within 147 days or a fine of \$50 per day, per violation and found for the City that 18-12.(a) had existed as cited.

CASE NO: CE25090177
CASE ADDR: 939 NW 12 ST
OWNER: SYL ENTERPRISES LLC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

Bovary Exantus, 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 REFER TO CASE NUMBER CE25060766 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus 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.

Luigino Bosco agreed.

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

CASE NO: CE25040124
CASE ADDR: 1301 NW 10 PL
OWNER: MEDEON, SMITH

Personal Service was accepted on 1/14/26. Service was also via posting at 1 East Broward Blvd. on 1/16/26.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE GRAVEL AND APRON DRIVEWAY ARE IN DISREPAIR. THE GRAVEL IS WORN THROUGH, GRASS AND WEEDS GROWING THROUGH IT

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

Special Magistrate Hearing
January 29, 2026
Page 20

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

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

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

Smith Medeon requested 91 days for all violations

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 91 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE25100484
CASE ADDR: 2518 WHALE HARBOR LN
OWNER: AHARON, OZ

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-272(a) COMPLIED
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE25040042 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

Officer Oaks presented the case file into evidence and recommended imposition of a \$1,500 fine.

Eva Kuusmann said they were not conducting short-term rentals any longer. Officer Oaks said the ads had been active on the dates he noted in the violation. Since then, they had removed the ads.

Ms. Flynn found in favor of the City and imposed a \$1,500 fine.

CASE NO: CE25070666 ORDERED TO REAPPEAR
CASE ADDR: 1309 GUAVA ISLE
OWNER: OVED, EZRA

This case was first heard on 11/6/25 to comply by 1/29/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mohammad Dayem, Code Compliance Officer, confirmed the property was not in compliance.

Ezra Oved reported the boat was "99% completed." He said his wife had recently passed away. Mr. Oved described his efforts to comply and requested more time.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

CASE NO: CE24120315
CASE ADDR: 701 E BROWARD BLVD
OWNER: LAUDERDALE CITY CENTER ASSOC

This case was first heard on 8/28/25 to comply by 9/7/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,100 and the City was requesting the full fine be imposed.

Special Magistrate Hearing
January 29, 2026
Page 21

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

Ronald Feldman described their efforts to comply. Officer Noel suggested imposing administrative costs of \$994.

Ms. Flynn imposed administrative costs of \$994.

CASE NO: CE25080688

CASE ADDR: 2731 NW 16 CT

OWNER: DIMANCHE, ETIENNE

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. BLACK NISSAN NO TAG AND A BLUE NISSAN NO TAG AND A GOLD TOYOTA PLATE NUMBER 24EVAG ON A JACK WITH NO FRONT TIRE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: BCZ-39-275(6)(B) COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RIC- COUNTY PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE OF THIS PROPERTY SUCH AS BUT NOT LIMITED TO CINDER BLOCKS. CAR PARTS, CAR TOOLS, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 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 the violations had existed as cited.

Bernstein Saimbert, Senior Code Compliance Officer, acted as interpreter for the owner, Etienne Dimanche. Mr. Dimanche indicated he understood.

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

CASE NO: CE25060737

CASE ADDR: 1536 NW 12 TER

OWNER: WHITE, TIMOTHY T

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 25-5 COMPLIED
THERE ARE FLOWERPOTS OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

Special Magistrate Hearing
January 29, 2026
Page 22

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO A HUGE PILE OF STUFF/ITEMS COVERED WITH TARP STORED ON THIS PROPERTY. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE-FAMILY RESIDENCE.

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

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

VIOLATIONS: 9-308(B) COMPLIED
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF INCLUDING BUT NOT LIMITED TO TARPS.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 47-34.4.A.1. within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Timothy White agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. and 47-34.4.A.1. within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn took a brief recess.

CASE NO: CE25090659

CASE ADDR: 4521 NE 21 AVE

OWNER: CORAL RIDGE LANDINGS CONDO ASSN INC

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 24-7(b) WITHDRAWN
THERE IS BULK TRASH INCLUDING BUT NOT LIMITED TO FURNITURE ON THE RIGHT OF WAY IN THE REAR ALLEY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS INCLUDING BUT NOT LIMITED TO FURNITURE ON THE PROPERTY ALONG THE REAR ALLEY.

Officer Willis presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

CASE NO: CE25120122

CASE ADDR: 623 NW 9 AVE

OWNER: 6 WEST APARTMENTS LLC

Service was via posting at the property on 1/12/26 and at 1 East Broward Blvd. on 1/16/26.

Special Magistrate Hearing
January 29, 2026
Page 23

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE SWALE. ALSO, THERE IS OVERGROWTH AND TRASH IN FRONT AND AT THE REAR BACK YARD OF APARTMENT 3. ALSO, THERE IS OVERGROWTH GROWING BETWEEN THE FENCE. THIS IS A RECURRING VIOLATION PER CASE CE24090684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(b) COMPLIED
THE WINDOW IN APARTMENT 3 IS NOT SECURING PROPERLY AND THE LOWER KITCHEN CABINET BESIDE THE STOVE HAS BROKEN WOOD AND GAPS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOODEN GATE DOOR, FOR APARTMENT 3 DOESN'T LATCH PROPERLY AND THERE ARE BROKEN SLATS ALSO THE FENCE IN THE BACK YARD HAS DARK STAINS AND MARKS THAT NEED TO BE MAINTAINED AND CLEANED. THIS IS TO INCLUDE THE FENCING WITH GRAFFITI ON THE MAIN WOODEN GATE DOOR.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. ALSO, THE BACK YARD OF APARTMENT 3 HAS AREAS OR MISSING GROUND COVER WHERE SOD/GRASS SHOULD BE.

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

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

CASE NO: CE25030495

CASE ADDR: 1451 N FEDERAL HWY

OWNER: BH PLAZA DEL MAR LLC

Personal Service was accepted on 12/22/25. Service was also via posting at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 17-7.3 COMPLIED
THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF 7:00 AM AND 10:00 PM DAILY. REPUBLIC SERVICES WAS OBSERVED CONDUCTING TRASH COLLECTION AT APPROX 3:40AM TODAY. THIS IS A RECURRING VIOLATION, PER CASE CE25090615. 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 Noel presented the case file into evidence, said the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

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

CASE NO: CE25100652

CASE ADDR: 2060 NW 30 TER

OWNER: WEIT, RICHARD C & MELANIE

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

Special Magistrate Hearing
January 29, 2026
Page 24

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR; THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEED TO BE RESURFACED.

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25100743

CASE ADDR: 2373 NW 19 ST

OWNER: INSPIRED EVOLUTION INVESTMENTS LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25040531 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 305(b) had existed as cited.

Ms. Flynn found for the City that violation 305(b) had existed as cited.

CASE NO: CE25090178

CASE ADDR: 937 NW 11 PL

OWNER: ORTIZ, JUAN EST

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

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

VIOLATIONS: 9-304(b)
THE CEMENT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY.

Special Magistrate Hearing
January 29, 2026
Page 25

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND AWNINGS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING AND FADED PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 24-27.(B) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 24-27.(B) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE25110148
CASE ADDR: 1542 NW 17 ST
OWNER: BEST QUAD INC; % WEICHOU CHEN

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

Bernstein Saimbert, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 9-304(b)
THERE ARE AREAS OF THE ASPHALT DRIVEWAY THAT HAVE HOLES AND CRACKS. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020058. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

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

CASE NO: CE25110353
CASE ADDR: 610 SW 19 ST
OWNER: BARTELL, JEAN M

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

Rafael Santos, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR. IT IS MISSING GRAVEL OR ASPHALT.

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

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

Special Magistrate Hearing
January 29, 2026
Page 26

CASE NO: CE25110517

CASE ADDR: 1207 SE 17 ST
OWNER: W D CORDOVA LLC

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH, DEBRIS AND SHOPPING CARTS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE CASE CE25070178 AND WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT 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.

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

CASE NO: CE25120262

CASE ADDR: 1625 CORDOVA RD
OWNER: W D CORDOVA LLC

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE CASE CE24030762 AND WILL BE PRESENT TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

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.

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

CASE NO: CE25040348

CASE ADDR: 538 NW 8 AVE
OWNER: FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 1/16/26.

Patt Gavin, 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/OR ITS SWALE INCLUDING BUT NOT LIMITED TO SHOPPING CARTS, CLOTHING, BOXES AND FURNITURE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY INCLUDING BUT NOT LIMITED TO: A WHITE RECREATIONAL VEHICLE (RV) WITH NO TAG PARKED ON THE PROPERTY.

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

Special Magistrate Hearing
January 29, 2026
Page 27

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

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

CASE NO: CE25100007

CASE ADDR: 645 NW 15 AVE

OWNER: HOSPITALITY ESTATE LLC

Service was via posting at the property on 1/12/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX AND THE SMOKE DETECTOR INSIDE UNIT 3.

(SMOKE DETECTOR IS MISSING); NEW ELECTRIC PANEL IN UNIT 3; AND ALL EXTERIOR ELECTRIC BOXES.

VIOLATIONS: 9-280(h)(1) COMPLIED

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE WOODEN FENCE ON THE PROPERTY IN DISREPAIR, DIRTY, STAINED AND DISCOLORED.

VIOLATIONS: 9-304(b)

THE PARKING FACILITIES ARE NOT SMOOTH OR WELL-GRADED. PARKING SURFACES ARE FADED AND DISCOLORED.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 9-280(g) within 10 days or a fine of \$250 per day and with 9-304(b) within 56 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(g) within 10 days or a fine of \$250 per day and with 9-304(b) within 56 days or a fine of \$100 per day.

CASE NO: CE25100473

CASE ADDR: 5340 NW 10 TER

OWNER: A&H REAL ESTATE GROUP LLC

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-28

THERE ARE BUSINESSES OPERATING AT THIS LOCATION WITHOUT A CURRENT BUSINESS TAX RECEIPT. THESE ARE OUT OF TIME TOWING & RECOVERY, DBA EXECUTIVE TOWING & RECOVERY, RPC AUTO, LLC AND GOLD COAST AUTO SALES INC.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THE RIGHT OF WAY OF THIS PROPERTY. TRASH CAN BE SEEN WHERE THE VEHICLES ARE PARKED ALONG THE FENCE.

ADDITIONALLY, THERE IS OVERGROWTH OF THE LANDSCAPING INSIDE THE FENCED IN YARD.

VIOLATIONS: 26-8(a)(5) COMPLIED

THERE ARE TEN DERELICT VEHICLES PARKED ON THE RIGHT OF WAY. A BLACK LEXUS ES330 WITHOUT A TAG, VIN JTHBA30G055140448, A RED BMW MINI COOPER, NO TAG, VIN UNREADABLE, A WHITE TOYOTA COROLLA, NO TAG, VIN INXBR32E73Z736398, A GREY

HONDA HR-V, NO TAG, VIN 3CZRU5H53JG703981, A WHITE FORD F150 PICKUP TRUCK, NO TAG, VIN UNREADABLE, A WHITE BMW, FL TAG BZ20CW, EXP. 6/25, A BLACK ALTIMA, NO TAG, VIN 1N4AL3AP0HC200451, A BLACK FORD SEDAN, NO TAG, VIN UNREADABLE, A SILVER LEXUS RX330, NO TAG, VIN 2T2HA3LU86CL00389, AND A BLACK BUICK VERANO, NO TAG, VIN 1G4PP5SK3G4163360.

VIOLATIONS: 47-22.9.
SIGNS HAVE BEEN ERECTED ON THIS I-ZONED INDUSTRIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. ALL SIGNS ARE REQUIRED TO HAVE A PERMIT BEFORE BEING PLACED ON THE PROPERTY.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance with 9-305(b) within 56 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 56 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25100832

CASE ADDR: 914 W SUNRISE BLVD
OWNER: JN & SONS REALTY LLC

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-28. COMPLIED
THE BUSINESS AT THIS PROPERTY, UP CLOUD SMOKE SHOP (UNIT 930), IS OPERATING WITHOUT A CURRENT BUSINESS TAX RECEIPT (BTR) FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1 COMPLIED
THE SIGNS IN THE WINDOWS EXCEED 20% OF THE WINDOW SPACE.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE AT THE INSURANCE OFFICE (922), BARBER SHOP (926) SCOOTER STORE (928) AND THE SMOKE SHOP (930). THERE ARE MULTIPLE SIGNS ON THE BUILDING AND IN THE WINDOWS, INCLUDING NEON SIGNS, FOR WHICH PERMITS HAVE NOT BEEN OBTAINED.

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

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

CASE NO: CE25080378

CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS; NORTH AMERICA LLC

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

Special Magistrate Hearing
January 29, 2026
Page 29

Vanessa Willis, 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 INCLUDING BUT NOT LIMITED TO BLACK TRASH BAGS, CONSTRUCTION/YARD DEBRIS AND CLOTHING.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS, DOORWAYS AND ACCESS POINTS.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PIECES OF THE CHAIN LINK FENCE MISSING. THE FENCE IS LEANING, UNSUPPORTED, MISSING POSTS AND IN DISREPAIR.

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 Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-280(b) within 10 days and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) and 9-280(b) within 10 days and with the remaining violations within 28 days or a fine of \$200 per day, per violation.

CASE NO: CE25070885

CASE ADDR: 401 NW 15 AVE

OWNER: BOLDEN, TOMMY LEE H/E; BOLDEN, MILDRED MAXINE

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR, DIRTY AND DISCOLORED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS INCOMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED
THERE PAVERS IN THE DRIVEWAY ARE IN DISREPAIR AND GRASS IS PROTRUDING THROUGH THE PAVERS.

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 SURROUNDING THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

Special Magistrate Hearing
January 29, 2026
Page 30

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 REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Willis presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 9-280(h)(1), 9-305(b), and 9-306 had existed as cited.

Ms. Flynn found for the City that violations 9-280(h)(1), 9-305(b), and 9-306 had existed as cited.

CASE NO: CE25080451
CASE ADDR: 436 NW 15 WAY
OWNER: STS GROUP USA INC

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT BEING MAINTAINED AS REQUIRED. IT IS MISSING A DOOR/GATE AND THE FENCING IS DIRTY AND STAINED. THERE IS ALSO GARBAGE OUTSIDE OF THE ENCLOSURE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES ARE IN DISREPAIR INCLUDING BUT NOT LIMITED TO SURFACES THAT ARE UNEVEN AND MISSING ASPHALT. THERE ARE ALSO GREASE STAINS AND FADED LINES.

VIOLATIONS: 9-280(C)
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS AND CHAIRS PLACED ON THE WALKWAYS/PORCH AREAS.

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

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

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 9-280(c) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(c) within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Special Magistrate Hearing
January 29, 2026
Page 31

CASE NO: CE25020414

CASE ADDR: 1434 NW 5 ST

OWNER: TUFF, SEBASTIAN

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE. THERE IS OVERGROWN GRASS AND VEGETATION ON THE PROPERTY AND 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. THE EXTERIOR WALLS ARE
CHIPPED, FADED AND MISSING PAINT INCLUDING BUT NOT LIMITED TO THE SOFFITS AND
FASCIA.

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME
INCLUDING BUT NOT LIMITED TO THE SOFA OBSERVED ON THE RIGHT OF WAY.

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

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

CASE NO: CE25090836

CASE ADDR: 400 NW 15 AVE

OWNER: FEDD, MELINDA ANN &; FEDD, ELLIOTT NAT

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE INCLUDING BUT NOT LIMITED TO THE APPLIANCES, DISCARDED WOOD AND BUCKETS
IN THE REAR OF THE PROPERTY. (S.E. SIDE OF THE PROPERTY.)

VIOLATIONS: 47-21.11.D. COMPLIED
THERE IS/ARE PLANT MATERIALS THAT ARE BLOCKING VISIBILITY OF ONCOMING
TRAFFIC.

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-
KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A
RECURRING VIOLATION REFER TO CASE CE22060450. 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: 9-306 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, INCLUDING BUT NOT LIMITED TO THE DETACHED STRUCTURE IN THE REAR OF THE PROPERTY (EAST SIDE). THIS IS A RECURRING VIOLATION REFER TO CASE CE22060450. 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: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. NUMBERS AFFIXED ON THE BUILDING MUST BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE APPLIED.

Officer Willis presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 9-280(h)(1), 9-305(b), and 9-306 had existed as cited.

Ms. Flynn found for the City that violations 9-280(h)(1), 9-305(b), and 9-306 had existed as cited.

CASE NO: CE25080084

CASE ADDR: 2790 SW 3 CT

OWNER: MAXINAUD, SANTHIA H/E; MAXINAUD, GARY

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF BOARDS, TIRES, EQUIPMENT AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.A.1. COMPLIED FOF
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. A COMMERCIAL TRAILER IS BEING PARKED ON THE SWALE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030697 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY HAS POTHoles AND WEEDS GROWING THROUGH THE PAVERS.

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.

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.

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violation 47-34.4.A.1. had existed as cited.

Ms. Flynn found for the City that violation 47-34.4.A.1. had existed as cited.

Special Magistrate Hearing
January 29, 2026
Page 33

CASE NO: CE25070442

CASE ADDR: 1067 IROQUOIS AVE

OWNER: MIAMI GARDENS EIGHT LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

- VIOLATIONS: 18-1 COMPLIED
THERE IS ROOFED STORAGE UNDER THE CARPORT CONSISTING OF BUT NOT LIMITED TO MATTRESSES, BED RAILS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
A WHITE COMMERCIAL BOX TRUCK IS BEING PARKED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 9-280(h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS BROKEN ON THE SOUTHSIDE OF THE PROPERTY AND IS UNEVEN/BENT ON THE NORTHSIDE OF THE PROPERTY.
- VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS LARGE POTHOLES, AND IS STAINED WITH A BLACK SUBSTANCE. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. ~~A WHITE COMMERCIAL BOX TRUCK IS BEING PARKED ON THE LAWN OF THIS PROPERTY.~~ COMPLIED
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25070532

CASE ADDR: 418 E EVANSTON CIR

OWNER: MAXHAUS LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

Special Magistrate Hearing
January 29, 2026
Page 34

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: 18-4.(c) WITHDRAWN
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE IS A VEHICLE COVERED BY A CAR COVER BEING STORED ON THE SWALE OF THE PROPERTY.

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

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

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

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

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE25090288

CASE ADDR: 740 E EVANSTON CIR

OWNER: RELOCATION SERVICES TRUST SE SOWERS TRUSTEE

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE IS A BURGUNDY MINIVAN BACKED INTO THE DRIVEWAY OF THIS PROPERTY, WITH A FLAT TIRE ON THE BACK DRIVER SIDE OF THE VEHICLE.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH PICK UP IS THE SECOND TUESDAY OF EACH MONTH.

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 COOLERS, HAND TROLLEY, STROLLERS, BUCKETS AND MISCELLANEOUS ITEMS.

Special Magistrate Hearing
January 29, 2026
Page 35

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY OF THIS PROPERTY HAS GRASS AND WEEDS GROWING THROUGH THE CRACKS OF THE CEMENT. ALSO, THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH CRACKS THROUGHOUT. THIS IS A RECURRING VIOLATION PER CASE CE24030443 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE24030443 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, and a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, and found that violation 9-304(b) had existed as cited.

CASE NO: CE25090343

CASE ADDR: 631 E EVANSTON CIR

OWNER: EDWARDS, KIRK

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS THE OUTSIDE STORAGE OF A TIRE, PLASTIC BINS AND MISCELLANEOUS ITEMS STORED ON THE OUTSIDE OF THE CARPORT AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

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

VIOLATIONS: 9-304(b)
~~THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER RAM PICK UP TRUCK IS BEING PARKED ON THE LAWN OF THIS PROPERTY.~~ ALSO, THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED, AND HAS GRASS GROWING THROUGH IT.

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

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

Special Magistrate Hearing
January 29, 2026
Page 36

VIOLATIONS: 9-308(a)
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF CEILING IS HANGING, AND SOME PIECES OF THE ROOF HAS FALLEN INTO THE CARPORT.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1. and 47-39.A.1.b.(6)(b) within 28 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 47-39.A.1.b.(6)(b) within 28 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

CASE NO: CE25090353

CASE ADDR: 141 SW 31 AVE

OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

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 COOLERS, PLASTIC BINS, BUCKETS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22050414 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A SILVER SUV, AND A WHITE PICK-UP TRUCK BEING PARKED ON THE LAWN. ALSO, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE THROUGHOUT.

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 within 56 days or a fine of \$100 per day, and a finding of fact that violation 47-39.A.1.b.(6)(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, and a finding of fact that violation 47-39.A.1.b.(6)(b) had existed as cited.

CASE NO: CE25050759

CASE ADDR: 501 NE 15 ST

OWNER: ELISE, JULIEN

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4(b) COMPLIED
THERE IS A COMMERCIAL VEHICLE ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT

THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-20.13.B.1.b COMPLIED
THE GRAVEL ON THE SWALE OF THIS RM-15 ZONED PROPERTY IS NOT IN A WELL-GRADED CONDITION. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THE REAR OF THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CARPET, FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS LOCATION. THERE IS A TRACTOR BEARING FL TAG # XE047I PARKED ON THE DRIVEWAY.

VIOLATIONS: 9-280(C)
THE TILES AT THE FRONT PORCH IS IN DISREPAIR, THERE ARE MULTIPLE CRACKS. THE FLOOR IS NOT LEVELED.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY APPROACH FACING NE 5 AVE AND NE 15 ST ARE IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING NE 5 AVE OF DEAD AND MISSING GROUND COVER.

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

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

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

CASE NO: CE25090699

CASE ADDR: 901 SW 16 ST 1-2

OWNER: RMG INVESTMENTS LLC

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS RS-8 ZONED CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 61 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 9 AVENUE AND SW 16 STREET.

Special Magistrate Hearing
January 29, 2026
Page 38

VIOLATIONS: 9-280 (d)
THE WALKWAY INFRONT OF THIS PROPERTY IS STAINED AND/OR DISCOLORED

VIOLATIONS: 9-304 (b)
THE DRIVEWAY TO THE EAST OF THE PROPERTY HAS UNEVEN, LIFTED AND DISPLACED
PAVERS CAUSING MISALIGNMENT.

VIOLATIONS: 9-305 (a) WITHDRAWN
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC
RIGHT-OF-WAY. THERE ARE PLANTS GROWING THROUGH THE TREES BLOCKING THE VIEW OF
ONCOMING TRAFFIC.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 47-2.2.Q.3. within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-2.2.Q.3. within 10 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25090700

CASE ADDR: 1405 SW 9 AVE

OWNER: COFFMAN, WILLIAM J H/E; COFFMAN, CAROL A

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA. THE CONCRETE
DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS UNEVEN WITH
CRACKS AND MISSING/BROKEN CORNER.

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. THIS IS RECURRING
VIOLATION, SEE CASE CE23050658. THE CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES
PRIOR TO THE HEARING DATE.

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

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

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

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

CASE NO: CE25110411

CASE ADDR: 1454 SW 33 ST 1-2

OWNER: ORLE, STEVE

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

Special Magistrate Hearing
January 29, 2026
Page 39

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THERE IS A 2009 DODGE CHARGER WITH AN EXPIRED TAG 63ADPW EXP 05-25 AND MISSING A TIRE AND 2010 CHRYSLER TOWN AND COUNTRY MISSING A VALID TAG.

VIOLATIONS: 9-280(h) (1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SOME OF THE PANELS ARE MISSING/BROKEN AND SOME SECTIONS OF THE FENCE ARE MISSING.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT WITH CRACKS AND POTHOLES. THE WHEEL STOPS ARE DIRTY/STAINED AND SOME OF THE MARKINGS ARE FADED.

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

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25100669

CASE ADDR: 2915 SW 15 AVE

OWNER: FIDELIS SOLUTIONS LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

VIOLATIONS: 9-305(a) COMPLIED FOF
THERE IS GROWTH OF LANDSCAPE (HEDGES/SHRUBS/TREES) MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK) FACING SW 30 ST. THIS IS RECURRING VIOLATION, SEE CASE CE25070444. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25100452

CASE ADDR: 1712 SW 10 AVE

OWNER: GRIFFITH, JOAN A

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF BUT NOT LIMITED TO TOOLS, BUCKETS 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: 9-278 (e)
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AND ITS APPROACH ARE NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE STAINED AND THE GRAVEL IS WORN OUT.

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

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

VIOLATIONS: 9-313. (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE COLOR OF THE NUMBERS IS NOT CONTRASTING WITH THE BACKGROUND.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-278(e) 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

CASE NO: CE25100546

CASE ADDR: 1104 CITRUS ISLE

OWNER: SANFORD B & L MICHELE NELSON TR; NELSON, SANFORD & L M TRUSTEE

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF DERELICT GOLF CART 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. THIS IS RECURRING VIOLATION, SEE CASE CE23120325. 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: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY. THE FORD PICK UP AND FORD MUSTANG ARE WITH FLAT TIRES AND EXPIRED TAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23120325. THE CASE WILL BE PRESENTED TO THE SPECIAL

Special Magistrate Hearing
January 29, 2026
Page 41

MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY IS IN DISREPAIR. THE STONES ARE CRACKED AND UNEVEN CAUSING SURFACE DAMAGE AND MISALIGNMENT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED, THE ASPHALT IS FADED WITH WEEDS GROWING THROUGH IT.

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

VIOLATIONS: 9-313.(a) COMPLIED
THE HOUSE NUMBERS ARE OBSTRUCTED AND CANNOT BE SEEN FROM THE RIGHT OF WAY.

Officer Dayem presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-1. And 18-4.(c) had existed as cited.

Ms. Flynn found for the City that violations 18-1. And 18-4.(c) had existed as cited.

CASE NO: CE25080126

CASE ADDR: 1000 NW 11 CT

OWNER: GILBOA REAL ESTATE LLC

Service was via posting at the property on 1/15/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS A TABLE, CHAIRS, A COUCH, SHOES AND OTHER MISCELLANEOUS ITEMS STORED UNDER PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS, GAS CAN, TRASH BAG, HELIUM GAS TANK ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, BROKEN PARTS AND THE BLACK TOP IS FADED. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

Special Magistrate Hearing
January 29, 2026
Page 42

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES 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.

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 9-304(b), 9-305(b), and 9-306 had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a), 9-304(b), 9-305(b), and 9-306 had existed as cited.

CASE NO: CE25080289
CASE ADDR: 2001 NW 14 AVE
OWNER: MICHAEL P GUETZKOW REV TR

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

Bovary Exantus, 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 PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER SWALE AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND FRONT DOOR ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, and a finding of fact that violations 18-12.(a) and 9-306 had existed as cited.

Special Magistrate Hearing
January 29, 2026
Page 43

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, and found for the City that violations 18-12.(a) and 9-306 had existed as cited.

CASE NO: CE25080486

CASE ADDR: 1000 NW 12 ST

OWNER: RASCON-MORALES, AARON

Service was via posting at the property on 1/15/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, TREE BRANCHES, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE AS WELL AS THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24020726. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL APRON DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT, AND THE ASPHALT IS BROKEN, UNEVEN AND NOT WELL DEFINED.

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.

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

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

CASE NO: CE25100090

CASE ADDR: 1749 NW 18 ST

OWNER: CHANG, XIAO MING

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

Bovary Exantus, 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, SEE CASE CE22040202. 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 Exantus presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

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

CASE NO: CE25080636

CASE ADDR: 1613 NW 15 CT

OWNER: NO NONSENSE INVESTOR LLC

Service was via posting at the property on 1/16/26 and at 1 East Broward Blvd. on 1/16/26.

Bovary Exantus, 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.

Special Magistrate Hearing
January 29, 2026
Page 44

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

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

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

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

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.

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

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

CASE NO: CE25110118

CASE ADDR: 1242 NW 15 TER
OWNER: PESSOA, EVANILDA P

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE AND A DERELICT TRAILER ON THE PROPERTY. A PICKUP TRUCK AND A TRAILER ARE BEING USED FOR STORAGE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO JUNK, TOOLS, TOYS AND OTHER MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE23040242. 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: 9-278 (e) COMPLIED
THERE ARE WINDOW AWNINGS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY ON THIS PROPERTY IS BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT AND STAINED.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE23040242 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER

OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE CE23040242. 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 Exantus presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days or a fine of \$100 per day. Violation 9-305(b) was already accruing fines that totaled \$8,300, and he requested stopping the fines, and allowing 15 days to comply or a fine of \$100 per day. He also requested a finding of fact that violation 9-306 had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days or a fine of \$100 per day, stops fines accruing and allowed 15 days for 9-305(b) to come into compliance or a fine of \$100 per day and found for the City that violation 9-306 had existed as cited.

CASE NO: CE25110134

CASE ADDR: 1744 NW 18 ST

OWNER: TAYAN ALLIANCES INC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 26-129(a) (4) COMPLIED
THERE IS A VEHICLE AT THIS PROPERTY PARKED/OBSTRUCTING SIDEWALK.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO INDOOR FURNITURE, TIRES, A LADDER AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h) (1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS DISCONNECTED, THE FENCE IS LEANING FORWARD AND MISSING A PROPER SUPPORT. THIS IS RECURRING VIOLATION SEE CASE CE23100871. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE CONCRETE IS 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 ON THE SWALE OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE23100871. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-363 COMPLIED

Special Magistrate Hearing
January 29, 2026
Page 46

THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

Officer Exantus presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-280(h) (1) and 9-305(b) had existed as cited.

Ms. Flynn found for the City that violations 9-280(h) (1) and 9-305(b) had existed as cited.

CASE NO: **CE25110250**
CASE ADDR: 900 NW 14 CT
OWNER: ROCK TR

Personal Service was accepted on 1/14/26. Service was also via posting at 1 East Broward Blvd. on 1/16/26.

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

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

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

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

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF INCLUDING BUT NOT LIMITED TO A BLUE TARP.

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

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

CASE NO: **CE25110044**
CASE ADDR: 1113 NW 15 CT
OWNER: CARMENATES, YONLENO; SOTO, CATALINA

Service was via posting at the property on 1/17/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1
THERE IS A COUCH, RUGS, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS STORED OUTSIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 9-304(b)
THE ASPHALT APRON DRIVEWAY IS IN DISREPAIR. THE APRON DRIVEWAY HAS CRACKS AND HOLES.

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 RIGHT OF WAY.

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-1, 18-12.(a), and 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1, 18-12.(a), and 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25100621

CASE ADDR: 1531 NW 12 ST

OWNER: JAMES, DONALD

Personal Service was accepted on 1/14/26. Service was also via posting at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1.
THERE ARE BOXES, CAR PARTS, BATTERIES, AN AIR COMPRESSOR, REFRIGERATOR 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: 18-4.(c)
THERE IS A WHITE DERELICT HYUNDAI SEATED ON JACKS STORED ON THIS PROPERTY.

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

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

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

VIOLATIONS: 9-306

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-306 within 56 days and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) and 9-306 within 56 days and with the remaining violations within 15 days or a fine of \$100 per day, per violation.

CASE NO: **CE25100868**
CASE ADDR: 2856 SW 4 ST
OWNER: SPENCER, WILLIE J

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
GREY FORD FOCUS WITH NO LICENSE PLATE IS BEING PARKED ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304(b)
~~THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A DARK GREY FORD FOCUS AND A NAVY BLUE TOYOTA CAMRY ARE BEING PARKED ON THE GRASS/LAWN AREA OF THIS PROPERTY.~~ ALSO, THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, CRACKS AND BLACK STAINS THROUGHOUT.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

CASE NO: **CE25100775**
CASE ADDR: 331 SW 38 TER
OWNER: SCHULTER, JEROME F

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4.(c) COMPLIED FOF
THERE IS A DERELICT MOBILE HOME PARKED ON THE PROPERTY. THE MOBILE HOME HAS FLAT TIRES. THIS IS RECURRING VIOLATION, SEE CASE CE21070652. THE CASE WILL

Special Magistrate Hearing
January 29, 2026
Page 49

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

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

VIOLATIONS: 9-304(b) COMPLIED FOF
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED; THE ASPHALT IS FADED, WORN OUT WITH GRASS/WEED GROWING THROUGH IT. THIS IS RECURRING VIOLATION, SEE CASE CE21070652. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Officer Moore presented the case file into evidence and said the violations were now in compliance. She requested a finding of fact that violations 18-4.(c) and 9-304(b) had existed as cited.

Ms. Flynn found for the City that violations 18-4.(c) and 9-304(b) had existed as cited.

CASE NO: CE25060070

CASE ADDR: 2860 SW 2 ST

OWNER: STERLING, BOOZ & MARIE N

Service was via posting at the property on 12/22/25 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BINS, WOOD AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY LOCATION. A WHITE FREIGHTLINER, COVENANT LOGISTICS, LICENSE PLATE NUMBER, INDIANA 3761944, S BEING PARKED ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHoles AND CRACKS THROUGHOUT.

Special Magistrate Hearing
January 29, 2026
Page 50

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

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

CASE NO: **CE25080361**
CASE ADDR: 2664 SW 7 ST
OWNER: BRUCE, SEAN

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
 THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
 TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO SHOPPING CART, BOXES,
 PLASTIC TRASH BAGS AND MISCELLANEOUS LITTER.

VIOLATIONS: 25-14 COMPLIED
 THERE IS AN RV DISCHARGING OFFENSIVE FLUIDS AND MATTER (WASTEWATER) INTO THE
 STREETS AND SEWERS AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.20.(H) COMPLIED
 THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY
 HAS HOLES, BLACK STAINS AND FADED STRIPES. THE WHEEL STOPS HAVE STAINS AND
 MISSING, PEELING PAINT.

VIOLATIONS: 47-34.4.C.1. COMPLIED
 THERE IS AN RV/MOBILE HOME PARKED AND BEING STORED AT THIS RMM-25 ZONED
 PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE RV IS DESCRIBED AS A
 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707. THIS IS A RECURRING
 VIOLATION TO CASE CE25030515. THIS CASE WILL BE PRESENTED TO THE SPECIAL
 MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIED PRIOR TO THE HEARING DATE TO
 SEEK A FINDING OF FACT.

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 NEXT
 TO THE PARKING FACILITY.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-34.4.C.1. had existed as cited.

Ms. Flynn found for the City that violation 47-34.4.C.1. had existed as cited.

CASE NO: **CE25080381**
CASE ADDR: 425 SW 24 AVE
OWNER: MAXHAUS LLC

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
 THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC
 NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PLASTIC
 STORAGE CONTAINER, PROPANE TANK, PLASTIC BUCKET, CLOTHES, LAUNDRY HAMPER, AND
 OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE
 PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS,

VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH GROWING THROUGH THE AREAS OF DECORATIVE GRAVEL ON THE PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR BLUE CHRYSLER PACIFICA WITH EXPIRED FL TAG 58AWSW "6/25".

VIOLATIONS: 47-21.9.K COMPLIED
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-5.11 COMPLIED
AUTO REPAIRS BEING DONE IN FRONT OF THIS RS-8 ZONED PROPERTY. 4 DOOR BLUE CHRYSLER PACIFICA RAISED ON AUTOMOBILE JACKS WITH PARTS REMOVED ALONG WITH OIL CATCH PAN UNDER VEHICLE.

VIOLATIONS: 9-280(c) COMPLIED
THE RED PAVED WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS CRACKS, STAINS AND AREAS OF FADED, MISSING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL. FURTHERMORE, GRASS IS GROWING THROUGH THE DRIVEWAY AND DRIVEWAY APRON. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE

VIOLATIONS: 9-306 COMPLIED
THE BUILDING EXTERIOR IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FASCIA THAT ARE DAMAGED, STAINED AND MISSING PAINT. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-1., 9-304(b), 9-305(b), and 9-306 had existed as cited.

Ms. Flynn found for the City that violations 18-1., 9-304(b), 9-305(b), and 9-306 had existed as cited.

Special Magistrate Hearing
January 29, 2026
Page 52

CASE NO: CE25080025

CASE ADDR: 2879 SW 14 ST

OWNER: RIVERA, SANDRA RAUDA, GILMA PATRICIA

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO FURNITURE AND MISCELLANEOUS DEBRIS ON THE EAST SIDE OF THE PROPERTY.

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

VIOLATIONS: 9-280(h) (1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS WHERE THE SLATS ARE DAMAGED, LEANING AND HAVE MISSING PAINT.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE FASCIA AND EXTERIOR WALL (AROUND THE FRONT WINDOW) THAT HAVE STAINS AND MISSING, FADED PAINT.

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

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

CASE NO: CE25080621

CASE ADDR: 1653 SW 28 AVE

OWNER: EDWARDS, JOHN BLAKE

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-21.15.A complied
A BLACK OLIVE TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION AS REQUIRED. THE DRIVEWAY HAS HOLES, CRACKS AND AREAS OF MISSING ASPHALT.

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

Special Magistrate Hearing
January 29, 2026
Page 53

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

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-21.15.A had existed as cited and imposition of a \$150 fine for the tree that had been removed.

Ms. Flynn found for the City that violation 47-21.15.A had existed as cited and imposed a fine of \$150 for the tree that had been removed.

CASE NO: CE25080794
CASE ADDR: 2501 SW 3 ST
OWNER: MAXHAUS LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-280(c) COMPLIED
THE WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS CRACKS, STAINS AND AREAS OF MISSING PAINT. FURTHERMORE THE FRONT PORCH ALSO HAS CRACKS, STAINS, AND AREAS OF MISSING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY APRON HAS GRASS GROWING THROUGH AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE ARE VEHICLES AND A TRAILER PARKED ON THE LAWN/ GRASS AREA AT THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE24120448. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED
THE FASCIA IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION TO CASE CE24110672. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25080813
CASE ADDR: 138 SW 24 AVE
OWNER: WALKENHORST, SHELLY H/E; WALKENHORST, BRIAN

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO PAINT CONTAINERS, SPRAY CANS, MULTIPLE CONTAINERS OF MISCELLANEOUS AUTOMOBILE FLUIDS, BOXES, TARP, OIL AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN 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: 47-21.15.A
A MAHOGANY TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP THAT REMAINS IN THE FRONT YARD AFTER THE REMOVAL OF A TREE AT THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22080394. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and imposition of a \$150 fine for the tree that had been removed.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and imposed a fine of \$150 for the tree that had been removed.

CASE NO: CE25080814
CASE ADDR: 132 SW 24 AVE
OWNER: PENDAS AMADOR, MARLENE

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE22090515. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22090515. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25090053
CASE ADDR: 128 SW 24 AVE
OWNER: ISAAC, HEATHER M & TORY A

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED

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

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE24060528. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25090054

CASE ADDR: 118 SW 24 AVE

OWNER: CHARLEMAGNE, EDNA H/E; CHARLEMAGNE, EDYNE

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PALLET OF CEMENT BAGS, PLASTIC TARP, CAGE, BUCKET, CLEANING SUPPLIES AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS NON-PERMITTED OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO WOOD PALLETS, AN UNINSTALLED SECTION OF WOOD SLAT FENCE, ANIMAL CAGES, CLEANING SUPPLIES, BUCKET AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY HAS CRACKS AND BROKEN AREAS IN THE CEMENT. FURTHERMORE, THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

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

Officer Olivera presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Special Magistrate Hearing
January 29, 2026
Page 56

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25090767

CASE ADDR: 1501 SW 19 AVE

OWNER: PRIOR, ALEC STEPHEN

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE PARKED AT THE REAR OF THIS RS-8 ZONED PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A RED CAR WITH FLAT TIRES AND PARTS REMOVED. THE VEHICLE IS PARTIALLY COVERED BY TARPS WITH OVERGROWTH AROUND THE VEHICLE AND MISCELLANEOUS ITEMS PLACED ON THE ROOF AND TRUNK HOLDING THE TARPS DOWN.

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO RIMS & TIRES, PLASTIC BARRELS, PADDLE BOARD, PLASTIC STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA AT THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b) WITHDRAWN

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING PAINT. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Olivera presented the case file into evidence and recommended ordering compliance with 18-4(c), 47-34.1.A.1., and 9-304(b) within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c), 47-34.1.A.1., and 9-304(b) within 15 days and with 9-306 within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25080806

CASE ADDR: 208 SW 24 AVE

OWNER: TRAN, TUAN

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED

THE GRAVEL AREA ABUTTING THE NORTH SIDE OF THE DRIVEWAY IS OVERGROWN WITH GRASS GROWING THROUGH THE GRAVEL.

Special Magistrate Hearing
January 29, 2026
Page 57

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY LEADING UP TO THE PROPERTY HAS AREAS OF FADED AND MISSING PAINT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. FURTHERMORE THE GRAVEL AREA ABUTTING THE DRIVEWAY HAS BARE AREAS OF MISSING GRAVEL. THIS IS A RECURRING VIOLATION TO CASE CE22110363. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED
THERE IS AN AREA OF THE EXTERIOR WALL NEAR THE FRONT DOOR THAT HAS MISSING, PEELING PAINT.

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

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

CASE NO: CE25090770

CASE ADDR: 2600 SW 8 ST

OWNER: MCDOWELL, CEDRICK H/E; ALLEN, AUDLEY EST

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AT THE FRONT AND REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE22080362. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE22080362. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25100202

CASE ADDR: 227 SW 22 AVE

OWNER: KHALSA, DEV DHARM; CHECO, JAZMIN

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE ARE ITEMS BEING STORED UNDER THE PATIO COVER AT THIS RS-8 ZONED

PROPERTY. THE ITEMS BEING STORED UNDER THE PATIO INCLUDE BUT IS NOT LIMITED TO TARPS, RED COOLER, BOXES, BAGS AND OTHER MISCELLANEOUS ITEMS. THE UNDER ROOF STORAGE IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION TO CASE CE24110551. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE FORD E-SERIES SHUTTLE BUS WITH A FLAT TIRE AND EXPIRED FL TAG # AT96VM "1/23".

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO PLYWOOD, TARPS, WOOD, LANDSCAPING DEBRIS, LADDER AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY HAS CRACKS, IS STAINED WITH A BLACK SUBSTANCE AND HAS GRASS GROWING THROUGH THE GRAVEL APRON. FURTHERMORE, THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE24110551. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE TO OBTAIN A FINDING OF FACT.

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

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a) and 9-304(b) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a) and 9-304_b) had existed as cited.

CASE NO: CE25100305

CASE ADDR: 1275 SW 28 RD

OWNER: SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO RIMS AND TIRES, HUB CAPS, STROLLER, CINDER BLOCK, BAGS, RADIATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE CE25010684. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT

VIOLATION TO CASE CE24080286 AND 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.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the violations had existed as cited and imposition of a \$100 fine for the day violation 9-304(b) had been observed.

Ms. Flynn found for the City that the violations had existed as cited and imposed a \$100 fine for the day violation 9-304(b) had been observed.

CASE NO: CE25100581

CASE ADDR: 1613 SW 28 AVE

OWNER: LAT INVESTMENTS GROUP LLC

Service was via posting at the property on 1/7/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION, "BEAUTIFUL DOGGIES GROOMING SALON", IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-22.9. COMPLIED

SIGNS HAVE BEEN ERECTED AT THIS RS-8 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A YELLOW FEATHER FLAG BANNER WITH THE WORDS "PET GROOMING" AND A BLACK A-FRAME SIGN WITH THE WORDS " BEAUTIFUL DOGGIES GROOMING SALON" PRINTED ON THE SIDE.

VIOLATIONS: 9-280(h) (1) COMPLIED

THE WOOD FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE EXTERIOR FACING SIDE OF THE FENCE IS STAINED WITH AN ORANGE AND BLACK SUBSTANCE ALL AROUND.

VIOLATIONS: 9-304 (b)

THE DRIVEWAYS TO BOTH UNITS ARE IN DISREPAIR. THE DRIVEWAY FOR THE REAR UNIT ABUTTING SW 16 STREET HAS AREAS OF BROKEN AND MISSING ASPHALT AND IS NOT BEING MAINTAINED IN A SMOOTH WELL-GRADED CONDITION. FURTHERMORE, THERE IS A BOAT TRAILER AND A BLACK ENCLOSED TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY APRON/ENTRANCE TO #1613 ABUTTING SW 28 AVENUE HAS A HOLE/DAMAGED AREA OF MISSING ASPHALT.

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE (IN FRONT OF THE REAR UNIT) WHERE THE BLACK TRAILER IS PARKED ON THE LAWN.

VIOLATIONS: 9-308 (b) COMPLIED

THE ROOF IS NOT BEING MAINTAINED AS REQUIRED. THE ROOF TO THE MAIN HOUSE (#1613) IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation and requested a finding of fact that violation 47-34.1.A.1. had existed as cited.

Special Magistrate Hearing
January 29, 2026
Page 60

Judge Purdy found for the City that the violation had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation and found for the City that violation 47-34.1.A.1. had existed as cited.

CASE NO: CE25100804

CASE ADDR: 251 SW 21 WAY

OWNER: REDITUS 1 LLC

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY AREAS AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. BOTH THE PAVED DRIVEWAY SLAB AND PAVED STRIPS HAVE AREAS THAT ARE DAMAGED, CRACKED, AND LIFTED. FURTHERMORE, THE DRIVEWAY HAS GRASS GROWING THROUGH THE DAMAGED AREAS AND IS STAINED WITH A BLACK SUBSTANCE. ADDITIONALLY, THE GRAVEL DRIVEWAY APRON/ ENTRANCE HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. THIS IS A RECURRING VIOLATION TO CASE # CE25070582. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25110413

CASE ADDR: 1473 SW 16 TER

OWNER: HARRISON, MATTHEW

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

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

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

CASE NO: CE25110073

CASE ADDR: 2661 SW 16 ST

OWNER: SGUROS, BRIAN LOUIS

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A FAN, GAS CANS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING

A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A TARP, UMBRELLA STAND AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. 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: 9-278 (e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY HAS GRASS OR WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25110173

CASE ADDR: 1117 SW 22 AVE

OWNER: BAUMERT, VINCENT ALLEN H/E; BAUMERT, EMELY C ETAL

Service was via posting at the property on 1/8/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 25-4 COMPLIED
THERE ARE VEHICLES PARKED ON AND OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-8 ZONED PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE AND SILVER GMC COMMERCIAL TRUCK.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AT THIS RS-8 ZONED PROPERTY.

Special Magistrate Hearing
January 29, 2026
Page 62

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

Officer Olivera 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 \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 15 days and with 9-305(b) within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25110526
CASE ADDR: 1649 NE 8 AVE
OWNER: ALON, LIRON

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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.

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

CASE NO: CE25100348
CASE ADDR: 2675 SW 15 ST
OWNER: FISHER, SAKISHA

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

CASE NO: CE25100791
CASE ADDR: 1590 SW 31 AVE
OWNER: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-272(a) COMPLIED
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED
CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, PREVIOUS
CASE NUMBER IS CE25030009 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE
WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM
THE DAY THE VIOLATION WAS FIRST OBSERVED.

Special Magistrate Hearing
January 29, 2026
Page 63

Officer Oaks presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that the violation had existed as cited and imposition of a \$2,500 fine for the five days the violation had been observed. He also requested that any future violation incur and an immediate fine of \$1,000 per day.

Ms. Flynn found for the City that the violation had existed as cited, imposed a fine of \$2,500 for the five days the violation had been observed and ordered that a fine of \$1,000 per day would be immediately imposed for any future violation.

CASE NO: CE25110524

CASE ADDR: 5251 NE 26 AVE

OWNER: KENNEDY, KATHLEEN; WEBER, DONALD

Service was via posting at the property on 1/6/26 and at 1 East Broward Blvd. on 1/16/26.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

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

CASE NO: CE25110681

CASE ADDR: 2443 TORTUGAS LN

OWNER: 2443 TORTUGA LANE LLC

Service was via posting at the property on 1/3/26 and at 1 East Broward Blvd. on 1/16/26.

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

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

CASE NO: CE25050521

VACATE OIF 12/11/2025

CASE ADDR: 2008 INTRACOASTAL DR

OWNER: SAMUEL S CALIENDO LLC; HIEN T CALIENDO LLC

This case was first heard on 9/9/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,150 and the City was requesting the Order dated 12/11/25 be vacated and \$350 be imposed.

Vanessa Willis, Code Compliance Officer, recommended vacating the Order dated 12/11/25 and imposing \$350 in administrative fees.

Ms. Flynn vacated the Order dated 12/11/25 and imposed \$350 in administrative fees.

Special Magistrate Hearing
January 29, 2026
Page 64

CASE NO: CE25050807

CASE ADDR: 214 SW 2 ST

OWNER: SECOND CITY ENTERTAINMENT CO

This case was first heard on 8/28/25 to comply by 9/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$300 fine.

CASE NO: CE25020290

CASE ADDR: 2850 NE 32 ST

OWNER: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25020291

CASE ADDR: 2840 NE 32 ST

OWNER: MILL CAPITAL LLC

This case was first heard on 5/13/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25050766

CASE ADDR: 1123 NW 3 AVE 1-2

OWNER: MIZRAHI, MIKE; MIZRAHI, YAFFA

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$550 fine.

CASE NO: CE25060792

CASE ADDR: 930 SW 29 ST A-D

OWNER: ZADQUIEL INC

This case was first heard on 9/25/25 to comply by 10/10/25 and 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25070586

CASE ADDR: 1871 SW 22 ST

OWNER: GUNNELL, CAROLINE

This case was first heard on 9/25/25 to comply by 11/6/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

CASE NO: CE25010578

CASE ADDR: 1625 NW 9 AVE

OWNER: EZEL LLC

This case was first heard on 8/28/25 to comply by 9/7/25, 9/12/25, and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$23,300 fine.

CASE NO: CE25020741

CASE ADDR: 1124 NW 19 ST

OWNER: NOEL, WILBERT

This case was first heard on 8/28/25 to comply by 9/7/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,550 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25040797

CASE ADDR: 1416 NE 5 AVE

OWNER: FAITH CHURCH OF THE NAZARENE

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$28,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25060339

CASE ADDR: 1432 NW 7 TER

OWNER: BIJELONIC, BOJAN

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$26,100 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25070278

CASE ADDR: 1317 NW 7 TER
OWNER: ZOELICK, TODD

This case was first heard on 8/28/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$25,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25060117

CASE ADDR: 433 SW 28 AVE
OWNER: PAMPA GALGO II LLC

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$14,200 fine, which would continue to accrue until the property was in compliance.

Staff entered pages 92 and 93 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:
CE25100173

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:
CE25110279

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:
CE24120156 CE25100045 CE25080780

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 3:08 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE