



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
FEBRUARY 10, 2026
RICHARD DOODY 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
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Edward Eason, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
Elijah Johnson, Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Antoine Loar, Acting Code Manager
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE25090332; CE25080173: Romario Morgan	CE25030691: Jackelin Enderica
CE24120231: Calvin and Lucille Sapp	CE25110276: Samuel Koster
CE24080132: Leroy Reynolds	CE25090411: Michel Liranza Luna
CE25050435: Richard Abdow; Barbara Sullivan	CE24120507: Samuel Edelman
CE25120047: Jacqueline Reed-Stills	CE24100730: Barbara Gadson; Shakira Jackson
CE25110166: Matthew Santos	CE25060813: Frederick Verran
CE25080745: James Mears	CE25090540; CE25110689: Daniel Arango
CE25110773: Lauren Alvarez Esq.	CE25090410: Beatriz Forbes
CE25120279: Alva Espinosa	CE24100489: Veronique Leclerc; Paul Leclerc
CE24070226: Jeremy Apisdorf Esq.	CE25100840: Hunter Van Buren
CE25100852: Audry Robotham	CE25100650: Edward Jenkins
CE25100158: Dallas Barnes	CE25090524: Daniel Matlow; Adrian Parks
CE25020634: Prakash Baboolal	

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

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

CASE NO: CE24120231

CASE ADDR: 131 FLORIDA AVE

OWNER: SAPP, CALVIN & LUCILLE K

This case was first heard on 7/24/25 to comply by 8/3/26 and 9/25/25. Violations and extensions

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THE FENCE AT THIS PROPERTY HAS GRAFFITI ON IT.
VIOLATIONS: 9-304 (b)
THERE ARE TRAILERS, SOME WITH BOATS, SOME WITH JET SKIS AND SOME THAT ARE EMPTY, PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS FADED AND HAS AREAS WITH HOLES IN THE APRON. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22031098. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22031098. 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
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINS OR MISSING PAINT.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-280(h) (1) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Beatriz Forbes described progress the tenants had made with compliance.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h) (1) within 15 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25080745

CASE ADDR: 810 NW 57 CT

OWNER: MOCHA MONARCH LLC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 1/22/26.

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

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

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

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

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

James Mears described his efforts to comply.

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

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CASE NO: CE24120507

CASE ADDR: 2710 NE 56 CT
OWNER: E P NORTH FTL LLC

This case was first heard on 3/11/25 to comply by 4/8/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,450 and the City was requesting the full fine be imposed.

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

Samuel Edelman said they had experienced permitting issues and requested a fine reduction.

Mr. Doody imposed administrative costs of \$580.

CASE NO: CE25090524

CASE ADDR: 4725 N FEDERAL HWY
OWNER: HOLY CROSS HOSPITAL INC; ATT: LEGAL AFFAIRS

Personal Service was accepted on 1/28/26. Service was also via posting at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-19.5.D.5.
THERE IS A BUFFER WALL ON THIS CF ZONED PROPERTY THAT NEEDS REPAIR.

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said the permit was on file and recommended and ordering the respondent to attend the 5/12/26 hearing.

Daniel Matlow said it had taken almost three weeks for the hospital to receive the notice. He described their progress and said 90 days should be sufficient.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/12/26 hearing.

CASE NO: CE25060813

CASE ADDR: 2961 SW 17 PL
OWNER: VERRAN, FREDERICK G

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 not in compliance, fines had accrued to \$5,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Frederick Verran said this was a kayak on a frame in his driveway. He stated he had done nothing wrong and "this is ridiculous." Officer Flecher advised Mr. Verran to put the kayak behind the fence.

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

CASE NO: CE25110276

CASE ADDR: 2316 SW 34 TER

OWNER: DELIGHTFULFL4 LLC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

Matthew Flesher, 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 TIRE, WHEEL, AN INDOOR CHAIR AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE DERELICT VEHICLE IS A WHITE SEDAN IN THE CARPORT. IT IS CONSIDERED DERELICT BECAUSE IT IS UP ON JACKS AND MISSING A TIRE.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY HAS HOLES WHERE THE GRAVEL UNDERNEATH IS SHOWING THROUGH. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110342. 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 CE24110342. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Samuel Koster described the tenant's efforts to comply.

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

CASE NO: CE25020634

CASE ADDR: 2201 NW 6 PL

OWNER: BABOOLAL, PRAKASH

This case was first heard on 9/9/25 to comply by 9/19/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,700 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, recommended imposition of the fine.

Prakash Baboolal requested more time for the grass.

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

CASE NO: CE25090411

CASE ADDR: 2321 SW 37 TER

OWNER: LIRANZO LUNA, CRISTIAN MICHEL

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THIS PROPERTY. THE DERELICT VEHICLES ARE A WHITE CHEVY TAHOE WITH NO LICENSE PLATE, A BLACK HONDA CIVIC WITH NO LICENSE PLATE, AND A BOX TRUCK WITH NO LICENSE PLATE.

VIOLATIONS: 47-34.4.B.1 COMPLIED
THERE IS A WHITE BOX TRUCK COMMERCIAL VEHICLE WITH LICENSE PLATE 53D GSE PARKED OVERNIGHT 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 SWALE.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. SOME OF THE WALLS HAVE STAINS, SOME OF THE DRIP LINES HAVE STAINS.

Officer Flesher presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Rafael Santos, Code Compliance Officer, acted as interpreter for the owner, Michel Liranza Luna.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE25110166

CASE ADDR: 636 NW 14 TER

OWNER: SANTOS, EMILIANO; SANTOS, MATTHEW

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS WAS SEEN ON BOTH THE RIGHT AND LEFT SIDE OF THE PROPERTY. THE TRASH CONSISTS OF, BUT IS NOT LIMITED TO, BOTTLES AND BAGS OF TRASH. THE OVERGROWTH IS ALONG THE FENCE AREA.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL PARKING AREA HAS GRASS AND WEEDS GROWING THROUGH AND THE GRAVEL NEEDS TO BE REPLENISHED.

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED. THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS WAS OBSERVED ON THE LEFT AND RIGHT SIDE OF THE PROPERTY.

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VIOLATIONS: 9-304 (b)
THERE IS A BLACK TRAILOR PARKED ON THE GRASS/LAWN AREA, WHICH IS NOT ON AN APPROVED PARKING SURFACE.

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

Officer Seiderman presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Matthew Santos described his efforts to comply and said the rock permit was in process.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE24080132
CASE ADDR: 321 SW 29 TER
OWNER: REYNOLDS, LEROY

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

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)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK MERCEDES BENZ, WITH FRONT END DAMAGE AND GRASS COVERED TIRES LIC- FL AKO 3UU EXP. 05-25. ALSO, A BLACK HYUNDAI SEDAN, LIC- DIF J50 EXP. 11/23. A TRAILER WITH NO WHEELS OR LICENSE PLATE FILLED WITH MISCELLANEOUS BULK TRASH.

VIOLATIONS: 25-4 COMPLIED
THERE IS TRAILER FILLED WITH BULK TRASH OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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 CONSISTING OF A SET OF LARGE TIRES, A SCAFELL AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, HAS CRACKS THROUGHOUT AND WEEDS GROWING THROUGH THE CRACKS.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-4. (c) within 15 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

Leroy Reynolds said he was trying to get his son to remove the boat and trailer.

Mr. Doody found in favor of the City and ordered compliance with 18-4. (c) within 15 days and with 9-304(b) within 63 days or a fine of \$50 per day, per violation.

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CASE NO: CE25100158

CASE ADDR: 2041 SW 38 AVE

OWNER: DEFALLE, JAIME C; BARNES, DALLAS G

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, BOXES, FURNITURE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE AND A TRAILER WITH A BOAT ON IT PARKED ON THE GRASS TO THE NORTH SIDE OF THE DRIVEWAY. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT. THE GRAVEL DRIVEWAY ON THE SOUTH SIDE OF THE PROPERTY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY AND THERE IS GRASS GROWING THROUGH THE REMAINING GRAVEL.

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 INCLUDES THE AREAS OF THE SWALE WHERE SMALL AMOUNTS OF GRAVEL REMAIN.

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

Dallas Barnes described his efforts to comply and Officer Flesher said he needed to reinspect to confirm.

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

CASE NO: CE25030691

CASE ADDR: 2240 E SUNRISE BLVD

OWNER: CONSOLIDATED SUNRISE LLC
%CVS HEALTH #4201-02

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 not in compliance, fines had accrued to \$17,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, said plans were under review for the dock demolition. She recommended imposition of the fine.

Jackelin Enderica said they would do the work in phases, starting with the demolition. She stated as soon as they had the permit, they would begin work. Antoine Loar, Code Compliance Supervisor, opposed any extension due to the age of the case.

Mr. Doody imposed the \$17,850 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25120279

CASE ADDR: 1050 ALABAMA AVE

OWNER: ESPINOSA, ALVA ELIZA

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Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 1/22/26.
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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040272 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER SUV AND A BEIGE SEDAN ARE BEING PARKED ON THE LAWN OF THE PROPERTY. ALSO, THE DRIVEWAY OF THE PROPERTY HAVE BLACK STAINS WITHIN THE ASPHALT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040272 AND WILL BE PRESENTED BEFORE 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 NUMBER CE24040272 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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 63 days or a fine of \$100 per day, per violation. She also requested a finding of fact that violation 18-12.(a) had existed as cited.

Rafael Santos, Code Compliance Officer, acted as interpreter for the owner, Alva Espinosa. Ms. Espinosa described her efforts to comply. She stated she had informed the tenant they must leave by the fifteenth.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation. He also found for the City that violation 18-12.(a) had existed as cited.

CASE NO: CE25110773

CASE ADDR: 835 SOLAR ISLE DR

OWNER: SEBRING, JUDITH L; JUDITH L SEBRING TR

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

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

VIOLATIONS: 47-19.1.F COMPLIED
THERE IS A TEMPORARY FENCE THAT HAS BEEN ERECTED ON THE DOCK/SEAWALL OF THIS RS-8 PROPERTY THAT IS PROHIBITED WITHIN 5 FEET OF THE WATERWAY. THIS IS A RECURRING VIOLATION PER CASES CE24010093 AND CE25030182 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer DelGrosso presented the case file into evidence and said the violation was now in compliance. She requested a finding of fact that the violation had existed as cited and that any repeat violation would incur a \$100 per day fine.

Lauren Alvarez Esq., the owner's attorney, said the fence had been install to protect the owner's grandchildren. If they reinstalled it, she confirmed it would be farther from the waterway.

Mr. Doody found for the City that the violation had existed as cited and that any repeat violation would incur a \$100 per day fine.

CASE NO: CE25090332

CASE ADDR: 5099 DUPONT BLVD
OWNER: ROSELLI HOLDINGS X LLC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY. THE BLACK TOP AND STRIPING ARE FADED. THE WHEEL STOPS ARE FADED AND OUT OF PLACE.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Romario Morgan said work was underway. He thought they could complete the work in 60 days.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

CASE NO: CE25080173

CASE ADDR: NE 51 ST
OWNER: ROSELLI HOLDINGS X LLC

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO INSIDE THE HEDGES.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY. THE PARKING FACILITY IS DISCOLORED AND THE PARKING STRIPS ARE FADED.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

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Officer Kendrick presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Romario Morgan agree to comply.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

CASE NO: CE25100852

CASE ADDR: 1990 SW 37 AVE

OWNER: ROBOTHAM, AUDREY

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

Matthew Flesher, 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 RECURRING VIOLATION REFER TO CASE NUMBER CE25050739. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Audry Robotham said former tenants had destroyed the landscaping.

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

CASE NO: CE24100730

CASE ADDR: 2781 SW 2 CT

OWNER: GADSON, BARBARA; JACKSON, SHAKIRA

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

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: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AROUND THE HOME IS DETERIORATED. THE FENCE IS ALSO LEANING TOWARDS THE HOME. ALSO, THE GARDEN WALL IN FRONT OF THE HOME IS CRACKED AND DAMAGED.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH OIL, AND HAS POTHOLES AND CRACKS THROUGHOUT.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Shakira Jackson agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 9-313.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE25100840

CASE ADDR: 3775 SW 19 ST

OWNER: VAN BUREN, HUNTER H/E; TOWNSEND, SUSAN

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE DEAD BRANCHES PALM FRONDS AND CARDBOARD BOXES THROUGHOUT THE PROPERTY AND THE SWALE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE BAGS OF MULCH, BROWN FOAM AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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 RECURRING VIOLATION REFER TO CASE NUMBER CE23090413. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(B) within 28 days and with the remaining violations within 15 days or a fine of \$50 per day, per violation.

Hunter Van Buren said the property was in compliance.

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

CASE NO: CE25100650

CASE ADDR: 3820 SW 9 CT

OWNER: JENKINS, EDWARD & SYLVANIA

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

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

VIOLATIONS: 18-11.(a)

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BOARDS, PLASTIC WRAPS AND OTHER MISCELLANEOUS ITEMS THAT WAS COVERED IN VEGETATION. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACKYARD OF THIS PROPERTY HAS FALLEN INTO THE NEIGHBORING YARDS. THE FENCE ALSO HAS VEGETATION GROWING ON IT, AND HAS MISSING AND BROKEN SLATS. THIS IS A RECURRING VIOLATION PER CASE NUMBER, CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AND NOT BEING MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE REAR EXTERIOR OF THE PROPERTY HAS UNPAINTED FASCIA BOARDS AND PLASTER ON THE PROPERTY IN SOME AREAS. THIS IS A RECURRING VIOLATION PER CASE NUMBER, CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-307(a) WITHDRAWN
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. A WINDOW IN THE EXTERIOR OF THE PROPERTY IS BEING COVERED WITH PLASTIC MATERIAL.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-11.(a), 18-12.(a), and 47-39.A.1.b.(6)(b) within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation. She stated the owner had been in and out of the hospital.

Edward Jenkins said he was working toward compliance and he was disabled. Amy Brown, Code Compliance Supervisor, agreed to more time for the first three violations.

Mr. Doody found in favor of the City and ordered compliance with 18-11.(a) within 15 days, with 18-12.(a) 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: CE24100489

CASE ADDR: 3716 SW 14 ST

OWNER: LECLERC, PAUL & VERONIQUE

This case was first heard on 1/14/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Matthew Flesher, Code Compliance Officer, recommended an extension.

Paul Leclerc said he had already begun work on the driveway.

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

CASE NO: CE25070995

CASE ADDR: 1327 NE 14 PL

OWNER: BULACLAC, EMMANUEL; FRIEDMAN, PHILIP

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

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

VIOLATIONS: 18-11. (a)

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEEL STOPS WHICH ARE DAMAGED DISCOLORED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

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

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

CASE NO: CE25100607

CASE ADDR: 1851 NW 28 AVE

OWNER: FKH SFR PROPCO B-HLD LP; %FIRST KEY HOMES LLC

Service was via posting at the property on 1/20/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 RESIDENTIAL PROPERTY SUCH AS BUT NOT LIMITED TO CHAIN-LINK FENCING MATERIAL, WOOD, LADDERS, PLASTIC MATERIALS, A CHAIR AND OTHER 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 FENCE IS BROKEN AND DETACHED FROM THE SUPPORT POLES.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY WORN WITH CRACKS AND NEEDS TO BE REPAIRED AND RESURFACED. THERE IS A TRAILER PARKED ON THE 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.

Officer Proto presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE25060780

CASE ADDR: 430 N ANDREWS AVE

OWNER: 430 N ANDREWS LLC

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 1/22/26.

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS FURNITURE, WOODEN PALLETS, A STORAGE POD, ETC. BEING STORED AT THE REAR OF THE PROPERTY.

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

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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Martinez presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 9-280(h) (1) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance w with 18-12.(a) and 9-280(h) (1) within 10 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE25120123

CASE ADDR: 201 S GORDON RD

OWNER: SHVARTSBURD, MARK

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

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

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

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day. Antoine Loar, Code Compliance Supervisor, recommended a \$500 per day fine.

Mr. Doody found in favor of the City and ordered compliance within 20 days or a fine of \$500 per day.

CASE NO: CE25100661

CASE ADDR: 112 SW 19 AVE 1-2

OWNER: LAGANA, GABRIELA MENDEZ

Service was via posting at the property on 1/15/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS ZONED RM-15 RESIDENTIAL PROPERTY HAVING STAINS, 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 ON THE FRONT YARD AND SWALE AREAS.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS CLEARLY VISIBLE FROM THE PUBLIC RIGHT OF WAY.

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

Officer Eason presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE26010128

CASE ADDR: 1509 SW 1 ST

OWNER: 5215 NW 96 LLC

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND LANDSCAPE DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23070653 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

CASE NO: CE25120047

CASE ADDR: 633 NW 14 AVE

OWNER: OASIS OF HOPE COMMUNITY DEVELOPMENT CORP INC

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-21.9.M.

THERE IS BARE AND MISSING GROUND COVER WITH PILES OF DIRT AND DEBRIS ON THIS RC-15 ZONED VACANT LOT. A VACANT LOT MAY NOT HAVE ANYTHING ON IT OTHER THAN LIVING GROUND COVER.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day and ordering the respondent to attend the 6/9/26 hearing.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day and ordered the respondent to attend the 6/9/26 hearing.

CASE NO: CE25090355

NO TRESPASS

CASE ADDR: 908 NE 17 TER 1-6

OWNER: BUY RENT SELL NOW LLC

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

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21030801 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.(H) COMPLIED

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THE WHEEL STOPS ARE DAMAGED, NOT SECURE AND DISCOLORED.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO BUCKETS, WASHER, DRYER FURNITURE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

9-276(c)(3) COMPLIED

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

VIOLATIONS: 9-280(f) COMPLIED

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE IS NO HOT WATER AT THE PROPERTY.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, DIRTY AND DISCOLORED.

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

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

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

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$100 per day, and a finding of fact that 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$100 per day, and found for the City that 18-12.(a) had existed as cited.

CASE NO: CE25100056

CASE ADDR: 433 NE 11 AVE

OWNER: VP DEVELOPERS LLC

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

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

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

VIOLATIONS: 9-305 (b)
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 Noel presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

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

CASE NO: CE25090471

CASE ADDR: 2091 SW 36 TER

OWNER: A&R PAVING SOLUTIONS LLC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

Matthew Flesher, 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 RECURRING VIOLATION REFER TO CASE NUMBER CE25070836. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25090540

CASE ADDR: 3131 SW 18 ST

OWNER: ARANGO, JUAN GUILLERMO; ARANGO, PAOLA A

Service was via posting at the property on 1/17/26 and at 1 East Broward Blvd. on 1/22/26.

Matthew Flesher, 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: 47-21.16.A.
THERE IS A TREE STUMP ON THE FRONT OF THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE BRICK OF THE GARDEN WALL THAT HAVE STAINS AND MISSING OR PEELING PAINT.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE FASCIA AND DRIP LINE HAVE STAINS. ALSO, SOME OF THE SHUTTERS HAVE STAINS.

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

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

CASE NO: CE25100036

CASE ADDR: 3210 RIVERLAND RD

OWNER: MANGONI, GIANCARLO J

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS WHERE THE BLACKTOP HAS FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100233. 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(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE SCHOOL SPEED LIMIT SIGN ON THE CORNER OF BIMINI LANE AND RIVERLAND ROAD IS OBSTRUCTED. THERE IS OVERGROWTH OBSTRUCTING THE SIDEWALK ON RIVERLAND ROAD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100233. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A

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

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

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

CASE NO: CE25100823

CASE ADDR: 3500 SW 14 ST

OWNER: TELLEZ, MARVIN E

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PLASTIC BAGS, HOSES, TARPS, PLASTIC PLANTERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20101283. 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 ON 14TH STREET HAS 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 OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-34.1.A.1. had existed as cited.

Mr. Doody found for the City that violation 47-34.1.A.1. had existed as cited.

CASE NO: CE25100824

CASE ADDR: 3411 SW 19 ST

OWNER: MADRID, KILBERT

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 9-280(h) WITHDRAWN

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

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.

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE MISCELLANEOUS ITEMS ON THE SOUTH SIDE OF THE ROOF THAT ARE NOT

PERMANENTLY ATTACHED TO THE BUILDING. THE ROOF HAS STAINS.

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

Officer Flesher presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

CASE NO: CE25110689

CASE ADDR: 3131 SW 18 ST

OWNER: ARANGO, JUAN GUILLERMO; ARANGO, PAOLA A

Service was via posting at the property on 1/17/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE IN THE FRONT AND THE BACK YARD. THE TRASH, RUBBISH AND DEBRIS ARE PILES OF DEAD PALM FRONDS IN THE BACK YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25090540. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25110278

CASE ADDR: 2300 SW 34 TER

OWNER: LEWIS, ASHLEY MICHELLE

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 25-13 WITHDRAWN
A GRAVEL DRIVEWAY WAS CONSTRUCTED ON THE SOUTH SIDE OF THIS RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

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.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE AND A TRAILER WITH A BOAT ON IT PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110336. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

CE24110336. 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 Fleisher 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 9-305(B) had existed as cited.

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

CASE NO: CE25110168

CASE ADDR: 647 NW 14 TER

OWNER: BLOUNT, VIOLA B EST; % MR BERES E MUSCHETT

Service was via posting at the property on 1/21/26 and at 1 East Broward Blvd. on 1/22/26.

Guy Seiderman, 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. I OBSERVED BOXES, WOOD, YARD DEBRIS, TRASH AND A TARP ON THE GROUND OF THIS RM-15 PROPERTY.

VIOLATIONS: 47-21.9.M.
THE LANDSCAPING ON THIS RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THIS IS TO INCLUDE BUT NOT LIMITED TO THE SWALE OF THE PROPERTY.

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 NOT CONNECTED PROPERLY AND IT DOES NOT CLOSE PROPERLY.

VIOLATIONS: 9-304(b)
PARKING ON THE GRASS/LAWN PROHIBITED ON THIS RM-15 VACANT LOT. OBSERVED A GREEN AND WHITE PICK-UP TRUCK ON THE VACANT LOT.

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

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

CASE NO: CE25070671

CASE ADDR: 710 NW 57 ST

OWNER: HEG FLL 57 LLC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 15-28
THE BUSINESS (KEY FOOTAGE) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

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

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CASE NO: CE25050228

CASE ADDR: 1750 NE 49 ST

OWNER: ZERO ONE PROPERTY SOLUTIONS INC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 18-11.(b) COMPLIED
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER,
TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES
AND THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE
COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A
PUBLIC NUISANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE
TWO PALLETS OF BLACK BAGS BEING STORED ON THE DRIVEWAY OF THIS PROPERTY.

VIOLATIONS: 9-304(b)
THE ASPHALT AND CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED.
THE SURFACE IS CRACKED, DAMAGED, AND DISCOLORED.

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

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

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

CASE NO: CE25110196

CASE ADDR: 5451 NE 22 AVE

OWNER: PJ VACATION 111 LLC; PEREIRA,EUZEBIO ET AL

Service was via posting at the property on 1/21/26 and at 1 East Broward Blvd. on 1/22/26.

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

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS NOT BEIG MAINTAINED IN A WELL KEPT
APPEARANCE. THE DRIVEWAY HAS OIL STAINS AND IS DISCOLORED.

Officer Kendrick presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

CASE NO: CE25090619

CASE ADDR: 3461 AUBURN BLVD

OWNER: EVERGLADES HEIGHTS APTS LLC

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 1/22/26.

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. A TRASH CART WAS OVERTURNED AND HAS SPILLED TRASH ONTO THE SWALE OF THE PROPERTY.

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 within 15 days or a fine of \$100 per day.

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

CASE NO: CE25060836

CASE ADDR: 557 W DAYTON CIR

OWNER: LEWIS, RODERICK J; HUTCHINS, AMBER

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

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

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO COOLERS, BUCKETS, SHOVEL 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: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BOARDS, AND WOODEN CRATES AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE.

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

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

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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 \$50 per day, per violation.

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

CASE NO: CE25070903

CASE ADDR: 3661 SW 3 ST

OWNER: 2017-1 IH BORROWER LP; %INVITATION HOMES - TAX DEPT

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

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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE CHEVY EQUINOX- FL - PWZ X78 EXP. 1/23, IS PARKED IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY ONTO THE PORCH IS IN DISREPAIR. THE PAVERS ARE MISSING AND HAS TREE ROOTS AND DIRT, AS WELL AS GRASS COVERING IT.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY HAS VEGETATION GROWING ON IT AND ITS SLATS ARE CROOKED, AND SOME SLATS ARE SLIDING INTO OTHER SLATS.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. ALSO, THE DRIVEWAY IS ALSO STAINED WITH A BLACK SUBSTANCE.

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

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 A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 63 days or a fine of \$100 per day, and a finding of fact that violations 18-12.(a), 18-4.(c), 9-304(b), and 9-306 had existed as cited. Rhonda Hasan, Senior Assistant City Attorney, said this entity owned over 140 properties in Broward County and recommended a higher fine amount.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 63 days or a fine of \$250 per day, and found for the City that violations 18-12.(a), 18-4.(c), 9-304(b), and 9-306 had existed as cited.

CASE NO: CE26010243

CASE ADDR: 2600 NE 15 ST
OWNER: LAS OLAS INVESTMENT & CONSTRUCTION GROUP LLC

Service was via posting at the property on 1/14/26 and at 1 East Broward Blvd. on 1/22/26.

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

VIOLATIONS: 15-282.(d)(1)a.
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25100133 - AMPLIFIED SOUND, NON-AMPLIFIED SOUND & RESPONSIBLE PARTY.

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

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

CASE NO: CE25070098

CASE ADDR: 408 SW 4 AVE
OWNER: RAIN TREE 18 LLC

This case was first heard on 9/9/25 to comply by 9/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$1,200 fine.

CASE NO: CE25070100

CASE ADDR: 408 SW 4 AVE
OWNER: RAIN TREE 18 LLC

This case was first heard on 9/9/25 to comply by 9/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$1,200 fine.

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CASE NO: CE25010940
CASE ADDR: 1725 SW 4 ST
OWNER: JONES, JOHN

This case was first heard on 3/11/25 to comply by 4/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

CASE NO: CE25050497
CASE ADDR: 2601 NW 16 CT
OWNER: EXQUISITE HOMES & INVESTMENTS INC

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 \$1,400 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$1,400 fine.

CASE NO: CE25040134
CASE ADDR: 715 W SUNRISE BLVD
OWNER: 715 SUNRISE LLC

This case was first heard on 9/9/25 to comply by 9/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,450 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$3,450 fine.

CASE NO: CE25020532
CASE ADDR: 221 SW 1 AVE
OWNER: PMG-GREYBROOK RIVERFRONT I LLC

This case was first heard on 4/24/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,700 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$13,700 fine.

CASE NO: CE25070202
CASE ADDR: 2157 NW 20 ST
OWNER: EDWARDS, ALBERTA EST ET AL

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 \$9,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$9,500 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24030710
CASE ADDR: 2340 NW 11 ST
OWNER: COLEMAN, HENRY L

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,800 and the

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

Mr. Doody imposed the \$23,800 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25060454

CASE ADDR: 2406 KEY LARGO LN
OWNER: THABIT, NORMAN W;
NORMAN W THABIT REV TR ET AL

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 \$300 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

CASE NO: CE24090617

CASE ADDR: 413 NE 5 TER
OWNER: ROLLER PLACE 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 \$1,900 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$1,900 fine.

CASE NO: CE25040476

CASE ADDR: 1400 NE 4 AVE
OWNER: 1400 NE 4TH AVE LLC

This case was first heard on 7/8/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$18,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25010885

CASE ADDR: 721 NW 18 ST
OWNER: GERALD, KELLY DON

This case was first heard on 6/10/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25020509

NO TRESPASSING

CASE ADDR: 1640 NE 15 AVE
OWNER: VALES, ARTURO H/E; VALES, ISABEL

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 not in compliance, fines had accrued to \$35,700 and the City was requesting imposition of the fines, which would continue to accrue until the property

was in compliance.

Mr. Doody imposed the \$35,700 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25070140
CASE ADDR: 742 NE 17 TER
OWNER: WRIGHT, MOREY

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 not in compliance, fines had accrued to \$11,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,950 fine, which would continue to accrue until the property was in compliance.

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

This case was first heard on 1/13/26 to comply by 1/23/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting no fines.

Mr. Doody waived the fine.

CASE NO: CE18042212 VACATE OIF 9/20/2018 & RELEASE LIEN
CASE ADDR: 1309 NW 8 AVE
OWNER: PINE SHADOWS HOME OWNERS ASSN PHASE

This was a request to vacate the Order Imposing the Fines dated 9/20/2018 and release the lien.

Mr. Doody vacated the Order Imposing the Fines dated 9/20/2018 and released the lien.

CASE NO: CE25070847 REQUEST FOR EXTENSION
CASE ADDR: 1095 SE 17 ST
OWNER: LAUDERDALE HARBORS PARKING INC;
% GOOD SERVICE REALTY INC

This case was first heard on 11/19/25 to comply by 1/29/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,200.

Mr. Doody denied the request for an extension.

Staff entered page 46 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:

CE25080099 CE25100817

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:

CE25080029

Cases Closed

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

None

Cases Withdrawn

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

CE25120728

There being no further business, the hearing was adjourned at 11:19 AM.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate