



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MARCH 10, 2026
RICHARD DOODY PRESIDING
9:00 A.M.**

Staff Present:

Nadine Blue, Administrative Supervisor
Loen Garrick, Administrative Assistant
Jehenna Williamson, Administrative Assistant
Crystal Green-Griffith, Senior Administrative Assistant
Treavis Johnson, 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
Alex Eugene, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
David Goodrum, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Antoine Loar, Acting Code Manager
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer

Respondents and witnesses

CE25010882: Leslie Lesperance	CE25070499: Alejandro Mazzalay
CE24120511: Kiara Garland; Erma Ferguson	CE25100729: Frederick Lehman
CE25090145: Andranik Margarian; Kirill Shkliar	CE25060534: James Williams
CE25070847: James Flanigan	CE26010921: Michael Gandia
CE25070337: Anabell Vazquez Assouline	CE25030516: Kenneth Leb
CE25120172: Tristan Cianciolo	CE25040673: Mahjabin Zehtabi
CE25100381: Casey Amaya Esq.	CE25050363: Angelo Petreccia

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: CE24120511

ORDERED TO REAPPEAR

CASE ADDR: 700 NW 4 AVE
OWNER: FERGUSON, ERMA J

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, and the City was requesting imposition of the fines, which would begin to accrue on 3/11/26.

Jessica Martinez, Code Compliance Officer, reported the property was not in compliance.

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Kiara Garland said the fence had been repaired and they were addressing the ground cover issue. They were also working on the building cleaning, chipped paint and roof tarps. She reminded Mr. Doody that the homeowner was deceased and the estate was in probate. She requested an extension. Officer Martinez recommended 156 days.

Mr. Doody granted a 156-day extension, during which time no fines would accrue.

CASE NO: CE25090145

CASE ADDR: 706 SE 12 ST

OWNER: MILLENNIUM A1A BUILDERS LLC

This case was first heard on 10/14/25 to comply by 9/6/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,500 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine. He said administrative costs totaled \$626.

Kirill Shkliar said they were redeveloping the property and requested a fine reduction.

Mr. Doody imposed administrative costs of \$626.

CASE NO: CE25050363

CASE ADDR: 6531 NE 21 DR

OWNER: PETRECCIA, ANGELO; PETRECCIA, DANAE

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 \$6,300 and the City was requesting the full fine be imposed.

Gail Williams, Senior Code Compliance Officer, recommended imposition of the fine. She said administrative costs totaled \$488.

Angelo Petreccia said as soon as he was aware of the violation he had complied within 24 hours. He stated he did not live at the house.

Mr. Doody imposed administrative costs of \$488.

CASE NO: CE25070847

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, fines had accrued to \$4,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine. He said permits were in process.

James Flanigan said it was taking time to get all of the owners to agree on parking lot repairs. He requested 119 days and Officer Santos requested an order to reappear.

Mr. Doody granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/7/26 hearing.

CASE NO: CE26010921

CASE ADDR: 3736 JACKSON BLVD

OWNER: GANDIA DOMINICI, MARIA JOSE; GANDIA, MICHEAL

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

- VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER-ROOF STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO TOOLS, SPORTS EQUIPMENT AND MISCELLANEOUS ITEMS, 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 CONSTRUCTION/CONCRETE DEBRIS COVERING THE FLOOR ON THE REAR OF THIS PROPERTY.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A RED 2011 CHRYSLER WITH AN EXPIRED GA TAG #CQK1267 EXPIRED 05-22.
- VIOLATIONS: 25-14 WITHDRAWN
- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TOOLS, TIRES, BRICKS AND MISCELLANEOUS ITEMS STORED ON THE SIDES AND REAR OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 9-279 (g)
THE PLUMBING IS IN DISREPAIR, CAUSING WATER TO BACK UP IN THE REAR UNIT'S BATHROOM SHOWER.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS AT THE REAR UNIT ARE IN DISREPAIR AND NOT SEALED PROPERLY. THIS IS RECURRING VIOLATION, SEE CASE CE24060132. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD AND SOME SECTIONS HAVE A BROKEN/MISSING PANELS.
- VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE AREAS OF DEAD OR MISSING GROUND COVER. THE LAWN IN THE REAR AND SIDE YARDS IS MISSING, AND IN SOME AREAS WHERE GRASS SHOULD BE PRESENT, IT HAS BEEN REPLACED WITH GRAVEL.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE REAR OF THE PROPERTY EXTERIOR ARE STAINED WITH A YELLOW COLOR AND ALSO HAVE DIRT AND VEGETATION GROWING ON IT.

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

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

Michael Gandia said one of the violations had been caused by a tenant. He said he would remove the illegal structure and requested 90 days.

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 6/9/26 hearing.

CASE NO: CE25100381

CASE ADDR: 1630 NW 25 AVE

OWNER: GUZMELIZ, DAYMA R ALVAREZ

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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.

VIOLATIONS: 9-304(b)
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND
NEEDS TO REPAIRED AND/OR RESURFACED. THERE ARE VEHICLES PARKED ON THE LAWN
AREA THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110187 AND WILL
BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 REFER TO CASE NUMBER CE23110187 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Casey Amaya Esq. said her client was working on a solution but was suffering financial hardship. She requested six months.

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: CE25100729

CASE ADDR: 2412 TORTUGAS LN

OWNER: LEHMAN, FREDERICK & WILLETTE B C

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH IN THE REAR OF THIS PROPERTY. THIS IS A RECURRING
VIOLATION REFER TO CASE NUMBER CE21090075. 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.

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VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY. THE VESSEL WAS CONFIRMED DERELICT DUE TO NOT FINDING A CURRENT REGISTRATION USING THE REGISTRATION NUMBERS ON THE VESSEL. THE VESSEL IS A BOAT WITH REGISTRATION NUMBER MN 3862 GQ. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24011042. 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 DRIVEWAY IS DISCOLORED OR STAINED AND COVERED WITH LEAVES. THE PAVER DRIVEWAY HAS GRASS OR WEEDS GROWING BETWEEN THE PAVERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. 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 IN THE WATERWAY IN THE REAR OF THE PROPERTY. THERE ARE VINES GROWING OVER AND HANGING OVER THE WATER IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. 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 the violations had existed as cited.

Frederick Lehman was present.

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

CASE NO: CE25070337

CASE ADDR: 1303 MIAMI RD

OWNER: LA BELLA VACATIONS LLC

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 \$40,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Santos, Code Compliance Officer, said the property was in compliance and recommended imposition of the fine. He said as soon as the owner was aware of the violations, she had complied within one week.

Anabell Vazquez Assouline said she had moved and not changed the address for the notices. She confirmed she had complied within one week of learning of the violations.

Officer Santos stated administrative costs totaled \$764.

Mr. Doody reduced the fine to \$1,764.

CASE NO: CE25070499

CASE ADDR: 2216 NW 6 ST

OWNER: AZTOR OF INDIA CORP

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 \$12,400 and the

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

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

Alejandro Mazzalay said the grass issue remained. He stated they had tried to address it with seeds but there was no irrigation system on the property.

Mr. Doody imposed the \$12,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25010882

CASE ADDR: 4 NE 16 PL

OWNER: LESPERANCE, LESLIE

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

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

Leslie Lesperance said her mother had been ill for several months and she was taking care of her. She requested 30 days and Officer Martinez agreed to 63 days.

Mr. Doody granted a 35-day extension, during which time no fines would accrue.

CASE NO: CE25120172

CITATION

CASE ADDR: 1517 NE 17 TER

OWNER: HAPPY SEAHORSE LLC

This case was cited on 12/5/25 to comply by 12/5/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$250 and the City was requesting the full fine be imposed.

Alex Eugene, Code Compliance Officer, recommended imposition of the fine.

Tristan Cianciolo said the property had been sold in November 2025 before the violation occurred. Rhonda Hasan, Senior Assistant City Attorney, said the property had been sold a few times since 2023, including between two "Happy Seahorse" entities, one in Delaware and one in Ohio, and neither of which was registered to conduct business in Florida. Ms. Cianciolo stated the prior Happy Seahorse owner, Jennifer Person, had sold the home to a new owner from South Carolina, a new corporation.

Mr. Doody imposed the \$250 fine.

CASE NO: CE25060534

REQUEST FOR EXTENSION

CASE ADDR: 3310 GLENDALE BLVD

OWNER: WILLIAMS, JAMES E

This case was first heard on 10/14/25 to comply by 2/10/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

Rachel Moore, Code Compliance Officer, said the owner was working with Housing and Community Development and been approved for assistance.

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James Williams requested additional time. Amy Brown, Code Compliance Supervisor, recommended 156 days and an order to reappear.

Mr. Doody granted a 156-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/13/26 hearing.

CASE NO: CE25080029

CASE ADDR: 540 NW 20 AVE

OWNER: ROYAL ASSEMBLY CHURCH OF; THE LIVING GOD INC

Service was via posting at the property on 2/24/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 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 Gavin presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

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

CASE NO: CE25120300

CASE ADDR: 205 NW 11 AVE

OWNER: KMR PROPERTY INVESTMENTS LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 15-28

THE BUSINESS/APARTMENT BUILDING AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

CASE NO: CE26010031

CASE ADDR: 1209 NW 2 ST

OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRUSTEE

Service was via posting at the property on 2/24/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE25120653. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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Officer Gavin 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: CE25120255

CASE ADDR: 900 SE 17 ST

OWNER: BOCA 2300 LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 2/19/26.

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 CE23120764 AND WILL BE BROUGHT TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION SEE CASE CE23120764 AND WILL BE BROUGHT TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT.

Officer Santos presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE25120331

CASE ADDR: 626 NW 10 TER 1-5

OWNER: MKBH PROPERTY LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR WITHIN THE SWALE, INCLUDING BUT NOT LIMITED TO TABLES, CHAIRS, MATTRESSES AND OTHER MISCELLANEOUS ITEMS LOCATED THROUGHOUT 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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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: 9-314 COMPLIED
CLOTHES HANGING ON THE CHAIN LINK FENCE ON THE SOUTH SIDE OF THE PROPERTY.

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.

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Officer Seiderman presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE26020072

CASE ADDR: 716 NW 17 AVE

OWNER: MAXHAUS LLC

Service was via posting at the property on 2/15/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING COMPONENTS THAT ARE DETERIORATED AND NOT BEING PROPERLY MAINTAINED. AREAS OF THE WALLS AND FASCIA ARE STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION FROM CASE CE23120539 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT, WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED ON THE NORTHEAST SIDE OF THE FENCE. THIS IS A REPEAT VIOLATION SEE CASE CE25060580. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT IN THE NORTHEAST AND SOUTHWEST AREAS OF THE PROPERTY. ADDITIONALLY, THERE IS A GOLD 4-DOOR VEHICLE PARKED ON THE GRASS, A NON-APPROVED SURFACE. THIS IS A REPEAT VIOLATION; SEE CASE CE25090074. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT 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, INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE25090074. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that the all violations had existed as cited and imposition of a fine of \$100 per day for the two days 9-280(h)(1) had been out of compliance; a fine of \$100 per day for the two days 9-304(b) had been out of compliance and a fine of \$100 per day for the two days 9-305(b) had been out of compliance, a total of \$600.

Mr. Doody found for the City that all violations had existed as cited and imposed fine of \$100 per day for the two days 9-280(h)(1) had been out of compliance; a fine of \$100 per day for the two days 9-304(b) had been out of compliance and a fine of \$100 per day for the two days 9-305(b) had been out of compliance, a total of \$600.

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CASE NO: CE26020074

CASE ADDR: 704 NW 17 AVE

OWNER: MAXHAUS LLC

Service was via posting at the property on 2/19/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED AND THERE ARE MISSING SECTIONS OF THE FENCE. THE REAR RIGHT SIDE OF THE HOUSE HAS A POLE THAT IS NOT CONNECTED PROPERLY. THIS IS A REPEAT VIOLATION SEE CASE CE25060580. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A WHITE 4-DOOR TOYOTA VEHICLE PARKED ON THE GRASS/LAWN AREA, A NON-APPROVED SURFACE. THIS IS A REPEAT VIOLATION; SEE CASE CE25090074. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT 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 TO INCLUDE THE SWALE. THIS IS REPEAT VIOLATION SEE CASE# CE25090074, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR OF THE STRUCTURE IS NOT BEING PROPERLY MAINTAINED. THERE ARE STAINS AND DARK MARKS ON THE FASCIA OF THE BUILDING.

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 9-280(h)(1), 9-304(b) and 9-305(b) had existed as cited and imposition of a fine of \$100 per day for the two days 9-280(h)(1) had been out of compliance; a fine of \$100 per day for the two days 9-304(b) had been out of compliance and a fine of \$100 per day for the two days 9-305(b) had been out of compliance, a total of \$600.

Mr. Doody found for the City that violations 9-280(h)(1), 9-304(b) and 9-305(b) had existed as cited and imposed fine of \$100 per day for the two days 9-280(h)(1) had been out of compliance; a fine of \$100 per day for the two days 9-304(b) had been out of compliance and a fine of \$100 per day for the two days 9-305(b) had been out of compliance, a total of \$600.

CASE NO: CE25060581

CASE ADDR: 2930 SW 11 ST

OWNER: BRAND, CHERYL EST

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, A METAL OBJECT AND CERAMIC TILES IN THE CARPORT, A SOFA, BUCKETS, TOTES AND OTHER MISCELLANEOUS ITEMS IN THE REAR OF THE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS

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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 ITS SWALE IN THE FRONT AND THE REAR OF THE PROPERTY.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY HAS HOLES AND CRACKS THROUGHOUT.

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

VIOLATIONS: 9-308(b)
THE ROOF HAS BLACK STAINS.

VIOLATIONS: 9-313(a)
PROPERTY IS MISSING ADDRESS NUMBERS.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1, 9-280(b), and 9-313(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-1, 9-280(b), and 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: CE25110475

CASE ADDR: 121 SW 28 TER

OWNER: THEODORE, STEVE; CHARLES, CARLINE

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF MATTRESSES, BOX SPRINGS, SOFA CUSHIONS, HEADBOARDS 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: 18-12.(a) COMPLIED
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. BULK TRASH PICK UP IS THE 1ST MONDAY OF EACH MONTH.

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VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE OF CLOTHES, BULK FURNITURE, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SOME OF THE SLATS HAVE BEEN REMOVED FROM THE FENCE AT THIS PROPERTY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS FADED WITH CRACKS THROUGHOUT.

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 9-304(b) within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days and with 9-304(b) within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE26010091

CASE ADDR: 2848 SW 7 ST

OWNER: WRIGHT, MURPHEL

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

Rachel Moore, 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. THERE ARE GARBAGE BAGS ON THE FRONT LAWN OF THIS PROPERTY BEING COVERED BY THE OVERGROWTH OF VEGETATION.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE OR ON THE PROPERTY. A GREY MERCEDES TWO-DOOR SEDAN IS PARKED IN THE DRIVEWAY OF THIS PROPERTY WITH NO OR EXPIRED LICENSE PLATE.

VIOLATIONS: 9-280(h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE HAS BEEN PUSHED INTO THE ADJOINING PROPERTY DUE TO THE OVERGROWTH OF VEGETATION. THE WOODEN FENCE HAS BROKEN SLATS.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS CRACKED AND HAS HUGE POTHoles.

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

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.

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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 8-12.(a), 18-4.(c), and 9-313.(a) within 15 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a), 18-4.(c), and 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: CE26010230

CASE ADDR: 2525 FLAMINGO LN

OWNER: HARRIET G SCHORN REV LIV TR; SCHORN, HARRIET G TRUSTEE

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER CARPORT ROOF AT THIS RS-6.85A PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, BOXES, SPORTS EQUIPMENT AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE CE25020457. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b.(6) (b) COMPLIED
THERE IS OUTDOOR STORAGE OF A BLUE ROLLED UP ITEM NEXT TO THE HOUSE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A SILVER MERCEDES BENZ AND A GRAY JEEP.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 18-1. had existed as cited.

Mr. Doody found for the City that violation 18-1. had existed as cited.

CASE NO: CE26010380

CASE ADDR: 1821 SW 23 TER

OWNER: ADAMS, RANDALL ANDREW

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE CARPORT AT THIS RS-8 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. OUTDOOR STORAGE ITEMS INCLUDING BUT NOT LIMITED TO LAWN MOWER, BOXES, TARP, VACUUM AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION REFERENCE CASE CE25080739. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND THE CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION HAS COME INTO COMPLIANCE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT RECREATIONAL VEHICLE ON THE PROPERTY. THE WHITE

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RECREATIONAL VEHICLE DOES NOT HAVE A LICENSE TAG. THERE IS ALSO A DERELICT WHITE FORD VAN WITH ADVERTISING; TAG RURM83 (EXP. 06/25), VIN #1FTNE24W16HA69775. ADDITIONALLY, THERE IS A DERELICT BLACK MOTORCYCLE/SCOOTER WITH AN EXPIRED TAG MZHI73 (EXP. 11/25), VIN #LL0TCAPH3RY360812.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS 8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE IS NOT BEING MAINTAINED. THE WOOD GATE IS IN DISREPAIR, IT IS BROKEN.

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 INCLUDING THE SWALE.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day, and imposition of a \$50 per day fine for each of the 12 days 118-1. had been out of compliance, a total of \$600.

Mr. Doody found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day, and imposed a \$50 per day fine for each of the 12 days 18-1. had been out of compliance, a total of \$600.

CASE NO: CE26010639 POSTED AT PROPERTY 02/17/2026
CASE ADDR: 1243 NW 3 AVE
OWNER: VAN LOGTENBURG, NICOLE; WHITE, MARILYN ANN

Service was via posting at the property on 2/17/26 and at 1 East Broward Blvd. on 2/19/26.

Patt Gavin, Senior Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 15-278(7)
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. ADVERTISEMENT IS FOR MORE THAN THE PERMITTED OCCUPANCY. THE MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$1,000 per day, per violation. Amy Brown, Code Compliance Supervisor, recommended a fine of \$250 per day for 15-278(7).

Mr. Doody found in favor of the City and ordered compliance with 15-278(7) within 15 days or a fine of \$250 per day and with 15-281(a) within 15 days or a fine of \$1,000 per day.

CASE NO: CE26020043
CASE ADDR: 440 MOLA AVE
OWNER: 440 MOLA LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 2/19/26.

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Patt Gavin, 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: CE25080467 - PARKING & RESPONSIBLE PARTY CE26010323- AMPLIFIED SOUND.

Officer Gavin 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: CE25100756

CASE ADDR: 2700 NE 18 ST
OWNER: 2700 NE 18TH LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 15-282.(d)(1)(b)
THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25080823 - PUBLIC NUISANCE, PARKING, MAXIMUM OCCUPANCY AND NON-AMPLIFIED SOUND.

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

Mr. Doody found in favor of the City and suspended the vacation rental certificate for 365 days, effective immediately.

CASE NO: CE26010328

CITATION

CASE ADDR: 2281 SW 26 AVE
OWNER: AMAYA DIOR ENTERPRISES LLC

This case was cited on 1/11/26 to comply by 1/11/26. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Alex Eugene, Code Compliance Officer, recommended imposition of the fine.

Mr. Doody imposed the \$500 fine.

CASE NO: CE26010779

CITATION

CASE ADDR: 2531 KEY LARGO LN
OWNER: DANESHVAR, ALI

This case was cited on 1/25/26 to comply by 1/25/26. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Alex Eugene, Code Compliance Officer, recommended imposition of the fine.

Mr. Doody imposed the \$500 fine.

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CASE NO: CE25050461

CASE ADDR: 4521 NE 21 AVE

OWNER: CORAL RIDGE LANDINGS CONDO ASSN 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 not in compliance, fines had accrued to \$58,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$58,800 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25070298

CASE ADDR: 413 SW 3 AVE

OWNER: WATER TAXI 18 LLC

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 in compliance, fines had accrued to \$12,000 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$12,000 fine.

CASE NO: CE25040276

CASE ADDR: 1036 NW 5 AVE

OWNER: S LOUISMA HOLDINGS LLC

This case was first heard on 9/9/25 to comply by 9/24/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$69,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$69,150 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25040758

CASE ADDR: 1110 NE 5 AVE

OWNER: CONTAINER BOX 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 not in compliance, fines had accrued to \$25,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$25,800 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25040439

CASE ADDR: 5741 NE 18 AVE

OWNER: VICTORIA GREENS LLC

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 \$28,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$28,300 fine, which would continue to accrue until the property was in compliance.

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CASE NO: CE25050513

CASE ADDR: 3320 NE 59 ST

OWNER: 3330 NE 59TH STREET LLC

This case was first heard on 9/9/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$11,100 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25060326

CASE ADDR: 850 ARIZONA AVE

OWNER: SRP SUB LLC

This case was first heard on 9/25/25 to comply by 10/30/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$10,000 fine.

CASE NO: CE25070021

CASE ADDR: 441 CAROLINA AVE

OWNER: DULCEY, NICHOLAS

This case was first heard on 10/14/25 to comply by 10/24/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$6,900 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25070503

CASE ADDR: 1018 NW 6 ST

OWNER: CONE, WILLIAM J & ELECTA C

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 \$17,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$17,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25040673

REQUEST FOR EXTENSION

CASE ADDR: 6100 NW 31 WAY

OWNER: ZEHTABI, MAHJABIN

This case was first heard on 8/12/25 to comply by 8/22/25, 8/27/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$12,250.

Antoine Loar, Code Compliance Supervisor, recommended a 156-day extension.

Mr. Doody granted a 156-day extension, during which time no fines would accrue.

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CASE NO: CE25030516

CASE ADDR: 4040 GALT OCEAN DR

OWNER: OCEAN MANOR CONDO ASSOC

This case was first heard on 10/14/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,000 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 the last sound reading had been taken on January 20. She said the condominium had repositioned the exhaust pipes to point south to reduce the sound and she had requested the pool music at the Ocean Sky to be off to ensure an accurate reading. Antoine Loar, Code Compliance Supervisor, said he did not see the need for an extension.

Mr. Doody imposed the \$4,000 fine, which would continue to accrue until the property was in compliance.

Staff entered page 32 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

None

Cases Rescheduled

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

None

Cases Closed

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

CE26010187 CE26010188 CE25120756

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 10:46 AM.


SPECIAL MAGISTRATE

ATTEST:

CLERK, SPECIAL MAGISTRATE