



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
FEBRUARY 26, 2026
RICHARD DOODY PRESIDING
9:00 A.M.**

Staff Present:

Nadine Blue, Administrative Supervisor
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Senior Administrative Assistant
Treavis Johnson, Administrative Assistant
Tamara Lakes, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Edward Eason, Code Compliance Officer
Alex Eugene, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
David Goodrum, Code Compliance Officer
Malik Jones, Code Compliance Officer
Elijah Johnson, Code Compliance Officer
Shayqwan Kendrick, Code Compliance Officer
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Acting Code Manager
Aleida Mesa, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Laura Tooley, Urban Forester
Kerohn Veranne, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer
Vanessa Willis, Code Compliance Officer

Respondents and witnesses

CE25060362: Pastor Unroy Duffuss	CE25120679: Sara Ann and Lauri Lynn Dorfman
CE25050114: Angel Garcia	CE24100418: Martin Coutain
CE25110518: Gorgia Gordon	CE25120583: Alberto Posada
CE25120785: Michelle Rosales	CE25120580: Jorge Zomorano
CE25120741: James Conner; Miriam Conner	CE25070269: Amiram Ifrach
CE25120183: Shawn O'Connor	CE23100475: Molly and Kenneth King
CE25010552: Tammy Morgan	CE25030115: Troy Liggett
CE25080176: Yamilet Alvarez; Entlber Zamora	CE25050768: Michael Hoek
CE25060123: Leonard and Zavier Goggins	CE25110410: Gary Vickers
CE26010052: Ari Pregon Esq.; Charles Cadman	CE25050351: Benjamin Figgie
CE26010634; CE25070889: Goran Dragoslaviv	CE24060407: Dorothee Davis; Montrose Hollinger
CE25080030: Linda Delores Ward	CE25040518: Mark Allen House
CE25100230; CE25100280: Andrene Fong-Choy	CE25040252: Stanley Dor
25080142; CE25080620: Greg Brewton	CE25100453: Earl Hall Esq.
CE25100375: Maurice Walker	CE24090135: Caleb Hoelsing Esq.

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CE25050666: Cabot Edewaard	CE25010067: Raffi Anac
CE25110010: Nathalie Cohen	CE25050761: Edward Ibarra
CE25040611: Pastor Calvin Hart	CE25100843: Rick Paul Obey
CE25010648: Mandieh Cremades	CE26010216: Chris Achong
CE25060468: Robert O'Leary	CE25100952: Ricardo Reyes Esq.
CE25080535: Jasmin Genao	CE25090278: Rod Feiner Esq.
CE25110235: Melzar DeLeon	CE25090694: Victor Carter
CE25100312: Horldring Velcy	CE25120286: Ronald Reed
CE25070233: Naleenee Trader	CE26010177: Ryan Maxwell Horland Esq.; Megan
CE25120496: Anthony Adelson Esq.; Eduardo Diaz; Jessica Matute; Chetram Persaud	Purdue

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

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

CASE NO: CE25090694

CASE ADDR: 3050 NE 47 CT

OWNER: WINSTON HOUSE ASSOC INC

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 2/13/26.

Aleida Mesa, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

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

Officer Mesa presented the case file into evidence and recommended ordering compliance within 147 days or a fine of \$100 per day and ordering the respondent to attend the 7/23/26 hearing.

Victor Carter agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 147 days or a fine of \$100 per day and ordered the respondent to attend the 7/23/26 hearing.

CASE NO: CE24060407

CASE ADDR: 1606 NW 15 AVE

OWNER: DAVIS, DOROTHYE A LE;
HOLLINGER, MONTROSE ET AL

This case was first heard on 11/19/25 to comply by 1/29/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 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, recommended imposition of the fine.

Montrose Hollinger said they were having financial difficulty and her mother, Dorothee Davis, had been in the hospital when she was cited. Ms. Davis said someone had removed a tree from the property without her consent. Officer Exantus explained the landscape violation.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE25070889

CASE ADDR: 509 NW 15 AVE

OWNER: COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 2/7/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. INCLUDING BUT NOT LIMITED TO ANY AND ALL INOPERABLE VEHICLE, VEHICLES WITHOUT VALID TAGS, AND TRAILERS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO VEHICLE PARTS AND MISCELLANEOUS EQUIPMENT, TARPS, BRICKS, ETC. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. EACH FENCE IS DAMAGED; HAS TARP AROUND THE FENCE IS NOT PERMITTED. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS/CAMPERS/ RECREATIONAL VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE ARE BROKEN AND MISSING PAVERS AND STAINS ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) WITHDRAWN
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Willis presented the case file into evidence and said the violations were now in compliance [except for 9-305(b), which had been dismissed.] She requested a finding of fact that the violations [except for 9-305(b)] had existed as cited.

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Goran Dragoslavic said he had evicted the tenant and immediately complied the violations.

Mr. Doody found for the City that the violations [except for 9-305(b)] had existed as cited.

CASE NO: CE26010634

CASE ADDR: 829 NW 10 TER

OWNER: SUNMAX PROPERTIES LLC

Service was via posting at the property on 2/3/26 and at 1 East Broward Blvd. on 2/13/26.

Guy Seiderman, 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. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO VEHICLES ON THE PROPERTY. THERE IS A GOLD ACURA 4-DOOR VEHICLE WITH EXPIRED TAGS PARKED IN THE FRONT PARKING LOT WITH FLORIDA TAG ECU F93, EXPIRATION 10-21.

VIOLATIONS: 47-20.20.(H) COMPLIED
PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING SURFACE CONTAINS POTHOLES THAT HOLD STANDING WATER, WITH WEEDS AND GRASS GROWING THROUGH. IN ADDITION, THE PARKING STRIPING IS FADED AND HAS DARK STAINS AND MARKS ON THE PARKING LINE STRIPES. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. VARIOUS ITEMS, INCLUDING BUT NOT LIMITED TO, ITEMS STORED UNDER A TARP, WOOD, IRON BOARDS, BUCKETS, A SEEDER, WEIGHTS, AND OTHER MATERIALS, ARE BEING STORED AGAINST THE REAR FENCE ON THE LEFT SIDE AND ALONG THE BACK REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-278(G) COMPLIED
THERE ARE SEVERAL APARTMENTS ON THE PROPERTY WITH WINDOW SCREEN MESH THAT IS BROKEN, TORN, RIPPED OR MISSING.

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. IN APARTMENT 3 THERE ARE WALLS THROUGHOUT THE INTERIOR THAT ARE STAINED AND/OR PEELING.

VIOLATIONS: 9-280(f) COMPLIED
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. IN APARTMENT 3 THE TUB AND THE SINK ARE NOT DRAINING PROPERLY.

VIOLATIONS: 9-280(g) COMPLIED
THERE IS AN AIR CONDITIONING UNIT NOT MAINTAINED IN A GOOD, SAFE WORKING

CONDITION. THE AIR CONDITIONING UNIT IN THE REAR BEDROOM IS DRIPPING WATER OVER AN OUTLET.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE IS IN DISREPAIR THROUGHOUT THE ENTIRE PROPERTY. THE WOODEN FENCE HAS MISSING SLATS AND IS STAINED WITH DARK MARKS.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS WITH DEAD AND MISSING GROUND COVER. IN ADDITION, MULCH HAS BEEN PLACED IN AREAS WHERE GRASS OR SOD SHOULD BE PRESENT. THESE CONDITIONS EXIST ALONG THE FRONT, SIDES AND REAR OF THE PROPERTY, AS WELL AS ALONG THE WALKING PATHS. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THE FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WITH STAINS, AS WELL AS MISSING AND PEELING PAINT. THESE CONDITIONS EXIST ON THE FRONT, SIDES AND REAR OF THE PROPERTY. THE FASCIA HAS MARKS AND STAINS IN SEVERAL AREAS, PRIMARILY AT THE REAR OF THE PROPERTY NEAR APARTMENTS 4 AND 5.

VIOLATIONS: 9-308(b) COMPLIED
THERE IS A WALKER ON THE ROOF, ABOVE APARTMENT 1-2.

Officer Seiderman presented the case file into evidence and said all violations were now complied. He requested imposing the following fines: \$300 for the three days 18-4.(c) had been out of compliance; \$400 for the four days 47-20.20.(H)had been out of compliance; \$500 for the five days 47-34.1.A.1. had been out of compliance; \$500 for the five days 9-305(b) had been out of compliance, a total of \$1,700.

Goran Dragoslavic said he had acted to comply immediately after receiving the notice in the mail.

Mr. Doody found in favor of the City and imposed the following fines: \$300 for the three days 18-4.(c) had been out of compliance; \$400 for the four days 47-20.20.(H)had been out of compliance; \$500 for the five days 47-34.1.A.1. had been out of compliance; \$500 for the five days 9-305(b) had been out of compliance, a total of \$1,700.

CASE NO: CE25050761

CASE ADDR: 2500 SW 2 AVE

OWNER: TARMAC AMERICA LLC

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Edward Ibarra said the building required several repairs prior to painting and also had gone through several levels of approval due to the estimated cost of \$44,000. He requested an extension.

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

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CASE NO: CE25080142

CASE ADDR: 550 S ANDREWS AVE
OWNER: BLACKHAWK PROPERTIES & INVESTMENTS LLC

Service was via posting at the property on 2/7/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-21.11.A. WITHDRAWN
TWO ROYAL PALMS TREES ON THE NORTHWEST PROPERTY LACKS INADEQUATE
MAINTENANCE.

VIOLATIONS: 47-21.15.1
ONE (1) PIGEON PLUM TREE WAS REMOVED FROM THIS ZONED RAC-CC CITY CENTER
DISTRICT RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

VIOLATIONS: 47-21.15.D.
A TOTAL OF NINE (9) LIVE OAK TREES HAVE BEEN ABUSED AND EFFECTIVELY
DESTROYED. ADDITIONALLY, FOUR (4) DATE PALM TREES ON ANDREWS AVENUE WERE ALSO
ABUSED AND HAVE BEEN EFFECTIVELY DESTROYED. THIS CASE WILL BE BROUGHT TO
SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR
IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Saimbert presented the case file into evidence and recommended ordering compliance by obtaining a permit for 47-21.15.1 within 63 days or a fine of \$100 per day and imposing a fine of \$2,100 for the trees that had been illegally removed or abused. He also requested ordering the respondent to attend the 4/30/26 hearing.

Greg Brewton said they may not need to remove all of the abused trees. Laura Tooley, Urban Forester, said the fine for tree abuse was regardless of whether a tree must be removed.

Mr. Doody found in favor of the City and ordered compliance by obtaining a permit for 47-21.15.1 within 63 days or a fine of \$100 per day, imposed a fine of \$2,100 for the trees that had been illegally removed or abused, payable within 30 days, and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE25080620

CASE ADDR: 500 S ANDREWS AVE OLD
OWNER: BLACKHAWK PROPERTIES &; INVESTMENTS LLC

Service was via posting at the property on 2/7/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-21.15.D.
A TOTAL OF NINE (9) LIVE OAK TREES HAVE BEEN ABUSED AND EFFECTIVELY
DESTROYED. ADDITIONALLY, TWO (2) ROYAL PALM TREES ON ANDREWS AVENUE WERE ALSO
ABUSED AND HAVE BEEN EFFECTIVELY DESTROYED. THIS CASE WILL BE BROUGHT TO
SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR
IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Saimbert presented the case file into evidence and recommended ordering compliance by obtaining a permit within 63 days or a fine of \$100 per day and imposing a fine of \$1,650 for the 11 trees that had been illegally abused. He also requested ordering the respondent to attend the 4/30/26 hearing.

Greg Brewton noted the permit may take longer than 63 days.

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Mr. Doody found in favor of the City and ordered compliance by obtaining a permit within 63 days or a fine of \$100 per day, imposed a fine of \$1,650 for the trees that had been illegally abused, payable within 30 days, and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE25060468

CASE ADDR: 1030 NW 7 TER

OWNER: O'LEARY, ROBERT J

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS CRACKS, STAINS AND MISSING AREAS OF ASPHALT.

VIOLATIONS: 6-5. COMPLIED
THERE ARE CHICKENS BEING STORED 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. 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 18-12.(a) within 10 days, with 9-363 within 15 days and with the remaining violations within 63 days or a fine of \$100 per day, per violation.

Robert O'Leary said he had not received the notices and tenants were supposed to be responsible for the maintenance.

Mr. Doody 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 63 days or a fine of \$100 per day, per violation.

CASE NO: CE25100453

CASE ADDR: 1705 NW 15 AVE

OWNER: HALL, GUSSIE CORNELIUS

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

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- VIOLATIONS: 47-19.1.D.
THERE ARE UNPERMITTED CAR CANOPIES ERECTED IN THE FRONT YARD OF THIS OCCUPIED RS-8 ZONED PROPERTY. THE CAR CANOPIES DO NOT MEET THE DIMENSIONAL REQUIREMENTS PER SECTION 47-5.31.
- VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING RIGHT OF WAY.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND AWNINGS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Earl Hall Esq., the owner's attorney, said his brother, the owner, had suffered a stroke and family members were now responsible to address the violations. He requested 60 days.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE24100418
CASE ADDR: 1407 NW 15 ST
OWNER: FRANCIS, GODWIN

This case was first heard on 5/29/25 to comply by 6/8/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,600 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, recommended imposition of the fine. He said the owner had made major progress toward compliance.

Martin Coutain requested 90 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE25010067 REQUEST FOR EXTENSION
CASE ADDR: 1748 SW 20 ST
OWNER: 1748 RIVER OAK CORNER LLC

This case was first heard on 3/27/25 to comply by 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,200.

Mohammad Dayem, Code Compliance Officer, did not oppose the extension request.

Raffi Anac requested 30-60 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

CASE NO: CE25060123 REQUEST FOR EXTENSION
CASE ADDR: 424 NW 14 AVE
OWNER: GOGGINS, LEONARD

This case was first heard on 11/19/25 to comply by 1/29/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,600.

Vanessa Willis, Code Compliance Officer, said four of the original eight violations remained. She did not oppose the extension request.

Leonard Goggins requested 90 days.

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

CASE NO: CE25040518 REQUEST FOR EXTENSION
CASE ADDR: 1631 E SUNRISE BLVD
OWNER: MSQS PROPERTIES LLC

This case was first heard on 9/25/25 to comply by 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jean Claude Noel, Code Compliance Officer, said the permits were on file and he did not object to the extension request.

Mark Allen House requested 60 days and Officer Noel recommended 91.

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

CASE NO: CE25080030
CASE ADDR: 538 NW 20 AVE
OWNER: LEROY C MIZELL TR; WILCOX, EVELINE CO-TRUSTEE ET AL

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-19.9.A.2.a. WITHDRAWN
THERE IS OUTDOOR STORAGE ON THIS RS-8 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO HOUSEHOLD FURNITURE, WOOD, BOXES AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PORTIONS OF THE FENCE THAT ARE MISSING/ DAMAGED.

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

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

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day.

Linda Delores Ward said she needed more than 30 days.

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

CASE NO: CE25110010

CASE ADDR: 709 IDLEWYLD DR

OWNER: FPY IDLEWYLD DEVELOPMENTS LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-278(1)(e) FINES IMPOSED (12/11/2025) AND PAID
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE, THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278.(2)b FINES IMPOSED (12/11/2025) AND PAID
THERE ARE MORE GUESTS AT THIS VACATION RENTAL THAN ARE ALLOWED. THE MAXIMUM OCCUPANCY IS 1.5 TIMES THE MAXIMUM NUMBER OF OCCUPANTS (2 PER BEDROOM AND IN NO EVENT SHALL A GATHERING EXCEED TWENTY (20) PERSONS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-33.(a)
THIS PROPERTY IS OPERATING OUTSIDE THE SCOPE OF ITS BUSINESS TAX RECEIPT (BTR). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a FINES IMPOSED (12/11/2025) AND PAID
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

Officer Olivera presented the case file into evidence and recommended imposing a fine of \$15,000 for irreversible violation 15-33.(a). He explained the property had been operating as an appointment facility to meet with clients during the International Boat Show.

Nathalie Cohen said they had implemented additional measures since receiving the citations to insure the violations did not recur.

Mr. Doody found in favor of the City and imposed a fine of \$5,000 for irreversible violation 15-33.(a).

CASE NO: CE25110235

CASE ADDR: 1112 SW 22 TER

OWNER: DELEON, MELZAR & ROSEMARY R

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING AT THIS RS-8 ZONE PROPERTY BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM. A WHITE FORD 750 COMMERCIAL TRUCK WITH BUCKET TRUCK WEIGHING OVER 5,000 LB.

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

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

Melzar DeLeon said the property was in compliance.

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

CASE NO: CE26010268

CASE ADDR: 1112 SW 22 TER
OWNER: DELEON, MELZAR & ROSEMARY R

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 2/13/26. Bernstein Saimbert, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING AT THIS RS-8 ZONE PROPERTY BEING STORED BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM. A WHITE FORD 750 COMMERCIAL TRUCK WITH BUCKET LIFT WEIGHING OVER 5,000 POUND AND A F-350 SUPER DUTY 2 DOOR WHITE TRUCK WITH SIX TIRES PARKED ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE25110235. 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 Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Melzar DeLeon said the property was in compliance.

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

CASE NO: CE25100375

CASE ADDR: 610 CAROLINA AVE
OWNER: ISLANDER'S HOMES INVESTMENT LLC

Service was via posting at the property on 2/2/26 and at 1 East Broward Blvd. on 2/13/26.

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 BMW 335I, WITH AN EXPIRED LICENSE PLATE - FL DWP1802, IS PARKED ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY MINI VAN IS BEING PARKED ON LAWN OF 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: 9-363 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

Maurice Walker agreed to comply.

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

CASE NO: CE26010177

CASE ADDR: 301 E LAS OLAS BLVD 120

OWNER: S/OP ASSOCIATES LTD & THIRD; AVE ASSOC LTD % STILES CORP

Service was via posting at the property on 2/7/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. He said the Business Tax was in process. Amy Brown, Code Compliance Supervisor, recommended 91 days, and ordering the respondent to attend the 5/28/26 hearing.

Ryan Maxwell Horland Esq., the tenant's attorney, agreed.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 5/28/26 hearing.

CASE NO: CE24090135

CASE ADDR: 1713 NW 13 CT

OWNER: MORTGAGE ASSETS MGMT SERIES I TR %PHH MORTGAGE ETAL

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 not in compliance, fines had accrued to \$31,500 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, recommended imposition of the fine.

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Caleb Hoelsing Esq., the bank's attorney, requested a 31-day extension, stating this had been a foreclosure. Rhonda Hasan, Senior Assistant City Attorney, said the bank should have been able to take care of the violations in the time since in had taken ownership of the property.

Mr. Doody imposed the \$31,500 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25050114

CASE ADDR: 111 SW 27 TER 1-2
OWNER: 335 NW 28 ST LLC

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,800 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, stated the City was working on the swale and she did not object to the extension request.

Angel Garcia requested an extension. Officer Moore recommended 63 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE25010648

CASE ADDR: 1000 SW 26 ST
OWNER: ECOAR LLC

This case was first heard on 4/8/25 to comply by 4/23/25 and 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,150 and the City was requesting the full fine be imposed.

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

Mandieh Cremades said they had acted immediately to comply the violations. They had encountered new problems while working toward compliance. He requested a fine reduction.

Mr. Doody reduced the fine to \$3,000.

CASE NO: CE25110518

CASE ADDR: 112 SW 21 WAY
OWNER: GORDON, GEORGIA

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO A PILE OF LANDSCAPING DEBRIS IN THE REAR YARD AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY AND REAR PATIO.

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

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY LEADING UP TO THE FRONT OF THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b) COMPLIED
THE PAVED DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND OBSTRUCTING THE ROAD SIGN (AMTRAK KEEP LEFT) AT THE REAR SWALE OF THIS PROPERTY.

VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR WALLS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF FADED, MISSING PAINT ON ALL SIDES OF THE PROPERTY.

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

Gorgia Gordon agreed to comply.

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

CASE NO: CE25070233

CASE ADDR: 1201 NE 3 AVE

OWNER: JEANNA LLC

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE MULTIPLE FURNITURE PIECES BEING STORED ON THE PROPERTY INCLUDING BUT NOT LIMITED TO, MATTRESS, PUSHING CART AND DAMAGED FURNITURE ITEMS.

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DAMAGED EXTERIOR WALLS, ROOF AND WINDOWS.

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

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

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

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Naleenee Trader, the owner's daughter, said she was working to comply.

Mr. Doody found in favor of the City and ordered compliance with 18-12(a) within 15 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

CASE NO: CE25080176

CASE ADDR: 411 SW 31 AVE

OWNER: ALVAREZ, YAMILET;
ZAMORA, ENILBER QUESADA

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 \$5,150 and the City was requesting the full fine be imposed.

Patt Gavin, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$718.

Entlber Zamora agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$718.

CASE NO: CE23100475

CASE ADDR: 1437 NW 10 PL

OWNER: KING, MOLLY PEARL

This case was first heard on 5/30/24 to comply by 6/9/24 and 6/27/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said the case had been heard five times before the Special Magistrate. He recommended imposition of the fine.

Kenneth King, son of the owner, Molly King, said he was taking care of his mother and he had been in the hospital. Officer Exantus explained what still needed to be done. He agreed to a 63-day extension.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/30/26 hearing.

CASE NO: CE26010052 CITATION APPEAL
CASE ADDR: 508 COCONUT ISLE DR
OWNER: 508 COCONUT LLC

The property was cited on 1/3/26 to be complied by 1/3/26. The property was in compliance and there were immediate fines of \$500.

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$250
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THREE VEHICLES BELONGING TO THE OCCUPANTS OF THE PROPERTY PARKED ON THE MEDIAN/RIGHT-OF-WAY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.10.a IMMEDIATE FINE OF \$250
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

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

Ari Pregon Esq., the owner's attorney, said the prevailing sound on the video was of crickets. He said this property is monitored by a noise meter. Mr. Doody noted the ordinance indicated the threshold was whether the sound could be heard from 50 feet away. Officer Krock said he had measured approximately 60 feet from the property line. Mr. Pregon said there was no proof the voices on the recording were coming from his client's property.

Mr. Doody denied the appeal and imposed the \$500 in fines.

CASE NO: CE25070269
CASE ADDR: 1433 NW 7 AVE
OWNER: ELSO HOLDINGS LLC; % ROY RENTAL PROPERTY MGMT

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.
THE DRIVEWAY GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS AND GRASS GROWING THROUGH. THERE ARE CERTAIN AREAS THAT ARE MISSING ASPHALT ON THE CONCRETE DRIVEWAY. THIS IS A REPEAT CASE, REFERENCE CASE CE21110492. 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 violation was now in compliance. He requested a finding of fact that the violation had existed as cited and fines of \$9,600 for the 96 days this repeat violation had existed.

Amiram Ifrach said the pervious violation had been under a different property management company. He stated they had repaired the driveway within one month of receiving the notice and had sent photos to Officer Jones. Mr. Doody hear other cases while Mr. Ifrach and Officer Jones conferred.

Upon returning to the case Officer Jones recommended imposing a fine of \$3,800 for the 38 days the property was out of compliance. He had adjusted the compliance date to August 28. Mr. Ifrach said the notice he received through the mail in July indicated he had until August 28 to comply and presented the Notice he had received.

Mr. Doody dismissed the case.

CASE NO: CE25120183

CASE ADDR: 291 SW 33 ST

OWNER: SOCO 4 HOLDINGS LLC

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28
THE ARE BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR
BUSINESS TAX RECEIPT:
- HALDEN MARINE SERVICE
- PROMA MARINE LLC

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE TRAILERS BEARING VESSELS ON THE SWALE OF THIS PROPERTY.
TRAILERS ARE EITHER WITHOUT A TAG OR WITH AN EXPIRED TAG:
1- TRAILER FL TAG EIWS09 EXPIRED 06-22. RED TAG ISSUED
2- TRAILER (NO TAG) FACING SW 3 AVE. RED TAG ISSUED

VIOLATIONS: 47-19.4.C.2.
THERE IS A 2 YARD DUMPSTER PLACED ON PUBLIC RIGHT OF WAY (SWALE) ON THIS I
ZONED PROPERTY. PLACEMENT/STORAGE DUMPSTER THAT SERVICE PRIVATE PROPERTY UPON
OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNPERMITTED.

VIOLATIONS: 47-19.9.A.2.a. COMPLIED
THERE IS OUTDOOR STORAGE ON THIS I ZONED PROPERTY THAT CAN BE SEEN FROM THE
RIGHT OF WAY FACING SW 3 AVE.

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A TRAILER BEARING A VESSEL CREATING VISIBILITY OBSTRUCTION FOR
MOTORISTS OF THE SIGHT TRIANGLE AT THIS CORNER I 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. THIS IS CREATING A
HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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

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.

Officer Dayem presented the case file into evidence and recommended ordering compliance with
47-19.4.C.2. within 28 days and with 15-28 within 63 days or a fine of \$100 per day, per
violation.

Shawn O'Connor claimed there was no other viable location for the dumpster.

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

CASE NO: CE25120785

CASE ADDR: 200 SW 1 AVE

OWNER: 200 BRICKELL LTD; %STILES CORPORATION

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 25-5

THERE IS A BROKEN TREE GRATE ON THE SIDEWALK AT THIS LOCATION, ALONG WEST LAS OLAS BOULEVARD. THE CONDITION OF THIS TREE GRATE IS CREATING AN OBSTRUCTION ON THE SIDEWALK.

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

Michelle Rosales, property manager, said they were working toward compliance. She requested more than 28 days.

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

CASE NO: CE25110410

CASE ADDR: 1520 SW 13 ST

OWNER: VICKERS, GARY & RUTH

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-8 ZONED PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE COMMERCIAL TRUCK WITH THE WORDS "MATCO TOOLS" "GARY VICKERS (PHONE NUMBER)" PRINTED ON THE SIDES AND REAR OF THE VEHICLE.

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

Gary Vickers said he was working to comply.

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

CASE NO: CE25040611

CASE ADDR: 925 NW 12 AVE

OWNER: SPRINGFIELD MISSIONARY BAPTIST

This case was first heard on 7/24/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

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

Pastor Calvin Hart said the church had been in decline since the pandemic and suffered substantial hardship and the loss of members through death and relocation due to financial issues.

Mr. Doody waived the fine.

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CASE NO: CE25120286

CASE ADDR: 3427 DAVIE BLVD
OWNER: REED, RONALD C

Service was via posting at the property on 2/2/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28
THE BUSINESS, RONALD C REED, AT THIS LOCATION IS OPERATING WITHOUT A CURRENT
YEAR BUSINESS TAX RECEIPT.

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

Ronald Reed said he had sent a check to pay the business tax in November but the check had never been cashed and he had subsequently sent another check to the old location. This check had also never been cashed. Amy Brown, Code Compliance Supervisor, agreed to get Mr. Reed in touch with the Business Tax team. She recommended 91 days.

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

CASE NO: CE25010552

ORDERED TO REAPPEAR

CASE ADDR: 363 W DAYTON CIR
OWNER: MORGAN, TAMMY

This case was first heard on 7/24/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,100.

Rachel Moore, Code Compliance Officer, did not object to the extension request.

Tammy Morgan requested 60 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

CASE NO: CE25120496

CASE ADDR: 1207 SW 21 ST
OWNER: 1207 SW 21ST LLC

Service was via posting at the property on 1/29/26 and at 1 East Broward Blvd. on 2/13/26.

Alex Eugene, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 17-7.6
THERE IS NOISE THAT EXCEEDS THE 40DBA FOR A VENTILATION/HVAC SYSTEM AFTER
10 P.M. THE DBA MEASUREMENT WAS 55 DBA.

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

Anthony Adelson Esq., the owner's attorney, questioned Officer Eugene about the complaint and Code Officers' training. Mr. Adelson said the window should not have been opened by the officer for the reading; if it had been closed, there would have been no violation. He added that he had proof that this unit was not running at the time of reinspection. They also had their own readings indicating that there was ambient sound over 40 decibels at the property.

Eduardo Laureano, maintenance supervisor, testified that he had contacted the technician to make changes to reduce the noise from the unit. Chetram Persaud, property manager, said he had taken several decibel readings at the property. He played videos he had recorded and noted the high

level of ambient noise at the property. Mr. Doody took note of the fact that at a time when the compressor was turned off, the decibel level exceeded 40.

Mr. Doody dismissed the case.

CASE NO: CE25050351

CASE ADDR: 1532 NW 2 AVE 1-2

OWNER: 1532 NW 2 AVENUE LLC

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$43,300 and the City was requesting the full fine be imposed.

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

Benjamin Figgie said they had acted to comply as soon as they were aware of the violations.

Mr. Doody imposed the \$43,300 fine.

CASE NO: CE25100312

CASE ADDR: 1139 NW 6 AVE

OWNER: VELCY, HORLDRING

Personal service was accepted on 2/14/26. Service was also via posting at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

THE BROWN PICKET FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN.

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND GRASS IS GROWING THROUGH IT.

VIOLATIONS: 9-305(b)

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Horldring Velcy agreed to comply.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

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CASE NO: CE25080535

CASE ADDR: 1040 NW 4 AVE

OWNER: GENAO, JASMIN; LABRADOR, ROLANDO

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE, REFERENCE CASE CE24030268 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 violation was now in compliance. He requested a finding of fact that the violation had existed as cited.

Jasmin Genao said she understood.

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

CASE NO: CE25060362

CASE ADDR: 16 NW 16 ST

OWNER: WESLEYAN CHURCH

This case was first heard on 9/25/25 to comply by 10/10/25 and 11/6/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$58,800 and the City was requesting the full fine be imposed.

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

Pastor Unroy Duffuss said he became aware of these violations in February 2026 and had contacted Officer Jones immediately.

Mr. Doody imposed the \$58,800 fine.

CASE NO: CE25100952

CASE ADDR: 2722 DAVIE BLVD

OWNER: LA SEGUNDA REALTY CORP

Personal service was accepted on 2/11/26. Service was also via posting at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-22.9. COMPLIED

SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A RED, WHITE, AND GREEN FEATHER FLAG BANNER WITH THE WORD PIZZA PRINTED ON IT AND A BLUE FEATHER FLAG BANNER WITH THE WORDS "RIVERLAND MEDICAL CENTER IMMIGRATION EXAMS" PRINTED ON IT, LOCATED ON THE SWALE ABUTTING DAVIE BLVD. THIS IS A REPEAT VIOLATION OF CASE CE24120494 AND FINES WILL BEGIN TO ACCRUE DAILY FROM THE DAY THE VIOLATION WAS FIRST OBSERVED AND ACCRUE DAILY UNTIL COMPLIANCE IS MET.

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 and imposing a fine of \$100 for the one day the violation had been observed.

Ricardo Reyes Esq. said they had been unaware of the repeat violation.

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Mr. Doody found for the City that the violation had existed as cited and imposed a fine of \$100 for the one day the violation had been observed.

CASE NO: CE25040252 ORDERED TO REAPPEAR
CASE ADDR: 1643 NW 13 ST
OWNER: AUGUSTE, PAULONNE; DOR, STANLEY

This case was first heard on 11/6/25 to comply by 12/11/25 and 2/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,850.

Stanley Dor, owner, said Comcast had been digging in the area. He requested 28 days.

Bovary Exantus, Code Compliance Officer, said grass was still missing from the swale area.

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

CASE NO: CE26010216
CASE ADDR: 2711 MAYAN DR
OWNER: ACHONG, CHRIS

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 2/13/26.

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

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. He stated the application had already been approved and inspection was scheduled for the following day.

Chris Achong agreed.

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

CASE NO: CE25090278
CASE ADDR: 3030 HARBOR DR
OWNER: 3030 HARBOR DR HOLDINGS LLLP

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28

THE BUSINESS, BARLEY HOUSE HOTEL, AT THIS LOCATION IS OPERATING WITHOUT AN ACTIVE BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMH-60 ZONE PROPERTY. THERE IS A STATIONARY FOOD TRUCK OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT.

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

Rod Feiner Esq. said the original Business Tax Receipt application had been rejected but there may be an issue with the Certificate of Use he must first resolve. Officer Saimbert recommended 91 days.

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

CASE NO: CE25050666

CASE ADDR: 621 SE 6 ST

OWNER: EDEWAARD, CABOT & SHERI

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 \$4,800 and the City was requesting the full fine be imposed.

Rafael Santos, Code Compliance Officer, recommended imposition of the fine.

Cabot Edewaard said the tree contractor had temporarily left the country, delaying compliance.

Mr. Doody reduced the fine to \$1,200.

CASE NO: CE25120679

CASE ADDR: 1328 CORDOVA RD

OWNER: 1328 CORDOVA FLL LLC

Service was via posting at the property on 1/31/26 and at 1 East Broward Blvd. on 2/13/26.

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

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. He said the renewal application had been submitted.

Sara Ann Dorfman said they had submitted everything

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

CASE NO: CE25100280

CASE ADDR: 540 SE 6 ST

OWNER: FORT PRUF ROCK LAND TRUST;
FORT PRUF ROCK TRUSTEE LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

Bernstein Saimbert, Senior 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: 47-20.20.(H) COMPLIED

PARKING FACILITY ON THIS RAC-CC PROPERTY IS NOT BEING PROPERLY MAINTAINED.
THERE IS A LARGE POTHOLE IN THE PARKING LOT.

VIOLATIONS: 9-280(b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS THAT ARE BOARDED UP AND HAVE MISSING GLASS OR WINDOWS THAT ARE COMPLETELY MISSING FROM THE BUILDING. THERE IS A SIGN THAT REQUIRES TO BE CLEANED AND CLEARED.

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VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS, 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. THERE IS FOLIAGE AROUND THE ROOFLINE THAT NEEDS TO BE REMOVED.

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

Andrene Fong-Choy said they had done the work already

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

CASE NO: CE25100230

CASE ADDR: 601 S FEDERAL HWY

OWNER: FORT PRUF ROCK LAND TR %OKO GRP;
FORT PRUF ROCK TRUSTEE LLC TRUSTEE

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

Bernstein Saimbert, Senior 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: 18-7.(b) WITHDRAWN

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS THAT ARE BOARDED UP AND HAVE MISSING GLASS OR WINDOWS THAT ARE COMPLETELY MISSING FROM THE BUILDING.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS, 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. THERE IS FOLIAGE AROUND THE ROOFLINE THAT NEEDS TO BE REMOVED.

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

Andrene Fong-Choy said she was working on the boarding violation.

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

CASE NO: CE25030115

CASE ADDR: 1444 NE 4 AVE

OWNER: 1444 NE 4TH AVE LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28
THE BUSINESS "BLU FLAMINGO KAVA" 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 ITS SWALE. THIS IS RECURRING VIOLATION, AS PER CASE CE24090517. 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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE AT THIS CB ZONED PROPERTY. THERE ARE WOODEN CRATES BEING STORED OUTDOORS.

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days, with 15-28 within 28 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Troy Liggett, neighbor, said the owner did not keep the property up.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days, with 15-28 within 28 days and with 9-305(b) within 63 days or a fine of \$100 per day, per violation.

Mr. Doody took a brief recess.

CASE NO: CE25120438

CASE ADDR: 624 NW 15 TER

OWNER: SYLVESTRE, MARILYN CINDY

Service was via posting at the property on 2/2/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT PURPLE TWO-DOOR VEHICLE WITH NO TAGS DISPLAYED AND A FLAT REAR PASSENGER TIRE LOCATED ON THE SWALE OR ON THE PROPERTY.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THE CONCRETE/ASPHALT SURFACE HAS CRACKS, DAMAGED AREAS AND STAINS FROM DIRT OR OIL. THE WHEEL STOPS ARE DAMAGED OR NOT SECURED (FAR RIGHT WHEEL STOP NOT SECURED), AND THE STRIPING IS FADED OR MISSING. GRASS AND WEEDS ARE GROWING THROUGH THE CRACKS.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. IN APARTMENT #4 THE CEILING HAS A CRACK THAT HAS STARTED AND IN DISREPAIR. ALSO, THE WINDOW IN THE KITCHEN AREA HAS GAPS AND POPS OUT OF TRACK.

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAYS AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED.
THERE ARE CRACKS IN THE SIDEWALK AND DARK STAINS OR MARKS, AS WELL AS MISSING
OR PEELING PAINT.

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED
AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED, AND THERE ARE MISSING
SECTIONS OF FENCING THROUGHOUT THE PROPERTY. THE LEFT FRONT GATE DOES NOT
SECURE PROPERLY AND IS LEANING, WITH A MISSING LATCH AND POLE TO SECURE THE
GATE. THE RIGHT FRONT GATE IS MISSING A LATCH TO SECURE THE GATE. AT THE REAR
OF THE PROPERTY, THE TOP FENCE POLE IS NOT SECURED AND THE FENCE IS LEANING
AND IN DISREPAIR.

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

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

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR, INCLUDING BUT NOT LIMITED TO THE WALLS,
FASCIA BOARDS AND SOFFITS THAT ARE STAINED AND DIRTY. THE AREAS AROUND THE
AIR CONDITIONER HAS CRACKED AND HAS MISMATCHED PAINT.

Officer Saimbert presented the case file into evidence and recommended ordering compliance with 9-280(h) (1) within 63 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h) (1) within 63 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE25050204

CASE ADDR: 801 NE 16 AVE

OWNER: HONEST GLOBAL INVESTMENTS CORP

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-21.9.M. COMPLIED
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 9-280 (h) (1)
THE FENCE IS IN DISREPAIR. THERE IS MISSING AND BROKEN SLATS.

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

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

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CASE NO: CE25100914

CASE ADDR: 1221 NE 3 ST

OWNER: BUCKLEY, DAVID CHEANEY

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

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

VIOLATIONS: 47-21.16.A. COMPLIED
THE EXISTENCE OF A DEAD STUMP UPON ON THIS PARCEL OF LAND WITHIN THE CITY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

VIOLATIONS: 9-280(C)
THERE ARE PAVERS WALKWAYS AT THIS PROPERTY THAT HAS WEEDS AND GRASS GROWING THROUGH THE WALKWAYS.

VIOLATIONS: 9-304(b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED AND WE HAVE WEEDS AND GRASS GROWING THE PAVERS.

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

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

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

CASE NO: CE26010213

CASE ADDR: 710 NW 14 WAY

OWNER: IMMANUEL CHURCH OF GOD IN CHRIST

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23120004 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE TORN SHINGLES ON THE ROOF AND MISSING GLASS IN ONE WINDOW.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH CONSISTING OF A SECTIONAL SOFA ON THE FRONT LAWN.

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Officer Gavin presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with 9-280(b) within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with 9-280(b) within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE25110283

CASE ADDR: 2216 SW 34 TER

OWNER: WILLIAMS, KYLE A

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 2/13/26.

Matthew Flesher, 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 A WHITE MERCURY MARINER WITH LICENSE PLATE JTQ N70 WITH EXPIRED TAGS.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO KAYAKS OR CANOES, A PROPANE TANK, BRICKS AND OTHER MISCELLANEOUS ITEMS ON THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110493. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED
THE DRIP LINE ABOVE THE GARAGE IS STAINED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110493. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Judge Purdy found for the City that violations 9-305(b) and 9-306 had existed as cited.

CASE NO: CE25110544

CASE ADDR: 2041 SW 36 AVE

OWNER: LAMB, CAROLYN

Personal service was accepted on 2/10/26. Service was also via posting at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE CARPORT AT THIS RS-8 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS A WHEELBARROW, CONCRETE MIX, WHEELBARROW, VACUUM AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THE BLACKTOP IS DIRTY, DISCOLORATION AND FADED.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS AND SHUTTERS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SOFFITS, SHUTTERS, AND FRONT BUILDING CEMENT WALL IS STAINED.

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

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

CASE NO: CE25120152

CASE ADDR: 2519 TORTUGAS LN

OWNER: FRANCO, THEODORE LOUIS III; GRAUBARD, ADRIANA

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 47-39.A.1.b.(6) (b)
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A PALLET WITH WHITE CONCRETE SLABS ON IT AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE25020357. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 47-39.A.1.b.(6) (b) had existed as cited.

Mr. Doody found for the City that violation 47-39.A.1.b.(6) (b) had existed as cited.

CASE NO: CE25100843

CASE ADDR: 2678 KEY LARGO LN

OWNER: CLEAR SAILS PROPERTIES LLC

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VESSELS DOCKED AT THE REAR OF THIS PROPERTY. THE VESSELS ARE CONSIDERED DERELICT BECAUSE THERE ARE NO REGISTRATION NUMBERS, OR REGISTRATION STICKER, OR A NAME AND HAILING PORT DISPLAYED ON THE VESSEL.

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Officer Fleisher presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

CASE NO: CE25090064

CASE ADDR: 823 NE 14 PL

OWNER: POMPEE UPPAL, LE; UPPAL, KAMAL DEV & UPPAL, SUBHIR K

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 2/13/26.

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 VIOLATION IN REFERENCE TO CASE CE25020438. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT, WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A GREEN TOYOTA WITH AN EXPIRED TAG ON THE PROPERTY. (IYGQ51)(EXP 10-23).

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE GREEN TOYOTA VEHICLE BEING PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE CRACKS.

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

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

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

CASE NO: CE25100310

CASE ADDR: 1301 NW 1 AVE

OWNER: JOSEPH, MARC EVANS; PIERRE, CARMELITA

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-1.
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304(b)
THERE ARE WEEDS GROWING THROUGH THE CRACKS IN THE DRIVEWAY.

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

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Officer Jones presented the case file into evidence and recommended ordering compliance with 18-1. within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-1. within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

CASE NO: CE25090814

CASE ADDR: 1249 NW 18 ST
OWNER: VMC REO LLC

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT SECTIONS, DISCONNECTED PARTS AND THE MESH IS TORN. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. 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
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS AN RV PARKED ON THE GRASS/LAWN AREA. AS WELL AS THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. 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: 9-363 WITHDRAWN
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

CASE NO: CE25100118

CASE ADDR: 1631 NW 14 CT
OWNER: JAIM PROPERTIES LLC

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 2/13/26.

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 A RECURRING VIOLATION PER PREVIOUS CASE CE24080418. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND HAS MISSING SECTIONS. THIS A RECURRING VIOLATION PER PREVIOUS CASE CE24080418. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

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

CASE NO: CE25100615
CASE ADDR: 1613 NW 14 AVE
OWNER: WELLS, PATTY D

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS A REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A GOLD DERELICT HONDA WITH NO TAG PARKED/STORED ON THE RIGHT OF WAY AT THIS PROPERTY.

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

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

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

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

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-304(b) within 10 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

CASE NO: CE25110116
CASE ADDR: 1712 NW 18 ST
OWNER: VILDOR, HUBERSON H/E; METAYER, HENSO

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

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 SWALE AREA.

VIOLATIONS: 9-306 WITHDRAWN

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

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

CASE NO: CE25080637

CASE ADDR: 1817 NW 15 ST
OWNER: 1817 NW 15TH STREET LLC

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 2/13/26.

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 AS WELL AS THE REAR OF THE PROPERTY.

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

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

VIOLATIONS: 9-304(b) COMPLIED
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLE/BOAT ON TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS CRACKS, POTHOLES IN THE DRIVEWAY, GRASS AND WEEDS GROWING THROUGH IT AND THE BLACK TOP IS FADED.

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

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

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

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

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

CASE NO: CE25110112

CASE ADDR: 1639 NW 15 TER

OWNER: DIAZ, JOSE & NAOMIE M

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A GOLD HONDA PARKED ON THE GRASS AND A GOLD SEDAN WITH A DAMAGED FRONT END. THE GOLD HONDA IS CONSIDERED DERELICT BECAUSE THE GRASS IS GROWING HIGHER THAN THE BOTTOM OF THE CAR. THE GOLD SEDAN ON THE DRIVEWAY IS CONSIDERED DERELICT BECAUSE THE DAMAGED FRONT END MAKES IT INOPERABLE.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS. THE DRIVEWAY HAS STAINS.

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 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS OR MISSING, PEELING PAINT. THE SIDE OF THE BUILDING HAS GREEN STAINS. THE FASCIA HAS STAINS OR MISSING PAINT.

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

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

CASE NO: CE25110626

CASE ADDR: 1101 SW 30 ST 1-2

OWNER: DIDTA LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION CONSISTING OF MATTRESS AND MISCELLANEOUS ITEMS ON PLACED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES AT THIS RD-15 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THE ASPHALT IS FADED, WORN OUT WITH CRACKS THROUGH IT.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SOME BROKEN PANELS.

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

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

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

CASE NO: CE25100741
CASE ADDR: 3299 SW 9 AVE
OWNER: REINVT LLC

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON REAR OF THIS PROPERTY AND ITS SWALE FACING SW 32 COURT CONSISTING OF PALM FRONDS, PLASTIC BOTTLES, GLASS BOTTLES AND PLASTIC BAGS. THIS IS RECURRING VIOLATION, SEE CASE CE24050596. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE THREE DERELICT TRAILERS ON THE SWALE OF THIS PROPERTY. ALL TRAILERS ARE MISSING TAGS AND/OR EXPIRED TAG.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THIS I ZONED PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE REAR PARKING FACILITY OF THIS I-ZONED PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS FADED WITH WEEDS AND GRASS GROWING THROUGH CRACKS, AND THERE ARE MULTIPLE POTHOLES PRESENT.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. BLUE HINO BOX TRUCK PARKED ON SWALE. FL TAG #94EDAT EXP 12-25.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF FENCE THAT ARE BROKEN OR MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE IS VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO BE WEIGHED DOWN.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE FACING SW 32 COURT.

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

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

CASE NO: CE25110602

CASE ADDR: SW 28 ST
OWNER: 28 SW 2ND LLC

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 2/13/26.

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

- VIOLATIONS: 15-28
THE WATERCRAFT REPAIR BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.
- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS PROPERTY.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER BEARING A VESSEL ON THE SWALE OF THIS PROPERTY. THE TRAILER HAS AN EXPIRED FL TAG #16AZAH 06-22.
- VIOLATIONS: 25-7(a) COMPLIED
THERE ARE MULTIPLE VEHICLES/TRAILERS BEING STORED ON PUBLIC RIGHT OF WAY (SWALE).
- VIOLATIONS: 26-129(b)(4) COMPLIED
THERE ARE MULTIPLE VEHICLES PARKED WITHIN 30 FEET FROM A STOP SIGN ON THIS PROPERTY.
- VIOLATIONS: 47-19.4.C.2. COMPLIED
THERE IS A 4 YARD DUMPSTER BEING PLACED ON THE SWALE OF THIS I ZONED PROPERTY.
- VIOLATIONS: 47-19.9.A.2.a. COMPLIED
THERE IS OUTDOOR STORAGE ON THIS I ZONED PROPERTY THAT CAN BE SEEN FROM THE RIGHT OF WAY FACING SW 2 AVE.
- VIOLATIONS: 47-19.9.A.4.d. WITHDRAWN
THE WATERCRAFT REPAIR SHOP/STORAGE ON THIS I ZONED PROPERTY IS NOT SURFACED WITH THE MATERIALS APPROVED FOR THIS USE AS PROVIDED IN SECTION 47-20.
- 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 OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 15 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 15 days and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

CASE NO: CE25120580

CASE ADDR: 1425 SW 33 CT
OWNER: ZAGA 1425 LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

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

VIOLATIONS: 24-29.(a)
TRASH CARTS ARE NOT BEING MAINTAINED, LIDS ARE BROKEN AND SOME WHEELS ARE MISSING.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS AN ILLEGAL DUMP CONSISTING OF TRASH AND DEBRIS FROM THIS PROPERTY TO THE SWALE ACROSS SW 33 COURT.

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

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

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

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

CASE NO: CE25120741

CASE ADDR: 220 SW 33 ST
OWNER: BAYSIDE REALTY LLC

Service was via posting at the property on 2/26/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28
BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT-YEAR BUSINESS TAX RECEIPT. THE BUSINESSES ARE PLATINUM COLLISION AND AQUA FLIGHT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. THE VEHICLES ARE MISSING TAGS AND/OR TOTALED INCLUDING BUT NOT LIMITED TO BLACK SUV MERCEDES AND BLACK SUV INFINITY.

VIOLATIONS: 47-19.4.C.2.
THERE ARE TWO (2) AND THREE (3) YARD DUMPSTERS PLACED ON THE PUBLIC RIGHT-OF-WAY (SWALE) ON THIS I-ZONED PROPERTY. PLACEMENT OR STORAGE OF DUMPSTERS SERVING PRIVATE PROPERTY UPON OR WITHIN ANY STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY IS UNPERMITTED.

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

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

CASE NO: CE25120583

CASE ADDR: 1417 SW 33 CT

OWNER: ZAGA LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

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

VIOLATIONS: 24-29. (a)
TRASH CARTS ARE NOT BEING MAINTAINED, LIDS ARE BROKEN AND SOME WHEELS ARE MISSING.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS AN ILLEGAL DUMP CONSISTING OF TRASH AND DEBRIS FROM THIS PROPERTY TO THE SWALE ACROSS SW 33 COURT.

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

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 24-29.(A) within 28 days and with 15-28 within 63 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 24-29.(A) within 28 days and with 15-28 within 63 days or a fine of \$100 per day, per violation.

CASE NO: CE25120836

CASE ADDR: 1522 DAVIE BLVD

OWNER: GIBBS, CHRISTOPHER JOHN

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-28 COMPLIED
THE BUSINESS (PSYCHIC READER) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THIS IS A RECURRING VIOLATION OF CASE CE25040416 AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9. COMPLIED
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT

LAUDERDALE. THE SIGNS ARE DESCRIBED AS MULTIPLE WHITE AND RED SIGNS WITH THE WORDS "PSYCHIC READER" AND "\$10 SPECIAL READINGS" PRINTED ON THEM, LOCATED AT THE FRONT OF THE PROPERTY. THERE IS ALSO A WHITE AND BLACK SIGN WITH THE WORDS "\$10 SPECIAL READINGS" DISPLAYED ON THE WINDOW AT THE FRONT OF THIS PROPERTY.

VIOLATIONS: 47-6.12.B.9.h COMPLIED
THERE IS A PSYCHIC OPERATING AT THIS RS-8 ZONED PROPERTY, WHICH IS AN AREA WHERE THIS ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2, B-3 OR SRAC-SAW ZONES.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violation 15-28 had existed as cited.

Mr. Doody found for the City that violation 15-28 had existed as cited.

CASE NO: CE25100277

CASE ADDR: 1431 SW 21 AVE

OWNER: NOREEN BRYAN REV TR; BRYAN, NOREEN C TRUSTEE

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

Ramon Olivera, 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 REFERENCE CASE CE21100242. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. 1997 WHITE CHEVY VAN WITH AN EXPIRE TAG. 88ASTF 12/24 FL VIN# 1GCGG25R0V1011756.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS I-GENERAL INDUSTRIAL ZONE PROPERTY. OUTDOOR STORAGE INCLUDES BUT NOT LIMITED TO PALLET JACK, SOFA, PLYWOOD, SHOPPING CARTS, TOOLS, PIPES, CHAIRS, BICYCLES, BOXES, BINS AND OTHER MISCELLANEOUS ITEMS.

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 ON THE PROPERTY AND SWALE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR BRICK WALL AND GARAGE DOOR THAT HAVE STAINS. THE AWNING IS NOT BEING MAINTAINED. THE AWNING HAS HOLES.

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

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

CASE NO: CE25100577

CASE ADDR: 82 SW 24 AVE

OWNER: LOUIS CHARLES, JOHN STEVE; JOB, KETIA E

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ALONG THE FENCE AND ON THE SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22030038. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN LINK FENCE ON THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS DAMAGED AND HAS COLLAPSED. THE POSTS ARE LEANING, THE TOP BAR IS BROKEN AND HAS COME APART FROM THE MESH, AND THE MESH IS CRUSHED AND LOOSE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION AS REQUIRED. THE DRIVEWAY HAS DAMAGED AREAS OF MISSING CONCRETE, CRACKS THROUGHOUT THE DRIVEWAY AND GRASS GROWING THROUGH IT. FURTHERMORE THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE AND THE PAVERS ARE LOOSE AND LIFTED. THIS IS A RECURRING VIOLATION TO CASE CE23010284. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK). THIS IS A RECURRING VIOLATION TO CASE CE22030038. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

Officer Olivera presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day and a finding of fact that 18-12.(a) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day and found for the City that 18-12.(a) had existed as cited.

CASE NO: CE26010016

CASE ADDR: 2500 W BROWARD BLVD

OWNER: RIVERBEND WM LLC

Personal service was accepted on 2/11/26. Service was also via posting at 1 East Broward Blvd. 2/13/26.

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

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THE EAST SIDE OF THIS PROPERTY AND ITS SWALE ALONG SW 24 AVENUE. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO FURNITURE, CLOTHES, PLASTIC BAGS, DISCARDED BANNER, SHOPPING CARTS, LITTER AND OTHER MISCELLANEOUS TRASH/ DEBRIS. THIS IS A RECURRING VIOLATION TO CASE CE24050660. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25120337

CASE ADDR: 1001 SW 22 TER
OWNER: ALTRIA TRADE LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA OF THIS RS-8 ZONED PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE25040791. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

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

CASE NO: CE25120807

CASE ADDR: 651 SW 26 AVE
OWNER: INDUS LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS PROPERTY. THE VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH EXPIRED FL TAG #DM55AJ "12/25"

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH FL TAG #DM55AJ "12/25" THIS IS A RECURRING VIOLATION TO CASE # CE25040570 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH FL TAG #DM55AJ "12/25" AND THE WORDS INDUSTRIAL ROOFING ON THE VEHICLE. THIS IS A RECURRING VIOLATION TO CASE CE25040570 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A REPEAT VIOLATION TO CASE CE23060402 AND WILL BEGIN TO ACCRUE FINES DAILY, FROM THE DAY THE VIOLATION WAS FIRST OBSERVED UNTIL THE DAY COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO IMPOSE FINES.

Officer Olivera presented the case file into evidence and said the violations were now in compliance. He requested a finding of fact that violations 47-34.4.A.1., 47-34.4.B.1., and 9-305(a) had existed as cited and to impose a \$100 fine for the one day 9-305(b) had been found out of compliance.

Judge Purdy found for the City that violations 47-34.4.A.1., 47-34.4.B.1., and 9-305(a) had existed as cited and imposed a \$100 fine for the one day 9-305(b) had been found out of compliance.

CASE NO: CE25110326

CASE ADDR: 2711 SW 16 ST

OWNER: BUNCH, MARK A

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE AT THIS RS-8 SINGLE FAMILY ZONE PROPERTY CONSISTING OF BATTERY, BUCKETS, COOLER, VEHICLE PARTS, TIRES, FUEL TANK AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT 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: 9-278(e) COMPLIED
THE HURRICANE SHUTTER LOCATED ON THE NORTHEAST REAR PROPERTY OF THIS OCCUPIED RESIDENTIAL PROPERTY DOES NOT PROVIDE VENTILATION BY AN OPENABLE AREA TO 50 PERCENT OF THE REQUIRED MINIMUM WINDOW.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS, FADED ASPHALT AND UNEVEN SURFACES.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT EXTERIOR SHUTTER THAT HAVE STAINS.

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

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

CASE NO: CE26010051

CASE ADDR: 605 NE 10 AVE 2

OWNER: ESCALANTE, MARIO ALEJANDRO; GARCIA, ADRIANA

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 2/13/26.

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

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

CASE NO: CE25120641

CASE ADDR: 1549 SW 30 TER

OWNER: JOSEPH, MARIE MORANISE

Service was via posting at the property on 1/31/26 and at 1 East Broward Blvd. on 2/13/26.

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.

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

CASE NO: CE25120722

CASE ADDR: 700 SE 12 CT

OWNER: 1232 SCJJC LLC

Service was via posting at the property on 1/31/26 and at 1 East Broward Blvd. on 2/13/26.

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.

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

CASE NO: CE26010502

CASE ADDR: 2530 FLAMINGO LN

OWNER: ELK RIDGE INVESTMENTS LLC

Service was via posting at the property on 1/31/26 and at 1 East Broward Blvd. on 2/13/26.

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

VIOLATIONS: 15-272 (a) COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE25120715. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

CASE NO: CE25050768

CASE ADDR: 1450 SW 33 ST

OWNER: HOEK, MICHAEL EDWARD

This case was first heard on 7/24/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting no fine be imposed.

Mr. Doody waived the fine.

CASE NO: CE25010706

CASE ADDR: 1121 SW 30 ST

OWNER: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR

This case was first heard on 6/10/25 to comply by 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed. \$20,300 in fines had already been imposed.

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

CASE NO: CE25070966

CASE ADDR: 1444 SW 27 CT

OWNER: CAVALLINI-SOOTHILL, KRISTEN ERICA

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 \$15,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$15,400 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25050504

CASE ADDR: 1101 SW 19 ST

OWNER: MONAST, PAMELA JEAN

This case was first heard on 7/24/25 to comply by 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,400 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$13,400 fine.

CASE NO: CE23100344

VACATE OIF 4/25/2024 & RELEASE LIEN

CASE ADDR: 1025 NE 16 TER

OWNER: THOMAS, CAROL LE; THOMAS, ALINE

This was a request to vacate the Order Imposing the Fine dated 4/25/2024 and release the lien.

Mr. Doody vacated the Order Imposing the Fine dated 4/25/2024 and released the lien.

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CASE NO: CE25080070

CASE ADDR: 736 NW 15 TER 1-3
OWNER: MBA INVESTMENT GROUP II LLC

This case was first heard on 12/11/25 to comply by 12/26/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$300 fine.

CASE NO: CE25050051

CASE ADDR: 452 SW 4 AVE 1-6
OWNER: ACS 452 LLC

This case was first heard on 8/12/25 to comply by 10/14/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$12,800 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE24080467

CASE ADDR: 1301 NW 9 AVE
OWNER: THROWER, CALVIN

This case was first heard on 7/24/25 to comply by 8/3/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$7,700 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25080700

ORDERED TO REAPPEAR

CASE ADDR: 312 SW 16 ST
OWNER: 312 SW 16TH LLC

This case was first heard on 12/11/25 to comply by 2/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Doody did not grant an extension and fines would begin to accrue on 2/27/26.

CASE NO: CE25090604

ORDERED TO REAPPEAR

CASE ADDR: 1304 TANGELO ISLE
OWNER: HOWARD, KENNETT R & HAZEL M

This case was first heard on 1/29/26 to comply by 2/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mr. Doody did not grant an extension and fines would begin to accrue on 2/27/26.

Staff entered pages 66 and 67 of complied, closed, withdrawn and rescheduled cases as an exhibit.

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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:

CE25110115

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 1:53 PM.


SPECIAL MAGISTRATE

ATTEST:

CLERK, SPECIAL MAGISTRATE