



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
MARCH 26, 2026
ROSE ANN FLYNN 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
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Robert Fisk, City Arborist
Patt Gavin, Senior Code Compliance Officer
David Goodrum, Code Compliance Officer
Malik Jones, Code Compliance Officer
Robert Krock, Code Compliance Officer
Antoine Loar, Code Manager
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Berstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Vanessa Willis, Senior Code Compliance Officer

Respondents and witnesses

- CE26010296: John Eassey
CE26010796: Robert Lochrie Esq.
CE25030097: Angeline Merrisaint-Jean
CE24100679: Carolina Mikeska
CE25060726: Matt Baker
CE26010904: Margarita Yong; Suzanne Yong
CE25080004: Tony Huynh
CE25100694: Svetlana Garbuzova; Alina Kotenko
CE26020037: Maurice Walker
CE26020502: Rene Gonzalez
CE25100657: Marcia Feijoo
CE26010589: Claudia Cuevas; Pablo Iborra
CE23050197: Gary Muzechuk; Stephanie Wedgeworth
CE26010420; CE26010520; CE25120353: Patrick Maloy; David Bradley Bux
CE26020166: Garrett Cardwell
CE26010623: Ricardo Cardona
CE25010161: Fabiola Nozine
CE26020521: Abraham Weintraub
CE25060039: Erick Eldridge
CE25090503: Garcia Sanchez; Luis Naqueira; Hugo Alberto Di Domenico
CE25020579: Antonietta Draicchio
CE25100790: Bridgette Fox; John Bonaby
CE25110309: Marcia Schultz
CE25020634: Prakash Baboolal
CE25120274: Curtis Thomas
CE26010824: Sam Bauer
CE26020379: Ferdinand George
CE25100309: Anthony Davis; Alpheus Davis
CE25050120: Angel Garcia
CE24110523: Eric Smith
CE25070602: Dayana Dotoli
CE25050600: Reza Dalio

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

The meeting was called to order at 9:04 A.M.

Special Magistrate Hearing

March 26, 2026

Page 2

CASE NO: CE26020521

CASE ADDR: 1220 SW 26 ST

OWNER: GREEN ARBOR MANAGEMENT CORP

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 15-33.(a)
THE RENTAL APARTMENT BUILDING AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23030904. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c)
THERE ARE MULTIPLE DERELICT VEHICLES ON THE SWALE. THERE IS A BLACK NISSAN AND A SILVER ACURA WITH EXPIRED TAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23030904. 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: 26-129(b)(4)
THERE ARE MULTIPLE VEHICLES PARKED WITHIN 30 FEET FROM A STOP SIGN ON THIS PROPERTY.

VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS CORNER B-2 ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND A DUMPSTER ENCLOSURE IN THE HEIGHT OF 74 INCHES. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY AT THIS B-2 ZONE PROPERTY IS IN DISREPAIR. THE ASPHALT IS WORN OUT, CRACKED AND UNEVEN. THE MARKINGS ARE FADED OR MISSING.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. ILLEGAL LAND USE CONSISTING OF BUT NOT LIMITED TO TOOLS, LADDERS, FURNITURE AND MISCELLANEOUS ITEMS BEING KEPT ON THE REAR AND SIDES OF THE PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE23030904. 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: 6-6.
A CHICKEN COOP HAS BEEN ERECTED AT THE REAR OF PROPERTY AND CHICKENS AND ROOSTERS ARE BEING KEPT AND MAINTAINED.

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 COURT, BACKYARD, WEST SIDE AND THE SWALE FACING SW 13 AVE OF DEAD AND/OR MISSING GROUND COVER.

Special Magistrate Hearing

March 26, 2026

Page 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a), 26-129(b)(4), 6-6., 47-34.1.A.1., 18-4.(c), and 9-363 within 15 days and with the remaining violations within 63 days or a fine of \$150 per day, per violation.

Abraham Weintraub said many items had already been addressed. He requested more than 63 days for the dumpster and driveway, which required permits.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a); 26-129(b)(4); 6-6., 47-34.1.A.1., 18-4.(c), and 9-363 within 15 days and with the remaining violations within 119 days or a fine of \$150 per day, per violation.

CASE NO: CE26020037

CASE ADDR: 610 CAROLINA AVE

OWNER: ISLANDER'S HOMES INVESTMENT LLC

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-4.(c)

THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A BLUE VOLKSWAGEN JETTA WITH FLAT PASSENGER-SIDE TIRES AND NO LICENSE PLATE IS PARKED IN THE DRIVEWAY. THERE IS ALSO A WHITE TOYOTA COROLLA WITH NO LICENSE PLATE PARKED INSIDE THE CARPORT.

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

Maurice Walker agreed to comply.

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

CASE NO: CE24100679

CASE ADDR: 272 SW 28 TER

OWNER: GOMEZ, CAROLINA

This case was first heard on 2/27/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,300 and the City was requesting the full fine be imposed.

Rachel Moore, Code Compliance Officer, provided background of the case.

Carolina Mikeska said she and her husband had recently suffered medical issues. She asked that the fines be waived. Officer Moore did not object to waiving the fines.

Ms. Flynn waived the fine.

Special Magistrate Hearing

March 26, 2026

Page 4

CASE NO: CE23050197 ORDERED TO REAPPEAR

CASE ADDR: 915 SW 2 CT

OWNER: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J

This case was first heard on 7/25/24 to comply by 12/10/24. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$200.

Edward Eason, Code Compliance Officer, said the owner was making progress and recommended 119-day extension with an order to reappear.

Gary Muzechuk agreed to the extension. He said they were enrolled in a grant program.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/23/26 hearing.

CASE NO: CE25050120

CASE ADDR: 2730 SW 1 ST 1-2

OWNER: 335 NW 28 ST 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 not in compliance, fines had accrued to \$9,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rachel Moore, Code Compliance Officer, recommended imposition of the fine. She confirmed that violation 9-305(b) was not complied.

Angel Garcia said drainage issues had caused the landscaping damage. They had allowed the City to work on the swale. He requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

CASE NO: CE25060726 REQUEST FOR EXTENSION

CASE ADDR: 301 SW 21 ST

OWNER: BAKER, MATT J

This case was first heard on 9/25/25 to comply by 11/6/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, said one violation remained. He recommended an extension, and ordering to owner to reappear.

Matt Baker requested 60 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/28/26 hearing.

CASE NO: CE26010796

CASE ADDR: 71 COMPASS ISLE

OWNER: FERRANDO, JONATHAN P & KATHRYN L

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS

Special Magistrate Hearing

March 26, 2026

Page 5

PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.10.a WITHDRAWN
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.5 WITHDRAWN
A PORTABLE GENERATOR WAS OBSERVED OPERATING AFTER HOURS WITHIN A RESIDENTIAL AREA. THE GENERATOR WAS BEING USED IN A NON-EMERGENCY CAPACITY TO POWER EVENT-RELATED EQUIPMENT AND WAS OPERATED OUTSIDE THE PERMITTED HOURS FOR POWERED EQUIPMENT. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 26-129(a)(8) WITHDRAWN
VEHICLES ASSOCIATED WITH THE PROPERTY WERE OBSERVED PARKED WITHIN THE PUBLIC RIGHT-OF-WAY IN A MANNER THAT OBSTRUCTED NORMAL VEHICULAR TRAFFIC AND RESTRICTED EMERGENCY VEHICLE ACCESS. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. A RESIDENTIAL PROPERTY WAS OBSERVED BEING UTILIZED AS AN UNPERMITTED EVENT VENUE. INDICATORS OF COMMERCIAL EVENT ACTIVITY INCLUDED AMPLIFIED SOUND, A LIVE BAND, PROFESSIONAL LIGHTING, A HOSTESS STAND WITH BRANDING, CATERING STAFF AND THE PRESENCE OF COMMERCIAL VEHICLES. THE USE OF THE PROPERTY FOR ORGANIZED EVENT OPERATIONS IS NOT A PERMITTED RESIDENTIAL USE. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE

VIOLATIONS: 47-34.4.B.1. WITHDRAWN
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

Officer Krock presented the case file into evidence and requested a \$250 fine for 17-7.1.a. and a \$500 fine for 47-34.1.A.1.

Robert Lochrie Esq., the owners' attorney, agreed.

Ms. Flynn found in favor of the City and imposed a \$250 fine for 17-7.1.a. and a \$500 fine for 47-34.1.A.1.

Special Magistrate Hearing

March 26, 2026

Page 6

CASE NO: CE25010161

CASE ADDR: 1121 NW 5 CT

OWNER: NOZINE, FABIOLA

This case was first heard on 6/26/25 to comply by 7/6/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$41,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vanessa Willis, Code Compliance Officer, said two violations remained and recommended imposition of the fine.

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owner, Fabiola Nozine. Ms. Nozine indicated the storage had been removed and the house would be painted the following week. Officer Willis said there was still storage on the property. Ms. Nozine said these items were for bulk trash pickup.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue. She declared this would be the last extension.

CASE NO: CE25100790

REQUEST FOR EXTENSION (NOTICE BY APPEARANCE)

CASE ADDR: 1780 SW 30 PL

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

This case was first heard on 1/29/26 to comply by 3/26/26 and 6/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 3/27/26.

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

Bridgette Fox said they were working to comply. John Bonaby said he was working on the landscaping. Amy Brown, Code Compliance Supervisor, recommended 91 days.

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

CASE NO: CE25050600

CASE ADDR: 4711 NE 28 AVE

OWNER: RENOVATECH LLC

This case was first heard on 9/9/25 to comply by 9/19/25 and 10/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$107,300 and the City was requesting the full fine be imposed.

Vanessas Willis, Senior Code Compliance Officer, recommended imposition of the fine.

Darius, general contractor, said the owner, Reza Dalio, lived in Canada. He said there had also been an issue with notices because Mr. Dalio had not changed the mailing address with the Broward County Property Appraiser (BCPA). Rhonda Hasan, Senior Assistant City Attorney, stated the address to which the notices had been sent was in Boca Raton, the address on file with the BCPA. Officer Willis added that the property had also been posted. She noted the health and safety hazard posed by the pool and the fence without a self-locking gate.

Ms. Flynn imposed the \$107,300 fine.

Special Magistrate Hearing

March 26, 2026

Page 7

CASE NO: CE25020579

CASE ADDR: 1530 NW 11 ST

OWNER: PONASA LLC

This case was first heard on 7/24/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$84,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said all violations remained and recommended imposition of the fine.

Antonietta Draicchio said there had been a fire at the property and they had contacted engineers. She said there was \$200,000 in damage to the property and she was unsure it could be saved. Rhonda Hasan, Senior Assistant City Attorney said this corporate entity owned 60 properties in Broward County and had the means to have the work done. Officer Exantus did not think the structure was unsafe. Amy Brown, Code Compliance Supervisor, noted there were no permits and she opposed any extension.

Ms. Flynn imposed the \$84,000 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE26020379

CASE ADDR: 2506 BIMINI LN

OWNER: FLJCG INVESTMENTS LLC

Service was via posting at the property on 2/28/26 and at 1 East Broward Blvd. on 3/10/26.

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

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25110429 - RESPONSIBLE PARTY, PARKING AND AMPLIFIED SOUND.

Officer Oaks presented the case file into evidence and recommended suspending the Vacation Rental Certificate for 180 days.

Ferdinand George said the property was under rental contract for the next couple of months.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 180 days, effective on May 25, 2026.

CASE NO: CE25120274

CASE ADDR: 2430 NW 28 TER

OWNER: THOMAS, CURTIS

Service was via posting at the property on 2/26/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTSIDE STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO FURNITURE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY - A SILVER MITSUBISHI PLATE NUMBER 60DGKE WITH AN EXPIRED TAG 12/23 AND A GRAY HONDA ACCORD WITH NO TAG.

Special Magistrate Hearing

March 26, 2026

Page 8

VIOLATIONS: 9-278 (e)
THE HURRICANE SHUTTERS ARE CLOSED COVERING THE WINDOWS ON THIS OCCUPIED PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND RESURFACED. THERE IS A TRAILER AND VEHICLES 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 INCLUDING THE SWALE AREA.

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

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 Proto presented the case file into evidence and recommended ordering compliance with 9-278(e) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Curtis Thomas requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) and 9-363 within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

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 in compliance, fines had accrued to \$22,000 and the City was requesting the full fine be imposed.

Guy Seiderman, Code Compliance Officer, recommended imposition of the fine.

Prakash Baboolal said this was a very busy intersection and people often littered on the property. He said he had installed a fence around the property to discourage the littering.

Ms. Flynn reduced the fine to \$1,200.

CASE NO: CE25060039

CASE ADDR: 1345 NE 3 AVE

OWNER: ELDRIDGE, ERICK H

This case was first heard on 9/25/25 to comply by 10/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

Malik Jones, Code Compliance Officer, recommended imposition of the fine.

Erick Eldridge said he had missed the December hearing because his father had passed away. He requested a fine reduction.

Ms. Flynn reduced the fine to \$800.

CASE NO: CE25080004
CASE ADDR: 405 SW 25 TER
OWNER: HUYNH, TONY

This case was first heard on 11/6/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Tony Huynh said the contractor had taken his money and not done the work. He said most of the work had been done and he was doing it himself.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

CASE NO: CE25100657
CASE ADDR: 844 NW 12 TER
OWNER: MEDIA GLOBAL PUBLISHING INC

Service was via posting at the property on 3/11/26 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) COMPLIED
THERE IS OVERGROWTH, TRASH AND YARD DEBRIS SURROUNDING THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
ITEMS ARE BEING STORED OUTSIDE THIS RMM-25 PROPERTY, INCLUDING BUT NOT LIMITED TO COOLERS, SODA CANS, BUCKETS, GAS CANS, A SCREEN DOOR, CONES, WEIGHTS, BED MATTRESSES, A WASHING MACHINE AND OTHER MISCELLANEOUS ITEMS. THIS CONDITION IS CREATING A PUBLIC NUISANCE. THE PROPERTY IS BEING MAINTAINED IN A MANNER THAT MAY REASONABLY RESULT IN INFESTATION OR HABITATION BY RODENTS, VERMIN, OR WILD ANIMALS; MAY PROVIDE A BREEDING GROUND FOR MOSQUITOES; AND MAY OTHERWISE THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE, OR ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)
THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT AND OIL. ADDITIONALLY, GRASS AND WEEDS ARE GROWING THROUGH THE CRACKS. (THIS APPLIES TO THE DRIVEWAY ON THE WEST SIDE OF THE PROPERTY ONLY).

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

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

Special Magistrate Hearing

March 26, 2026

Page 10

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

Marcia Feijoo said the tenant was not allowing access to the property and they were evicting him.

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

CASE NO: CE25120353

CASE ADDR: 1001 SW 25 AVE

OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS CRACKS THROUGHOUT AND BROKEN AREAS THAT ARE BEGINNING TO SEPARATE. FURTHERMORE, THE WALKWAY HAS AREAS OF MISSING, CHIPPING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND AREAS OF BROKEN CONCRETE. FURTHERMORE, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE AND THE DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL WITH GRASS GROWING THROUGH IT. THIS IS A REPEAT VIOLATION TO CASE CE25070385. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a fine of \$100 per day for each of the 53 days 9-304(b) had been out of compliance.

Patrick Maloy said the "non-compliant" resident had now left the property. He stated significant repairs had been needed to the interior, which they had done first. Rhonda Hasan, Senior Assistant City Attorney, said this entity owned 100 properties in Broward County.

Ms. Flynn found for the City that violation 9-304(b) had existed as cited and imposed a \$3,500 fine

CASE NO: CE26010520

CASE ADDR: 1001 SW 25 AVE

OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 9-305(b) COMPLIED
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT LAWN AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE24050446. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

Special Magistrate Hearing

March 26, 2026

Page 11

Officer Olivera 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.

Patrick Maloy said they were dealing with a "significant recurrence of resident responsibility violations" and he had spoken with Code Compliance about this.

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

CASE NO: CE26010904

CASE ADDR: 401 N BIRCH RD 611

OWNER: YONG, MARGARITA; MARGARITA YONG REV TR

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

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

THIS IS A REPEAT VIOLATION, SEE CASE CE25020139, 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$500 for the day the property was out of compliance.

Suzanne Yong, the owner's niece, said she thought it was in compliance and when she learned it was not she had acted immediately.

Ms. Flynn imposed a fine of \$300.

CASE NO: CE26010623

CASE ADDR: 1111 SW 32 CT

OWNER: VALDES, PAMELA

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

Mohammad Dayem, 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. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A TIRE, TOOLS AND MISCELLANEOUS ITEMS STORED ON THE FRONT LAWN.

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE24120445. THE CASE WILL BE PRESENTED TO THE 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 ON THE FRONT LAWN OF DEAD AND MISSING GROUND COVER.

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

Special Magistrate Hearing

March 26, 2026

Page 12

Ricardo Cardona said it was a tenant who kept parking on the grass. He said they were investigating grandfathering in the parking on the west side of the property. Amy Brown, Code Compliance Supervisor, recommended ordering the respondent to attend the 5/28/26 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 5/28/26 hearing.

CASE NO: CE25100694

CASE ADDR: 441 NW 17 PL

OWNER: GARBUZOVA, SVETLANA

Service was via posting at the property on 3/14/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE222120074. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING CASE, REFERENCE CASE CE24070652. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

Officer Jones 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.

Svetlana Garbuzova agreed.

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

CASE NO: CE26010589

CASE ADDR: 901 E SUNRISE BLVD PARKING

OWNER: 901 EAST SUNRISE LLC

Service was via posting at the property on 3/2/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS GRAFFITI ON THE DUMPSTER ENCLOSURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY AND ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE22080319. 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)
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE ASPHALT PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING DAMAGE.

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

Special Magistrate Hearing

March 26, 2026

Page 13

VIOLATIONS: 9-280(C)
THE WALKWAYS AND STEPS ARE DISCOLORED AND DIRTY.

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AND BUFFER WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE BUFFER WALL IS DIRTY AND DISCOLORED AND HAS GRAFFITI ON 9TH & 10TH AVE SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE22080319. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON 9TH AVE SIDE OF 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 TO INCLUDE THE SWALE.

Officer Noel presented the case file into evidence and recommended ordering compliance with 18-12.(a), 9-278(e), and 9-305(a) within 10 days, with 9-280(c), 9-208(h)(1), and 9-305(b) within 35 days and with 47-20.20.(H) within 63 days, or a fine of \$100 per day, per violation.

Claudia Cuevas agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance w with 18-12.(a), 9-278(e), and 9-305(a) within 10 days, with 9-280(c), 9-208(h)(1) and 9-305(b) within 35 days and with 47-20.20.(H) within 63 days, or a fine of \$100 per day, per violation.

CASE NO: CE26010824

CASE ADDR: 2442 BIMINI LN

OWNER: 2442 BIMINI LANE LLC

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

Sam Bauer agreed to comply. He said the property was being sold.

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

CASE NO: CE26020166

CASE ADDR: 1009 NE 17 CT

OWNER: CARDWELL, GARRETT; QUIRINDONGO, VIANCA

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 2/19/26.

Special Magistrate Hearing

March 26, 2026

Page 14

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

THIS IS A REPEAT VIOLATION, SEE CASE CE24040185. 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.

Officer Champagne presented the case file into evidence and recommended imposing fine of \$500 for each day the property was out of compliance, a total of \$1,000.

Garrett Cardwell said he had not realized there was a repeat violation.

Ms. Flynn found in favor of the City and imposed fine of \$500 for each day the property was out of compliance, a total of \$1,000.

CASE NO: CE25100309

CASE ADDR: 2641 NW 16 CT

OWNER: DAVIS,ALPHEUS H/E; DAVIS,ANTHONY H/E ET AL

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 9-278(e) COMPLIED

THERE ARE HURRICANE SHUTTERS THAT ARE CLOSED AND COVERING THE WINDOWS AT THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280(b)

THE GARAGE DOOR AND EXTERIOR GARAGE WALL IS COVERED WITH PLYWOOD AND NEEDS TO REPAIR AND OR REPLACED.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS STAINS, CRACKS AND NEEDS TO BE CLEANED, REPAIRED AND RESURFACED.

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 9-306

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

Officer Proto presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation and ordering the respondent to reappear.

Anthony Davis said the garage door had been damaged by the Boynton Beach Police Department and they were seeking to make them responsible to pay for the repair.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 7/23/26 hearing.

Special Magistrate Hearing

March 26, 2026

Page 15

CASE NO: CE25090503

CASE ADDR: 1408 NW 9 AVE

OWNER: AA RLA LLC

Service was via posting at the property on 3/14/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

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

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

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS FADED AND HAS CRACKS IN THE ASPHALT.

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

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days, and with 47-21.15.F.3. within 63 days or a fine of \$100 per day, per violation and imposing a \$1,000 fine for the irreversible tree removal.

Luis Naqueira said someone had been managing the property but had not registered the rental. He stated they were already applying for the tree removal permit. He said the owner, Garcia Sanchez, had been unaware of how much the tree would be trimmed. Robert Fisk, City Arborist, stated the owner would need an arborist's report to accompany the permit application. Officer Jones agreed to confirm that the trunk was still present and the tree had not actually been entirely removed.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days, and with 47-21.15.F.3. within 63 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/28/26 hearing.

CASE NO: CE26010296

ADMINISTRATIVE APPEAL

CASE ADDR: STATE ROAD 7

OWNER: JOHN & P EASSEY REV LIV TR; FRANK JOHN LELI TR ET AL

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

The property was cited on 1/10/26 to be complied by 1/20/26. The property was in compliance and fines had accrued to \$372.76.

Special Magistrate Hearing

March 26, 2026

Page 16

Bernstein Saimbert, Senior Code Compliance Officer, said a City contractor had removed the trash on 1/27/26 and he complied the violation on 1/29/26.

John Eassey showed photos of the property after he had cleaned it up on January 19, prior to the contractor arriving. Officer Saimbert said there was still some overgrowth when the City contractor arrived.

Ms. Flynn granted the appeal and waived the fine.

CASE NO: CE25030097

CASE ADDR: 165 VERMONT AVE

OWNER: JEAN-BAPTISTE, ANGELINE

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,650 and the City was requesting the full fine be imposed.

Angeline Merrisaint-Jean said she had not been sure about what landscaping work needed to be done.

Rachel Moore, Code Compliance Officer, said Ms. Merrisaint-Jean had been diligent and administrative costs totaled \$847.

Ms. Flynn reduced the fine to \$500.

CASE NO: CE24110523

CASE ADDR: 2837 SW 3 ST

OWNER: MYERS, HERMAN H/E; SMITH, ERIC ET AL

This case was first heard on 6/26/25 to comply by 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Eric Smith said the landscaping work was done now. He said he had misunderstood what to do.

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

CASE NO: CE25070602

CASE ADDR: 3101 BAYSHORE DR 1902

OWNER: BRITANIC HILLS GROUP LLC; KINGSTON HILLS GROUP LLC

This case was first heard on 9/25/25 to comply by 10/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the listing had been removed the previous day. He recommended imposition of the fine.

Dayana Dotoli said the owner was not conducting short-term rentals of the property; there was a long-term tenant in the property and she provided a copy of the lease. She had spoken to someone named Michael who was listed as the Airbnb contact and told him to remove the listing. Officer Champagne said there had been a listing up for eight months. Ms. Flynn heard other cases while Ms. Dotoli showed Officer Champagne the lease.

Special Magistrate Hearing

March 26, 2026

Page 17

Upon returning to the case, Antoine Loar, Code Compliance Supervisor, confirmed there was a long-term lease.

Ms. Flynn dismissed the case.

CASE NO: CE26020502

CASE ADDR: 801 NW 18 ST

OWNER: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA

Service was via posting at the property on 3/11/26 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: CE25110669 - AMPLIFIED NOISE, NON-AMPLIFIED NOISE, PARKING AND MAXIMUM OCCUPANCY.

Officer Champagne presented the case file into evidence and recommended suspension of the Vacation Rental Certificate for 365 days.

Rene Gonzalez described his efforts to comply the occupancy violation and to ensure it did not recur. He said his small business could not withstand the suspension. Officer Champagne reminded Mr. Gonzalez that he could still rent the property for 30 days or longer. Rhonda Hasan, Senior Assistant City Attorney, read from the code, which stated the Special Magistrate "shall" suspend the certificate for 365 days after a fourth violation.

Ms. Flynn found in favor of the City and suspended the Vacation Rental Certificate for 365 days, effective in 60 days.

Ms. Flynn took a brief recess.

CASE NO: CE26020020

CASE ADDR: 1316 E LAS OLAS BLVD 200

OWNER: BETH W GORDON REV LIV TR; GORDON, BETH W TRUSTEE

Service was via posting at the property on 3/6/26 and at 1 East Broward Blvd. on 3/10/26.

David Goodrum, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION THE SIDEWALK AT THIS LOCATION. THERE ARE MULTIPLE A-FRAME SIGNS THAT HAVE BEEN PLACED ON THE SIDEWALK AND PUBLIC RIGHT-OF-WAY AT THIS B-1 ZONE COMMERCIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020301. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE FOR FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25120412

CASE ADDR: 1075 W SUNRISE BLVD

OWNER: MDC COAST 26 LLC; %LUV CARWASH GROUP LLC

Service was via posting at the property on 3/4/26 and at 1 East Broward Blvd. on 3/10/26.

Special Magistrate Hearing

March 26, 2026

Page 18

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO TIRES AND CONCRETE BLOCKS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24080050. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE HEARING.

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

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

CASE NO: CE25110117

CASE ADDR: 1632 NW 15 TER

OWNER: MELUS, MEDICOEUR

Service was via posting at the property on 3/4/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-1.
THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO MATTRESSES, FURNITURE, PLASTIC BUCKETS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH ON THIS PROPERTY AND SWALE. THERE IS TRASH AND DEBRIS ALONG THE FENCE AT THE FRONT OF THIS PROPERTY. THE DEBRIS CONSISTS OF BUT IS NOT LIMITED TO PIECES OF BROKEN CONCRETE, SANDBAGS AND MISCELLANEOUS LITTER.

VIOLATIONS: 18-4.(c) WITHDRAWN
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A BLACK 4-DOOR KIA FORTE WITH EXPIRED FL TAG # HMTV92 "10/19" AND A FLAT TIRE.

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 DAMAGED AND FALLING OVER.

VIOLATIONS: 9-280(h)(2)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE FASCIA AREA AROUND THE CARPORT IS DAMAGED AND HAS AREAS OF STAINS AND MISSING, FADED PAINT.

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

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

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

Special Magistrate Hearing

March 26, 2026

Page 19

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-1, 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1, 18-12.(a), and 9-313.(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

CASE NO: CE25110418

CASE ADDR: 1839 LAUDERDALE MANOR DR

OWNER: STUDIO 825 RENTALS LLC

Service was via posting at the property on 3/4/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY AND SWALE INCLUDING NOT LIMITED TO A BLACK INFINITY DISMANTLED AND A WHITE DODGE VAN 3500 WITH EXPIRED TAG. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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 LEANING AND BENT.

VIOLATIONS: 9-304(b) COMPLIED
THE CEMENT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND BROKEN SECTIONS ON THE DRIVEWAY.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

Special Magistrate Hearing

March 26, 2026

Page 20

Officer Exantus presented the case file into evidence and said the violation was now in compliance. He requested a finding of fact that violations 18-12.(a), 18-4.(c), 9-305(a) and 9-305(b) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a), 18-4.(c), 9-305(a) and 9-305(b) had existed as cited.

CASE NO: CE26010037

CASE ADDR: 133 SW 22 TER

OWNER: MORILLO, YAIRO R

Service was via posting at the property on 3/6/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 47-21.15.D.1

TWO ROYAL POINCIANA TREES ON THIS RS-8 ZONED PROPERTY HAVE BEEN HAT RACKED.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, and imposition of a \$1,000 fine per each tree that had been damaged, a total of \$2,000.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, and imposed a \$1,000 fine per each tree that had been damaged, a total of \$2,000.

CASE NO: CE26010407

CASE ADDR: 1821 SW 22 AVE

OWNER: FREDERICK, RYAN DAVID

Service was via posting at the property on 2/27/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A TRAILER ON THE SWALE OF THIS RS-8 ZONED PROPERTY. THE TRAILER IS DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH FL TAG # RNZJ06 "12/26" DISPLAYED. THE TRAILER HAS A WHITE AND BLUE BOAT ON IT WITH # FL 8379 LW DISPLAYED.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

CASE NO: CE26010221

CASE ADDR: 2664 SW 7 ST

OWNER: BRUCE, SEAN

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A WHITE CHEVY PICK UP WITH EXPIRED FL TAG DI48VI "8/25".

Special Magistrate Hearing

March 26, 2026

Page 21

VIOLATIONS: 25-14 COMPLIED
THERE IS A WHITE CHEVY PICK-UP TRUCK DISCHARGING OFFENSIVE FLUIDS AND MATTER (WASTEWATER) INTO THE STREETS AT THIS RMM-25 ZONED PROPERTY. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT ARE NOT LIMITED TO TWO BROWN SOFAS, BROKEN PIECES OF CONCRETE, EXTENSION CORDS AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION TO CASE CE25030515 AND FINES WILL BEGIN TO ACCRUE DAILY FROM THE DAY THE VIOLATION WAS FIRST OBSERVED UNTIL THE DAY COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO IMPOSE FINES.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS A VEHICLE PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE VEHICLE IS DESCRIBED AS A WHITE CHEVY PICK-UP TRUCK WITH A MODIFIED ENCLOSED ATTACHMENT ON THE REAR BED OF THE TRUCK AND FL TAG DI48VI "8/25" DISPLAYED. THIS IS A RECURRING VIOLATION TO CASE CE25030515. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIED PRIOR TO THE HEARING DATE TO SEEK A FINDING OF FACT.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 25-14, 47-34.1.A.1., and 47-34.4.C.1. had existed as cited and imposition of a \$15,000 fine for 25-14 and a \$2,600 fine (\$100 per day for 26 days) for 47-34.1.A.1.

Ms. Flynn found for the City that violations 25-14, 47-34.1.A.1., and 47-34.4.C.1. had existed as cited and imposed a \$15,000 fine for 25-14 and a \$2,600 fine (\$100 per day for 26 days) for 47-34.1.A.1.

CASE NO: CE25120579

CASE ADDR: 412 SW 12 ST

OWNER: MILIAN, SANDRA L; QUINONES, JACOBO

Service was via posting at the property on 3/4/26 and at 1 East Broward Blvd. on 3/10/26.

Rafael Santos, 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.

VIOLATIONS: 24-27(b) COMPLIED
THERE ARE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-22.9. COMPLIED
SIGNS HAVE BEEN ERECTED AT THIS RD-15 PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OF OUTDOOR STORAGE OCCURRING AT THIS RD-15 PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION. SEE CASE CE24080043. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED UNTIL COMPLIANCE IS ACHIEVED.

Special Magistrate Hearing

March 26, 2026

Page 22

THIS CASE WILL BE REFERRED TO THE SPECIAL MAGISTRATE FOR THE IMPOSITION OF FINES UP TO \$5,000.00 PER DAY DUE TO THE REPEATED NATURE OF THE VIOLATION.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE WEEDS GROWING INTO THE GRAVEL AND AN EXCESS OF PLANT LITTER.

Officer Santos presented the case file into evidence and recommended imposition of a \$18,600 fine for the time 9-280(h)(1) had been out of compliance, which would continue to accrue at \$200 per day.

Ms. Flynn found in favor of the City and imposed an \$18,600 fine for the time 9-280(h)(1) had been out of compliance, which would continue to accrue at \$200 per day.

CASE NO: CE25040723

CASE ADDR: 1201 NW 11 CT

OWNER: ASSET EQUITY HOLDINGS LLC

Service was via posting at the property on 3/4/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-1
THERE IS AN EXCESSIVE AMOUNT OF CHAIRS, TABLES, PLASTIC BAGS AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT 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: 9-276(C)(1) COMPLIED
DIRTY, DISCOLORED DRIVEWAY(S) OR COURTS INCLUDING BUT NOT LIMITED TO THE DRIVEWAY THAT HAS CHIPPED AND FADED PAINT.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE EXPOSED BEAMS/RAFTERS UNDER THE ACCESSORY "CARPORT" STRUCTURE.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE SHRUBS, HEDGES OR VEGETATION PROTRUDING OUT OVER THE SIDEWALK ON THE EAST SIDE 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 INCLUDING BUT NOT LIMITED TO THE FASCIA AND WOODEN BEAMS UNDER THE ACCESSORY ROOF STRUCTURE ARE DETERIORATED/DISREPAIR.

Special Magistrate Hearing

March 26, 2026

Page 23

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

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

CASE NO: CE25080341

CASE ADDR: 840 NW 3 ST 1-4

OWNER: TUNNAGE, LEROY L

Service was via posting at the property on 3/7/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 9-276(B) (3)
THERE IS EVIDENCE OF AN INFESTATION IN APT #4 INCLUDING BUT NOT LIMITED TO:
ROACHES, RATS, TERMITES AND ANTS.

VIOLATIONS: 9-276(C) (1)
DIRTY, DISCOLORED, DRIVEWAY(S) OR COURTS.

VIOLATIONS: 9-278(C)
THERE ARE ELECTRICAL OUTLETS NOT WORKING.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING
BUT NOT LIMITED TO THE KITCHEN CABINETS AND SHOWER DRAIN INSIDE UNIT #4.

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

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

VIOLATIONS: 9-307(a)
THERE ARE WINDOWS/DOORS WHICH ARE NOT SECURED IN A TIGHT-FITTING &
WEATHERPROOF MANNER.

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

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

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

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

Special Magistrate Hearing
March 26, 2026
Page 24

CASE NO: CE25100500

CASE ADDR: 537 NW 16 AVE

OWNER: AQUINO, MALAYNIE

Service was via posting at the property on 3/7/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE EXTERIOR DOORS, PARTS AND CAR EQUIPMENT/JACKS, ETC. THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN, SAGGING AND HAS MISSING GATES AT THE ENTRANCE. THE MASONRY WALL ON THE NORTH SIDE OF THE PROPERTY IS DIRTY AND DISCOLORED.

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

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

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

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

Officer Willis presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 9-363 within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 9-363 within 15 days and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE25120378

CASE ADDR: 826 NW 3 ST

OWNER: NOOR DEVELOPMENT GROUP LLC

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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.

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

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

Special Magistrate Hearing

March 26, 2026

Page 25

CASE NO: CE25120379

CASE ADDR: 824 NW 3 ST

OWNER: NOOR DEVELOPMENT GROUP LLC

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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.

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

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

CASE NO: CE25120383

CASE ADDR: 820 NW 3 ST

OWNER: SENOGLU, TULUN; SENGUL, ERIN ET AL

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL 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.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE25120387

CASE ADDR: 804 NW 3 ST

OWNER: 808 NW3ST LLC

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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 THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21100734. 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: 47-19.2.II.2 COMPLIED

THERE ARE TWO STORAGE PODS ON THIS RMM-25 RESIDENTIAL VACANT LOT WITHOUT PERMITS. STORAGE PODS ARE ONLY ALLOWED ON A PROPERTY FOR 14 DAYS AND MUST FIRST HAVE A PERMIT. STORAGE PODS CAN ONLY BE KEPT IN THE DRIVEWAY AND ONLY ONE IS ALLOWED ON THE PROPERTY AT ANY GIVEN TIME.

Special Magistrate Hearing

March 26, 2026

Page 26

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 Gavin presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He also requested a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day. She also found for the City that violation 18-12.(a) had existed as cited.

CASE NO: CE26010637

CASE ADDR: 822 NW 3 ST

OWNER: SENOGLU, TULUN; SENGUL, ERIN ET AL

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY.

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

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

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE25070283

CASE ADDR: 1041 NW 7 TER

OWNER: MPBX LLC

Service was via posting at the property on 3/14/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THE ASPHALT PARKING FACILITY IS NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THERE ARE MULTIPLE CRACKS AND POTHOLES.

VIOLATIONS: 9-280(C) COMPLIED
THE PAVERS ON THE WALKWAY ARE UNEVEN WITH MULTIPLE CRACKS.

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

Special Magistrate Hearing

March 26, 2026

Page 27

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 SWALE FACING NW 11 ST OF DEAD AND MISSING GROUND COVER.

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

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

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

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

CASE NO: CE25070600

CASE ADDR: 29 NE 16 ST

OWNER: ROMERO, KERI B; TORRES, FABIOLA

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

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

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 Jones presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

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

CASE NO: CE25090465

CASE ADDR: 1218 NW 6 AVE 1-2

OWNER: MALEC, JOHN

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A 2 DOOR WHITE CHEVROLET VAN WITH AN EXPIRE TAG - KAJQ19 12/22.

VIOLATIONS: 47-20.20. (H)
PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEEL STOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.

Special Magistrate Hearing

March 26, 2026

Page 28

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 Jones presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with 47-20.20.(H) within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 47-20.20.(H) within 91 days or a fine of \$50 per day, per violation.

CASE NO: CE25080534

CASE ADDR: 1044 NW 7 AVE

OWNER: NORTH BIMINI LLC

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, 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 CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE MISSING AREAS OF ASPHALT IN THE DRIVEWAY. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS WHICH IS NOT PERMANENT ON THE ROOF.

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 Jones presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 18-12.(a), 9-280(h)(1), 9-304(b), and 9-305(b) had existed as cited.

Ms. Flynn found for the City that violations 18-12.(a), 9-280(h)(1), 9-304(b), and 9-305(b) had existed as cited.

Special Magistrate Hearing

March 26, 2026

Page 29

CASE NO: CE25090707

CASE ADDR: 1004 NE 14 PL

OWNER: LOUIMA PROPERTIES INC

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING CASE, REFERENCE CASE CE25020440. THIS CASE WILL BE
PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS
MET OR NOT.

VIOLATIONS: 9-305(a)

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

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

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

CASE NO: CE25100435

CASE ADDR: 900 NE 13 ST

OWNER: FORT YNES LLC

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/10/26.

Malik Jones, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY,
INCLUDING BUT NOT LIMITED TO CRACKS, POTHOLES AND THE SURFACE IS UNEVEN.

Officer Jones presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

CASE NO: CE25090833

CASE ADDR: 311 FLORIDA AVE

OWNER: TAPIA, MARIA M

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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 GARBAGE BAGS, MOP,
BUCKETS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY
REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS,

Special Magistrate Hearing

March 26, 2026

Page 30

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: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE SWALE AND/OR PROPERTY, INCLUDING FIVE CARS WITH FLAT TIRES AND GRASS GROWN OVER THE TIRES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 IRREGULAR RESIDENTIAL ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO TIRES AND A TARP. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING PROPERLY MAINTAINED. THE WOODEN FENCE IS LEANING INWARD, HAS DAMAGED SLATS AND IS STAINED.

VIOLATIONS: 9-304(b) COMPLIED
VEHICLES AND/OR TRAILERS ARE PARKED ON THE GRASS/LAWN AREA, INCLUDING FIVE VEHICLES. THE DRIVEWAY ALSO HAS GRASS AND WEEDS GROWING THROUGH IT AND IS MARKED WITH DARK STAINS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 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 CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$50 per day. She also requested a finding of fact that violations 18-4.(c), 47-39.A.1.b.(6)(b), and 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$50 per day. She also found for the City that violations 18-4.(c), 47-39.A.1.b.(6)(b), and 9-304(b) had existed as cited.

CASE NO: CE25100083

CASE ADDR: 81 SW 31 AVE

OWNER: NEW GLOBAL HOLDINGS INC

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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

Special Magistrate Hearing

March 26, 2026

Page 31

SWALE. THERE IS TRASH SCATTERED THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE21050052 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED LOCATION. THE ENCLOSURE DOOR IS BROKEN AND HAS BEEN PLACED ON THE SIDE OF THE ENCLOSURE. THERE IS ALSO LOTS OF TRASH SCATTERED INSIDE THE DUMPSTER FLOOR. THIS DUMPSTER IS ALSO BEING USED FOR STORAGE OF CANS AND BOTTLES.

VIOLATIONS: 47-19.5.D.5.
THERE IS A BUFFER WALL ON THE PROPERTY THAT IS STAINED WITH A BLACK SUBSTANCE ALONG THE BACK OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THERE ARE POTHOLES AND STAINS THROUGHOUT THIS PARKING LOT.

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 BACK OF THE PROPERTY HAS DETERIORATED SLATE, HALF PAINTED AND SOME CHIPPED AREAS.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE21050052 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 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$150 per day, per violation. She also requested a finding of fact that violation 9-306 had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 35 days or a fine of \$150 per day, per violation. She also found for the City that violation 9-306 had existed as cited.

CASE NO: CE25100253

CASE ADDR: 1078 WYOMING AVE

OWNER: DALIEN, PHITEAU

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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.

Special Magistrate Hearing

March 26, 2026

Page 32

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BURGUNDY SUV WITH EXTENSIVE FRONT END DAMAGE IS BEING PARKED IN THE DRIVEWAY OF THIS PROPERTY.

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED
IT WAS OBSERVED A WHITE COMMERCIAL TRACTOR TRUCK AND TRAILER PARKED ON THE STREET IN FRONT OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITH CONES SURROUNDING IT, BLOCKING TRAFFIC.

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

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 TREES IN THE YARD NEED TO BE TRIMMED IN A NEAT AND WELL-KEPT MANNER.

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

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

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

CASE NO: CE26010116

CASE ADDR: 2840 SW 3 CT

OWNER: FKH SFR R LP % FIRST KEY HOMES LLC

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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 GARBAGE, BOXES, PLASTIC BINS, BOXES AND OTHER MISCELLANEOUS 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: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE SEDAN WITH SEVERE FRONT-END DAMAGE, AND DAMAGED FRONT TIRES IS BEING PARKED ON THE SIDE OF THE HOME.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE

Special Magistrate Hearing

March 26, 2026

Page 33

FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF TIRES, TRASH BAGS, RAGS, PLASTIC BINS, COOLERS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE DERELICT SEDAN IS BEING PARKED ON THE EAST SIDE OF THE HOME ON THE LAWN. ALSO, THE DRIVEWAY IS CRACKED WITH A BLACK SUBSTANCE THROUGHOUT.

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.

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE26010165

CASE ADDR: 2851 SW 5 ST

OWNER: FORESTAL, LOUISANAN

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A SILVER HONDA PILOT WITH AN EXPIRED TEMPORARY LICENSE PLATE- FL - DUR3952 IS BEING PARKED ON THE SIDE OF THE STREET AT THIS PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND CRACKED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080402, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

CASE NO: CE26010209

CASE ADDR: 3117 SW 12 PL

OWNER: DIAMOND KEY INVESTMENT LLC

Service was via posting at the property on 3/3/26 and at 1 East Broward Blvd. on 3/10/26.

Special Magistrate Hearing

March 26, 2026

Page 34

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A WHITE COACHMAN RECREATIONAL VEHICLE AT THE PROPERTY WITH NO LICENSE PLATE, PASSENGER FRONT TIRE AND GRASS GROWING OVER THE OTHER TIRES.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK CADILLAC ESCALADE AND A BLACK BMW 350 BEING PARKED ON THE LAWN OF THE PROPERTY. ALSO THE DRIVEWAY AT THIS PROPERTY HAS GRASS AND WEEDS 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.

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 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-363 within 15 days and with 9-304(b) within 35 days or a fine of \$100 per day, per violation.

CASE NO: CE25100461

CASE ADDR: 1717 SW 10 AVE

OWNER: SIMON, ROBERT L

Service was via posting at the property on 2/26/26 and at 1 East Broward Blvd. on 3/10/26.

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

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

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS RS-8 ZONED CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1..THERE ARE HEDGES MEASURING APPROXIMATELY 72 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 10 AVENUE AND SW 18 STREET.

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY IS STAINED.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS DISCOLORED/FADED WITH CRACKS. THE DRIVEWAY APPROACH IS CRACKED AND STAINED.

Special Magistrate Hearing

March 26, 2026

Page 35

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 SWALES FACING SW 10 AVENUE AND SW 18 STREET OF DEAD AND MISSING GROUND COVER.

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

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

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

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

CASE NO: CE25110309
CASE ADDR: 1823 SW 22 ST
OWNER: WIRTH, ADAM

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 47-21.15.I.1.A COMPLIED
THERE IS AN OAK TREE ON THIS RD-15 ZONED PROPERTY THAT BEEN IMPROPERLY PRUNED OR HAT RACKED. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-280 (C)
THE WALKWAY IS STAINED.

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

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

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

CASE NO: CE25110653
CASE ADDR: 1131 SW 32 CT
OWNER: LONQUEN ASOCIADOS LLC

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 24-27. (b) WITHDRAWN
THERE ARE WASTE CONTAINERS AT THIS PROPERTY THAT ARE NOT PLACED IN AN APPROVED LOCATION. THIS IS RECURRING VIOLATION, SEE CASE CE23090727. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Special Magistrate Hearing

March 26, 2026

Page 36

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF MULTIPLE WOODEN PALLETS PLACED ON THE FRONT LAWN.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE WESTSIDE IS DISCONNECTED AND LEANING FORWARD. THIS IS A RECURRING VIOLATION, SEE CASE CE23090727. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

Ms. Flynn found for the City that violation 9-280(h)(1) had existed as cited.

CASE NO: CE25120782

CASE ADDR: 1404 SW 33 CT

OWNER: HAGE, RAYMOND GEORGE JR

Service was via posting at the property on 2/26/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED ON THE PROPERTY. VEHICLES MISSING VALID UNEXPIRED TAG. THIS IS RECURRING VIOLATION, SEE CASE CE24120554. 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: 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. THIS IS A RECURRING VIOLATION, SEE CASE CE24120554. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25120613

CASE ADDR: 813 SW 29 ST 1-4

OWNER: NORIEGA, LEO

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

Special Magistrate Hearing

March 26, 2026

Page 37

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

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

VIOLATIONS: 24-27.(b) WITHDRAWN
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY AT THIS RM-15 ZONED PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT, STRIPING IS FADED, SOME WHEEL STOPS ARE CRACKED AND THE PAINT IS FADED.

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

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

CASE NO: CE25120576

CASE ADDR: 1424 SW 33 CT

OWNER: OPTIMUM VENTURES LLC

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

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

VIOLATIONS: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF WOODEN PALLETS/PANELS AND A TRAILER.

VIOLATIONS: 9-304(b) CMP FOF
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE CE24020568. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Special Magistrate Hearing

March 26, 2026

Page 38

CASE NO: CE25120740

CASE ADDR: 1405 SW 19 ST

OWNER: BOBKAT LLC

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A CHEVROLET SUV MISSING A VALID TAG. THIS IS RECURRING VIOLATION, SEE CASE CE25040814. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE25040814. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE25040814. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE26010195

CASE ADDR: 3201 SW 9 AVE

OWNER: RIVERO, ROVERSY NOGUERA

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 3/10/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER ON THE PROPERTY. THE TRAILER IS BEING USED TO STORE CONSTRUCTION DEBRIS.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THE CONCRETE IS SEVERELY DETERIORATED AND UNEVEN WITH EXTENSIVE CRACKING.

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.

Special Magistrate Hearing

March 26, 2026

Page 39

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

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

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

CASE NO: CE26010854

CASE ADDR: 1703 NE 11 ST

OWNER: 1703 NE 11TH STREET LLC

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 15-278(7) COMPLIED
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

VIOLATIONS: 15-281(a) COMPLIED
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION OF CASE CE25020196 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMPLIES OR NOT.

Officer Champagne presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 15-281(a) had existed as cited.

Ms. Flynn found for the City that violation 15-281(a) had existed as cited.

CASE NO: CE26010899

CASE ADDR: 735 NE 15 ST

OWNER: FANG PROPERTIES LLC

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 2/19/26.

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

VIOLATIONS: 15-281(a) COMPLIED
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION OF CASE CE25020160 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMPLIES OR NOT.

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

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

CASE NO: CE26020076

CASE ADDR: 3240 SW 17 ST

OWNER: REJOUIS, MICHELE ST JEAN; ST JEAN, DONARD

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

Special Magistrate Hearing

March 26, 2026

Page 40

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

VIOLATIONS: 15-278(7) COMPLIED
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

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

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day.

CASE NO: CE26020136

CASE ADDR: 1701 SW 22 AVE

OWNER: DUCRE, AARON BENEDICT JR

Service was via posting at the property on 3/5/26 and at 1 East Broward Blvd. on 3/10/26.

Evan Oaks, 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. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION OF CASE CE25010757. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Oaks presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$500 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$500 per day, per violation.

CASE NO: CE26020199

CITATION APPEAL

CASE ADDR: 617 SE 15 ST

OWNER: FREDERICK W SCHMID JR TR;
SCHMID, FREDERICK W JR TRS

VIOLATIONS: 17-7.2.a. IMMEDIATE FINE OF \$250
THERE ARE DOGS BEING LEFT AT THE BACKYARD OF THIS PROPERTY WITH NON-STOP BARKING FOR OVER 5 MINUTES THAT CAN BE HEARD FROM THE NEIGHBORING PROPERTY. CIVIL CITATION IS ISSUED.

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

The property was cited on 2/7/26 to be complied by 2/7/26. The property was in compliance and there were immediate fines of \$250.

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

Special Magistrate Hearing

March 26, 2026

Page 41

CASE NO: CE25100568

CITATION

CASE ADDR: 2041 SW 36 AVE

OWNER: LAMB, CAROLYN

This case was cited on 11/7/25 to comply by 11/7/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

David Goodrum, Code Compliance Officer, recommended imposition of the fine.

Ms. Flynn imposed the \$500 fine.

CASE NO: CE25070198

CASE ADDR: 806 NE 16 PL

OWNER: TITAN MIDDLE RIVER 8 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 \$14,600 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$14,600 fine.

CASE NO: CE25080312

CASE ADDR: 108 SW 24 AVE

OWNER: TML ENTERPRISES LLC

This case was first heard on 11/6/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the full fine be imposed. \$250 had been imposed on 11/6/25.

Ms. Flynn imposed the \$2,900 fine.

CASE NO: CE25050573

CASE ADDR: 911 NW 12 AVE 1-2

OWNER: 1551 SISTRUNK LLC

This case was first heard on 10/14/25 to comply by 10/24/25, 10/29/25, and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$61,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$61,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24100613

CASE ADDR: 1060 NW 25 AVE

OWNER: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR

This case was first heard on 8/12/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,300 fine, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

March 26, 2026

Page 42

CASE NO: CE25070342

CASE ADDR: 1903 SW 3 AVE

OWNER: ACS 1903 LLC

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 \$12,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,700 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24070126

CASE ADDR: 1111 SW 2 CT

OWNER: 2017 BETTON-SMALL FAM LAND TR;
SMALL, JOHN WINSTON TRUSTEE ET AL

This case was first heard on 11/12/24 to comply by 1/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$30,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$30,200 fine.

CASE NO: CE25040904

CASE ADDR: 3906 SW 12 CT

OWNER: C R O W ENTERTAINMENT LLC

This case was first heard on 8/28/25 to comply by 9/7/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$45,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$45,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24090322

CASE ADDR: 1722 NW 8 CT

OWNER: EVA OR HARDEN

VACATE OIF 11/19/2025 & IMPOSE

RELEASE LIEN

This case was first heard on 6/26/25 to comply by 7/6/25 and 7/24/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 and the City was requesting to vacate the Order Imposing the Fine dated 11/19/25 and reimpose the full fine.

Ms. Flynn vacated the Order Imposing the Fine dated 11/19/25, release the lien and reimpose the \$12,800 fine.

CASE NO: CE25060661

CASE ADDR: 1031 SW 31 AVE

OWNER: HIDALGO, RAQUEL

ORDERED TO REAPPEAR

This case was first heard on 11/19/25 to comply by 3/26/26. Violations were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 3/27/26.

Ms. Flynn did not grant an extension and fines would begin to accrue on 3/27/26.

Staff entered page 65 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Special Magistrate Hearing

March 26, 2026

Page 43

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:

CE26010220 CE25060843

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

None

There being no further business, the hearing was adjourned at 1:13 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE