



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
APRIL 14, 2026
ROSE ANN FLYNN 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
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Alex Eugene, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Robert Fisk, City Arborist
Patt Gavin, Senior 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, Code Compliance Manager
Jessica Martinez, Code Compliance Officer
Rachel Moore, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Karen Proto, Code Compliance Officer
Rafael Santos, Code Compliance Officer
Guy Seiderman, Code Compliance Officer
Gail Williams, Senior Code Compliance Officer
Vanessa Willis, Senior Code Compliance Officer

Respondents and witnesses

CE26010865: Addish Jang Bahadoor	CE25100496: Francesco Zincone Esq.
CE25100335: Gloria Johnson; Adrian Warren	CE25120206: Yasmin Rubi
CE25030363: Arthur Pollio	CE26030499: Ofer Moshe Amir Esq.
CE26020058: Omer Shahar	CE25060038: Craig Fuelling
CE26010424: Javier Silvente Delfino	CE26030446: Benjamin Figgie
CE26010422: Iverna and Presbert Louis	CE25080348: Daniel Sementilli
CE25070474: Claude Hanlan	CE25040484: Santiago Golri
CE26010343: Darryl Gadson	CE24120077: Samuel Read
CE25020818: Ricardo McCook	CE25060813: Frederick Verran
CE25050571: Donna McKenzie Pratt	CE26030282: Safia Haranarrine
CE25120794: Jose Lobo	CE25090540: Daniel Arango
CE24080472: William Fairman; Benjamin Sunshine Esq.	CE26010013: Joseph Hull
CE25080195: Christopher DeMarco	CE25050555: Passos Macedo; Jao Vitor
CE26010034: Mark Cohen	CE24100489: Veronique LeClerc
CE25090051: Nicholas Giachos	CE25100650: Edward Jenkins
CE25060543: Helen Kennedy; Errol McFarlane	CE25070892: Kimberly Dinkines
CE26020520: Courtney Crush Esq.	CE24120178: Marcos Espinal
CE25100892: Karush Jaggi	CE25030290: Norman Andrea
CE26020539: Saeed Tasharofi	CE25110017: Zeb Bewak
CE26010770: Zachary Harris	CE24090067: John Garces
CE24070226: Jeremy Apisdorf Esq.	

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

The meeting was called to order at 9:00 A.M.

CASE NO: CE25100892

CASE ADDR: 1345 NE 5 TER

OWNER: JAGGI, KARUSH

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 3/31/26.

Gail Williams, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE24060070. THIS CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. THERE IS A WHITE FORD TRUCK WITH AN EXPIRED TAG (PDGS23) ON THE SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ON THE INSIDE OF THE FENCE THERE IS A REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE AT THE REAR OF THE PROPERTY IS IN DISREPAIR AND LEANING. THE ENTIRE FENCE IS FADED AND DISCOLORED.

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

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

Karush Jaggi agreed.

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

CASE NO: CE24090067

CASE ADDR: 6916 NW 29 AVE

OWNER: GARCES, JOHN W

This case was first heard on 2/11/25 to comply by 2/21/25, 3/11/25 and 4/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

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

John Garces said he had been living paycheck to paycheck and had done his best to comply.

Ms. Flynn imposed administrative costs of \$1,105.

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CASE NO: CE24080472

CASE ADDR: 933 NW 50 ST

OWNER: B I C CORP

This case was first heard on 7/8/25 to comply by 7/18/25 and 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,500 and the City was requesting the full fine be imposed.

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

Benjamin Sunshine Esq., the owner's attorney, said two tenants had continued reinstalling the signs after they had been removed.

Ms. Flynn reduced the fine to \$2,500.

CASE NO: CE25080348

CASE ADDR: 2216 SW 33 WAY

OWNER: SEMENTILLI, DANIEL L & LUCY M

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 \$12,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Matthew Flesher, Code Compliance Officer, said two violations remained and recommended imposition of the fine.

Daniel Sementilli said they had just repaired the roof when they received the violations and they had trouble affording the work. He requested 90 days.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue.

CASE NO: CE25080195

CASE ADDR: 1017 NE 5 ST

OWNER: 1017 NE 5 ST LLC

This case was first heard on 11/6/25 to comply by 11/16/25 and 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Christopher DeMarco said they had been awaiting for the neighbors to agree that they had secured the trees prior to the demolition. He stated he had the demolition permit now. Officer Noel suggested a 56-day extension.

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

CASE NO: CE25090051

CASE ADDR: 1140 SW 9 AVE

OWNER: GIACHOS, NICHOLAS; BENNIS, KYLE

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 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.

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Rafael Santos, Code Compliance Officer, recommended imposition of the fine. He stated the hedges needed to be trimmed back more than the owner had already done.

Nicholas Giachos said his landscaper would trim the hedges later that day.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

CASE NO: CE26010770

CITATION APPEAL

CASE ADDR: 1421 PONCE DE LEON DR

OWNER: 1421 PONCE DE LEON LLC

VIOLATIONS: 15-275(5) IMMEDIATE FINE OF \$250
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY.

VIOLATIONS: 15-278(3) WITHDRAWN
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

VIOLATIONS: 15-278.(1)(e) WITHDRAWN
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A WHITE FORD F350 PICKUP TRUCK PARKED ON THE SIDEWALK IN FRONT OF THE PROPERTY.

The property was cited on 1/24/26 to be complied by 1/24/26. The property was in compliance and there were immediate fines of \$250.

Zachary Harris said he was unaware that someone must respond within an hour of being called.

Ms. Flynn denied the appeal.

CASE NO: CE25050571

CASE ADDR: 917 NW 12 AVE

OWNER: PRATT, HATTI MAE EST

This case was first heard on 11/6/25 to comply by 1/5/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,200 and the City was requesting the full fine be imposed.

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

Donna McKenzie Pratt said they had experienced difficulty with the tenants. They had already applied for lien amnesty.

Ms. Flynn imposed the \$9,200 fine.

CASE NO: CE24120077

CASE ADDR: 2364 SW 34 WAY

OWNER: READ, SAMUEL; REID, ANNEESSA

This case was first heard on 4/8/25 to comply by 6/10/25 and 7/8/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,000 and the City was requesting the full fine be imposed.

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

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Samuel Read said he had experienced financial hardship.

Ms. Flynn imposed administrative costs of \$1,106.

CASE NO: CE25100650 REQUEST FOR EXTENSION

CASE ADDR: 3820 SW 9 CT

OWNER: JENKINS, EDWARD & SYLVANIA

This case was first heard on 2/10/26 to comply by 2/25/26, 3/10/26 and 5/12/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,900.

Rachel Moore, Code Compliance Officer, confirmed the property was not in compliance.

Edward Jenkins said he was disabled. Officer Moore said Neighborhood Support was helping Mr. Jenkins and Amy Brown, Code Compliance Supervisor, recommended a 119-day extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/11/26 hearing.

CASE NO: CE26010013

CASE ADDR: 3221 SW 17 ST

OWNER: HULL, JOSEPH H/E; THOMPSON, CHRISTINA ANN

Service was via posting at the property on 3/24/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-11.(a) COMPLIED
THE POOL AT THIS OCCUPIED PROPERTY CONTAINS GREEN, STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION, IT PRESENTS A HEALTH AND SAFETY HAZARD TO THE COMMUNITY, MAY BECOME A BREEDING GROUND FOR MOSQUITOES, AND CONSTITUTES A PUBLIC NUISANCE.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY. DEAD PALM FRONDS ARE PILED IN THE BACKYARD.

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

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

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR WITH STAINS AND MISSING OR PEELING PAINT. AREAS ALONG THE DRIP LINE HAVE BLACK STAINS.

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

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Joseph Hull said he had been working out of state for the past year and he had already begun the work.

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

CASE NO: CE24070226

CASE ADDR: 1423 HOLLY HEIGHTS DR

OWNER: THE CASCADE AT HOLLY HEIGHTS CON

This case was first heard on 1/30/25 to comply by 3/27/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Senior Code Compliance Officer, said the permit application had been submitted and recommended a 56-day extension.

Jeremy Apisdorf Esq. said it was taking time because the cost to redo the parking lot was so high.

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

CASE NO: CE26020058

CASE ADDR: 649 NW 22 RD

OWNER: MAY PROPERTIES LLC

Service was via posting at the property on 3/16/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 15-28

THE BELOW BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT:

HB HOUSE OF BEAUTY - UNIT 1

BD BAHAMIAN DOLLS - UNIT 2

JUST JUICE IT - UNIT 3

POPULAR SMOKE SHOP - UNIT 4

BLACK CIRCLE MOBILE DETAILING - UNIT 5

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

Omer Shahar agreed to comply. Amy Brown, Code Compliance Supervisor, requested a mandatory reappearance.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 6/9/26 hearing.

CASE NO: CE25030363

CASE ADDR: 625 NE 17 TER

OWNER: 1025 PARK LLC

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND AREAS THAT ARE STAINED WITH DIRT/OIL.

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

Arthur Pollio agreed to comply.

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

CASE NO: CE25120824

CASE ADDR: 633 NE 17 TER

OWNER: 1025 PARK LLC

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1.

THERE IS ANIMAL WASTE THROUGHOUT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25030358 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Noel 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.

Arthur Pollio agreed.

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

CASE NO: CE26010865

CASE ADDR: 435 NW 7 TER

OWNER: ONE STEP INVESTMENTS LLC

Service was via posting at the property on 3/18/26 and at 1 East Broward Blvd. on 3/31/26.

Elijah Johnson, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A BLUE/PURPLE DODGE WAGON WITHOUT A TAG AND AN UNREADABLE VIN PARKED ON THIS VACANT LOT. IN THIS CONDITION THE VEHICLE IS CONSIDERED DERELICT AND MUST EITHER BE PROPERLY REGISTERED OR REMOVED WITHIN TEN DAYS.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

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

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

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Addish Jang Bahadoor agreed to comply.

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

CASE NO: CE25040484

CASE ADDR: 2311 NW 7 ST

OWNER: BRACHO & BRITO LLC

This case was first heard on 11/19/25 to comply by 12/4/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,900 and the City was requesting the full fine be imposed.

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

Santiago Golri said they had done the work as soon as they were aware of the violations; the tenant had not notified them.

Ms. Flynn reduced the fine to \$1,500.

CASE NO: CE25070474

CASE ADDR: 728 NW 20 AVE

OWNER: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R

This case was first heard on 11/6/25 to comply by 11/21/25 and 12/11/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$45,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Claude Hanlan said he had been caring for his brother and father for the past year and it was difficult to keep up the property.

Ms. Flynn imposed a \$7,200 fine each for violations 18-12.(a) and 9-305(a), which would continue to accrue, and granted a 56-day extension for the remaining violations.

CASE NO: CE25060038

CASE ADDR: 2081 SW 37 TER

OWNER: FUELLING, CRAIG L

This case was first heard on 11/6/25 to comply by 11/21/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

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

Craig Fuelling said FPL had damaged the irrigation system. Amy Brown, Code Compliance Supervisor, recommended no fines.

Ms. Flynn waived the fine.

CASE NO: CE26030499

CASE ADDR: 1700 W LAS OLAS BLVD

OWNER: ZIV, DORON & RINA

Service was via posting at the property on 3/18/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RS-8 RESIDENTIAL PROPERTY. SILK LIFESTYLE EVENTS ADVERTISED AND HOSTED A PAID EVENT CALLED "EMERALD COVENANT" ON THE NIGHT OF 03-07-26. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 DUE TO ITS IRREPARABLE AND IRREVERSIBLE NATURE.

Officer Santos presented the case file into evidence and recommended imposing a fine of \$15,000 for the irreparable, irreversible violation.

Ofer Moshe Amir Esq., the respondent's attorney, said the City had not met the burden of proof that there had been a party at the residence. He claimed someone had asked the owner to use the home for a "small dinner party of no more than 20 people" but it had turned out to be a swingers' party. Mr. Amir noted this was a first offense, the owners had no intent or authorization of this event and there was no serious threat to the public health, safety and welfare.

Rhonda Hasan, Senior Assistant City Attorney, noted there had been online advertisements for this event, including prices to attend. She said the statute only required a finding that the violation was irreparable or irreversible. Amy Brown, Code Compliance Supervisor, said Officer Robert Krock had responded to a noise complaint at the event. Robert Krock, Code Compliance Officer, testified that there had been a complaint regarding parking and noise. When he arrived, there had been no parking or noise violation but a large number of people were found entering and exiting the property. Mr. Amir noted there was no address on the advertisement indicating it would be held at this property.

Ms. Flynn found in favor of the City, imposed a fine of \$1,200 for the irreversible, irreparable violation.

CASE NO: CE26010343

CASE ADDR: 801 SW 20 AVE

OWNER: EXCELLENCE PROPERTY MANAGER SERVICES LLC

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 47-21.15.A.1

A LAUREL OAK TREE WAS REMOVED FROM THIS ZONED RM-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Santos presented the case file into evidence and recommended imposing a fine of \$1,000 for the irreparable, irreversible violation and ordering compliance within 56 days or a fine of \$100 per day.

Darryl Gadson said the tree limbs had been on the roof and he was concerned the roots would damage the foundation, so he had removed it.

Ms. Flynn found in favor of the City, imposed a fine of \$250 for the irreversible, irreparable violation and ordered compliance within 56 days or a fine of \$100 per day, per violation.

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CASE NO: CE25060813

CASE ADDR: 2961 SW 17 PL

OWNER: VERRAN, FREDERICK G

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 \$6,000 and the City was requesting the full fine be imposed.

Matthew Flesher, Code Compliance Officer, recommended imposition of the fine. He said City costs totaled \$903.

Frederick Verran said this was not a public street and he did not believe the City had jurisdiction. He refused to pay any fine or costs.

Ms. Flynn imposed administrative costs of \$1,200.

CASE NO: CE26010424

CASE ADDR: 670 SW 29 AVE

OWNER: SILVENTE DELFINO, JAVIER A

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE CONSISTING OF CAR TOOLS, RAMPS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLACK BMW SUV WITH SEVERE FRONT-END DAMAGE, AND NO LICENSE PLATE, A BURGUNDY NISSAN PATHFINDER WITH NO LICENSE PLATE, AND A BLACK AUDI SEDAN WITH NO LICENSE PLATE BEING PARKED ON THE LAWN OF THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF TIRES AND A CAR MOTOR.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A WHITE COMMERCIAL TRUCK IS BEING PARKED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE FOUR VEHICLES BEING PARKED ON THE LAWN. ALSO THE DRIVEWAY AT THIS PROPERTY IS CRACKED, HAS POTHOLES AND BLACK STAINS.

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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.

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1 and 47-34.1.A.1. within 28 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

Jessica Martinez, Code Compliance Officer, acted as interpreter for the owner, Javier Silvente Delfino. Mr. Delfino agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 and 47-34.1.A.1. within 28 days and with the remaining violations within 84 days or a fine of \$50 per day, per violation.

CASE NO: CE24100489

CASE ADDR: 3716 SW 14 ST

OWNER: LECLERC, PAUL & VERONIQUE

This case was first heard on 1/14/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Matthew Flesher, Code Compliance Officer, recommended imposition of the fine. He said City costs totaled \$1,462.

Veronique LeClerc said her husband had suffered serious health issues and she was also caring for her grandson, who had Asperger Syndrome.

Ms. Flynn waived the fine.

CASE NO: CE26010034

CASE ADDR: 1119 W LAS OLAS BLVD

OWNER: 1119 W LAS OLAS LLC

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 47-21.15.A.1
THREE (3) TREES WERE REMOVED FROM THE ZONED RML-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY. THE TREES WERE A MANGO TREE, ARECA PALM TREE AND A ROYAL PALM TREE.

VIOLATIONS: 47-21.15.D.
A SLASH PINE TREE HAD A MAJOR BRANCH REMOVED.

Officer Santos presented the case file into evidence and recommended imposing a fine of \$1,000 for each of the four trees that had been removed and ordering compliance by obtaining the arborist's report and tree removal permit within 84 days or a fine of \$100 per day, per violation.

Robert Fisk, City Arborist, said the report must indicate how the Slash Pine tree would be remediated and the other three trees required an after-the-fact removal permit.

Mark Cohen said neither he nor anyone had had authorized had cut the Slash Pine. He acknowledged

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it was on his property. Mr. Fisk said this made the tree Mr. Cohen's responsibility and any issue regarding who cut it was a civil matter. Mr. Cohen said he had purchased this property in 2024 and the photos the City provided predated his ownership. He had not removed those trees. He noted he had already heavily remediated this property in the historic district. Dorian Koloian, Code Compliance Supervisor, said the trees had been on this property, so Mr. Cohen was responsible.

Ms. Flynn found in favor of the City and ordered compliance by obtaining the arborist's report and tree removal permit within 84 days or a fine of \$100 per day, per violation.

CASE NO: CE25070892 REQUEST FOR EXTENSION

CASE ADDR: 3870 SW 11 ST

OWNER: DINKINES, KIMBERLY J

This case was first heard on 12/11/25 to comply by 1/29/26 and 3/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,800.

Rachel Moore, Code Compliance Officer, confirmed the property was not in compliance.

Kimberly Dinkines said she was working to get into the housing rehab program for help with the remaining violations. Officer Moore recommended 119 days with a mandatory reappearance.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/11/26 hearing.

CASE NO: CE26020520

CASE ADDR: 1226 NW 23 AVE

OWNER: J S U INVESTMENTS INC

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1 COMPLIED FOF
THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040473 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

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

Courtney Crush Esq., the owner's attorney, said when her client had been notified of this violation in the past, they had addressed it before it was scheduled for a hearing. She also felt it should have been cited under exterior maintenance, not a public nuisance. Rhonda Hasan, Senior Assistant City Attorney, argued that graffiti was a public nuisance. Ms. Crush pointed out that it was a third party creating the situation and the owner was addressing it.

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

CASE NO: CE25100335

CASE ADDR: 460 SW 30 TER

OWNER: JOHNSON, GLORIA J

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

- VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE UNDER THE CARPORT CONSISTING OF BUT NOT LIMITED TO MATTRESSES, WOODEN BOARDS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-19.2.II.2.c COMPLIED
THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY WITHOUT A PERMIT.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO WOODEN BOARDS, BUCKETS, CEMENT BLOCKS AND MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE ON THE SIDE OF THE PROPERTY IS COMPLETELY DETACHED FROM THE POLES.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS MULTIPLE POTHOLES.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-307 (a)
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE ARE WINDOWS AT THE PROPERTY THAT HAVE WOOD COVERING, MISSING SASHES, OR ARE FULLY COVERED WITH PLYWOOD.
- VIOLATIONS: 9-313. (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation. She said the owner was working with Housing and Community Development to address the violations.

Gloria Johnson was unsure 84 days would be sufficient. Antoine Loar, Code Compliance Supervisor, suggested 147 days.

Ms. Flynn found in favor of the City and ordered compliance within 147 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 9/08/26 hearing.

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CASE NO: CE25100496

CASE ADDR: 1424 NE 57 PL

OWNER: ANDERSON, JENNIFER E

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 3/31/26.

Shayqwan Kendrick, 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 RED 2 DOOR VEHICLE PARKED ON THE LAWN AND A TRAILER NO TAG AND NO TIRE/FLAT TIRE ON THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY.
THERE IS EQUIPMENT BEING STORED ON THE FRONT LAWN OF THIS PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A RED 2 DOOR VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THERE IS GRASS ON THE SURFACE OF THE DRIVEWAY AND THE DRIVEWAY IS DISCOLORED 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. THERE ARE HEDGES THAT NEEDS TO BE TRIMMED.

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

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY.

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

Francesco Zincone Esq., the owner's attorney, said the owner was working to comply and requested 56 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and ordered the respondent to attend the 6/9/26 hearing.

CASE NO: CE25030290

CASE ADDR: 6520 NW 9 AVE

OWNER: 6520 POWERLINE WAREHOUSE LLC

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

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VIOLATIONS: 47-19.4.C.2. COMPLIED
DUMPSTER BEING STORED IN RIGHT OF WAY AFTER COLLECTION PERIOD.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS COMMERCE CENTER DISTRICT ZONE PROPERTY. THE PARKING LINES ARE FADED AT THIS COMMERCIAL ZONE PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS COMMERCIAL ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO SLAB OF GRANITE/ QUARTZ COUNTERTOPS BROKEN PALLETS, TRASH BAGS, BROKEN TILES, MULTIPLE PALLETS WITH VINYL, BACKSPLASH, AND TILES WHICH ARE VISIBLE FROM STREET VIEW.

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
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 Kendrick presented the case file into evidence and recommended ordering compliance with 18-13.(A) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Andrea Norman agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE26010422

CASE ADDR: 671 SW 28 AVE

OWNER: LOUIS, PRESBERT & IVERNA

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-4.(a) COMPLIED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. A BLACK DODGE DURANGO WITH AN EXPIRED LICENSE PLATE, FL BP34JY EXPIRED 03/2025, PARKED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE CHEVY CARGO EXPRESS VAN WITH NO LICENSE PLATE IS PARKED IN THE DRIVEWAY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO A PLASTIC WATER CONTAINER, RUGS, MATS AND CARPET.

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.

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

Presbert Louis agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 15 days or a fine of \$50 per day, per violation.

CASE NO: CE25120794

CASE ADDR: 919 N BIRCH RD

OWNER: COCONUT BAY RESORT INC

Personal service was accepted on 3/30/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 15-28

THE BUSINESS (GRAND YACHT CLUB) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

Jose Lobo said the Grand Yacht Club was no longer operating at the resort and was no longer a tenant. Officer DelGrosso said the Business tax inspector had instructed her to pursue this because the business was still using this address online.

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

CASE NO: CE25120206

CASE ADDR: 1600 NW 7 TER

OWNER: RUBI, YASMIN C

Service was via posting at the property on 3/18/26 and at 1 East Broward Blvd. on 3/31/26.

Gail Williams, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1 COMPLIED

THERE IS UNDER ROOF OPEN OUTDOOR STORAGE OCCURRING AT THIS RDS-15 ZONED PROPERTY, UNDER THE PORCH AND CARPORT CONSISTING OF COOLERS, BOXES AND OTHER MISCELLANEOUS ITEMS. THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC, HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTY'S.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOOD FENCE ON SOUTH SIDE OF THE PROPERTY WITH MISSING, BROKEN PANELS AND NOT BEING MAINTAINED IN A CLEAN CONDITION AND DISCOLORED.

VIOLATIONS: 9-304 (b)

~~THERE IS A COMMERCIAL VEHICLE PARKED ON THE GRASS/LAWN AREA.~~

THE DRIVEWAY IS STAINED, DIRTY AND HAS CRACKS THROUGHOUT THE DRIVEWAY.

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

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

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

Jessica Martinez, Code Compliance Officer, acted as interpreter for the owner, Yasmin Rubi, who requested more than 56 days for the driveway.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 56 days and with 9-304(b) within 84 days or a fine of \$50 per day, per violation.

CASE NO: CE26030446

CASE ADDR: 2200 NW 6 PL

OWNER: 2200 NW 6 PLACE LLC

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 18-12. (a) CMP 5 DAYS @ \$50 = \$250
THERE IS OVERGROWTH AND TRASH SURROUNDING THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. 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. (3/18/26; 3/23/26; 3/25/26; 4/7/26; 4/9/26)

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A BLACK 4 DOOR SUV DERELICT WITH NO TAGS DISPLAYED, PARKED ON THE PUBLIC SWALE OF THE PROPERTY IN THE FRONT.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE IS IN DISREPAIR, IT IS MISSING A TOP CAP ON A POLE, AND ON THE NORTHEAST SIDE OF THE POLE IS NOT ATTACHED PROPERLY TO THE POLE AND BRACKET. THIS IS A RECURRING VIOLATION, SEE CASE CE22070660. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (a) COMPLIED
THE LANDSCAPING IS ENCROACHING INTO THE RIGHT-OF-WAY. THIS IS OCCURRING IN THE FRONT OF THE PROPERTY ALONG NW 6 PLACE, AS WELL AS ALONG THE SIDE OF THE FENCE ON NW 22 AVENUE EXTENDING TO THE END OF THE WOODEN FENCE. THERE ARE WEEDS, OVERGROWN GRASS AND YARD DEBRIS ENCROACHING INTO THE RIGHT-OF-WAY.

VIOLATIONS: 9-305 (b) CMP 20 DAYS @ \$50 = \$1,000
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THROUGHOUT THE PROPERTY.

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THIS IS INCLUDING BUT NOT LIMITED TO THE FRONT OF THE PROPERTY AND THE SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. 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. (3/18/26-4/7/26)

VIOLATIONS: 9-306 CMP 16 DAYS @ \$50 = \$800
THE EXTERIOR OF THE STRUCTURE IS NOT PROPERLY MAINTAINED. A PORTION OF THE SOFFIT AND FASCIA BOARD AT THE REAR OF THE HOUSE IS DAMAGED AND REQUIRES REPAIR. ADDITIONALLY, THERE ARE AREAS OF THE FASCIA WITH DARK STAINS AND MARKS. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. 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. (3/18/26-4/3/26)

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

Officer Seiderman presented the case file into evidence and said the violations were now in compliance. He requested imposition of a \$250 fine for the five days repeat violation 18-12.(a) was out of compliance; a \$1,000 fine for the 20 days repeat violation 9-305(b) was out of compliance; an \$800 fine for the 16 days repeat violation 9-306 was out of compliance and a finding of fact that 9-280(h) (1) had existed as cited.

Benjamin Figgie described his efforts to comply and asked that the fines be reduced to administrative costs. Dorian Koloian, Code Compliance Supervisor, said this owner had been responsible for the prior instances of the repeat violations.

Ms. Flynn found in favor of the City and imposed a \$250 fine for the five days repeat violation 18-12.(a) was out of compliance; a \$1,000 fine for the 20 days repeat violation 9-305(b) was out of compliance; an \$800 fine for the 16 days repeat violation 9-306 was out of compliance and found for the City that 9-280(h) (1) had existed as cited.

CASE NO: CE25110017
CASE ADDR: 6700 NW 25 TER
OWNER: VALYKRIE LLC

Service was via posting at the property on 3/26/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M. 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: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M. THIS IS A RECURRING VIOLATION FROM CASE CE25080821. 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.

Officer Krock presented the case file into evidence and recommended imposing a fine of up to \$15,000 for each irreparable, irreversible violation. He played a video of the incident.

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Zeb Bewak said he had been unable to control the guests who had rented the backyard. He said he would not rent the property again.

Ms. Flynn found in favor of the City, imposed a fine of \$1,500 for the irreversible, irreparable violations.

CASE NO: CE24120178

CASE ADDR: 5910 NE 18 AVE

OWNER: IMPERIAL POINT HOLDINGS LLC

This case was first heard on 4/8/25 to comply by 5/13/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

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

Marcos Espinal said the walkway violation had required them to remove two large shade trees, which required permits. He requested the fines be waived. Officer Kendrick said administrative costs totaled \$1,013.

Ms. Flynn imposed administrative costs of \$1,013.

CASE NO: CE25060543

ORDERED TO REAPPEAR

CASE ADDR: 1215 NW 23 AVE

OWNER: MCFARLANE, ERROL & HELEN

This case was first heard on 1/13/26 to comply by 4/14/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Karen Proto, Code Compliance Officer, said she would not object to an extension and recommended 84 days.

Helen Kennedy agreed to the extension.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue.

CASE NO: CE25020818

CASE ADDR: 814 SE 14 ST

OWNER: JEAN, EVE

This case was first heard on 10/14/25 to comply by 10/29/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,000 and the City was requesting the full fine be imposed.

Robert Krock, Code Compliance Officer, recommended imposition of the fine.

Ricardo McCook said they had removed the listing from the website but it had gone back up unbeknownst to them. When they discovered that, they had permanently removed it.

Ms. Flynn reduced the fine to \$5,500.

CASE NO: CE25090540

REQUEST FOR EXTENSION

CASE ADDR: 3131 SW 18 ST

OWNER: ARANGO, JUAN GUILLERMO;
ARANGO, PAOLA A

This case was first heard on 2/10/26 to comply by 3/10/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$5,250.

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Matthew Flesher, Code Compliance Officer, confirmed the property was not in compliance.

Daniel Arango, the owner's son, described their efforts to comply and requested 84 days.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue.

CASE NO: CE26020539

CASE ADDR: 1405 NE 4 CT

OWNER: TASHAROFI, SAEED

Personal service was accepted on 3/12/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

Wanda Acquavella, 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, SEE CASE CE25080133. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Saeed Tasharofi described the situation.

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

CASE NO: CE26030635

CASE ADDR: 619 SW 17 ST

OWNER: NAIR, SAMEER

Service was via posting at the property on 3/26/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-12 (a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. SPECIFICALLY, THERE IS TRASH AROUND THE GARBAGE CONTAINERS. THIS IS A RECURRING VIOLATION, SEE CASE CE26020391. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-29.(a) WITHDRAWN

THE TRASH CONTAINER HAS NOT BEEN PULLED TO THE STREET TO BE EMPTIED FOR LONG TIME WHICH MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY

VIOLATIONS: 9-363 COMPLIED

THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

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CASE NO: CE26020524

CASE ADDR: 1420 NW 23 AVE

OWNER: 1420 BIG DOGS LLC

Personal service was accepted on 3/17/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1 COMPLIED FOF
THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040299 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE FRONT LAWN IN FRONT OF THIS COMMERCIAL PROPERTY.

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

Ms. Flynn found for the City that violation 18-1 had existed as cited.

CASE NO: CE26020459

CASE ADDR: 1150 NW 23 AVE

OWNER: AMERICAN BUILDERS & CONTRACTORS SUPPLY CO INC

Personal service was accepted on 3/17/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1
THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040296 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

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

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

CASE NO: CE26020523

CASE ADDR: 1250 NW 23 AVE

OWNER: GADA MANAGEMENT LC

Personal service was accepted on 3/17/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1 COMPLIED FOF
THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A

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MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040298 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

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

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

CASE NO: CE25100660

CASE ADDR: 133 HENDRICKS ISLE

OWNER: ARYA RENTALS LLC

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 47-19.13.D(2)

THE TIDAL BARRIER (SEAWALL) AT THIS RMM-25 PROPERTY IS IN DISREPAIR AND IS ALLOWING TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER ONTO ADJACENT PROPERTY AND/OR THE ROW. A BREACH WAS OBSERVED ON WEDNESDAY, OCTOBER 15, 2025, WHEN HIGH TIDES WERE EXPECTED AT 5:18 PM, WITH AN ANTICIPATED 2.56(FEET NAVD). THE BREACH WAS VISIBLE ON THE WEST SIDE OF THE PROPERTY. ALL PROPERTY OWNERS SHALL MAINTAIN A TIDAL FLOOD BARRIER IN GOOD REPAIR. A TIDAL FLOOD BARRIER IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER AND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. FAILURE TO MAINTAIN A TIDAL FLOOD BARRIER IN GOOD REPAIR SHALL BE A CITABLE OFFENSE. THE OWNER OF THE TIDAL FLOOD BARRIER SHALL DEMONSTRATE PROGRESS TOWARDS REPAIRING THE CITED DEFECT WITHIN SIXTY (60) DAYS AFTER RECEIVING A CITATION AND SHALL COMPLETE REPAIRS WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS AFTER RECEIPT OF THE CITATION. IF THE REQUIRED REPAIR OR REHABILITATION MEETS THE SUBSTANTIAL REPAIR OR SUBSTANTIAL REHABILITATION THRESHOLD, NO LATER THAN THREE HUNDRED SIXTY-FIVE (365) DAYS AFTER RECEIPT OF THE CITATION, THE PROPERTY OWNER SHALL DESIGN, OBTAIN PERMITS, CAUSE TO BE CONSTRUCTED, AND OBTAIN FINAL INSPECTION APPROVAL OF SEAWALL IMPROVEMENTS THAT MEET THE MINIMUM ELEVATION AND DESIGN REQUIREMENTS.

Officer DelGrosso presented the case file into evidence and recommended ordering a 154-day continuance.

Ms. Flynn ordered a 154-day continuance.

CASE NO: CE26010076

CASE ADDR: 509 ISLE OF CAPRI DR

OWNER: PAOLINO, LOUIS; HORCASITAS, VINCENT

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-1 WITHDRAWN

NEGLECT OF MAINTENANCE IS CREATING A PUBLIC NUISANCE THAT ATTRACTS MOSQUITOES, PESTS AND COULD ENDANGER HEALTH, PUBLIC SAFETY OR WELFARE WHILE ADVERSELY AFFECTS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM

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FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE25090818 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-8 (b) WITHDRAWN
THERE ARE BOARDED DOORS AND WINDOWS ONSITE WITHOUT A BOARDING CERTIFICATE. NO PERSON, FIRM, ASSOCIATION OR CORPORATION SHALL ERECT, INSTALL, PLACE, OR MAINTAIN BOARDS OVER THE DOORS, WINDOWS, OR OTHER OPENINGS OF ANY BUILDING OR STRUCTURE OR OTHERWISE SECURE SUCH OPENINGS BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING OR STRUCTURE WITHOUT FIRST APPLYING FOR A BOARD UP PERMIT AND, WITHIN THIRTY (30) DAYS OF APPLICATION, COMPLETING ALL STEPS NECESSARY FOR THE ISSUANCE OF A BOARDING CERTIFICATE AND THEREAFTER HAVING A VALID AND CURRENT BOARDING CERTIFICATE THEREFORE FROM THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF FORT LAUDERDALE.

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

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

VIOLATIONS: 9-306
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 DelGrosso presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation. Rhonda Hasan, Senior Assistant City Attorney, requested a \$250 per day fine for 18-11.(b), as this was a health and safety issue.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day for 18-11.(b) and a fine of \$100 per day, per violation, for the remaining violations.

CASE NO: CE26010102

CASE ADDR: 420 LIDO DR

OWNER: HOPPE, ELARD &; HOPPE, EDUARD

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

Paulette DelGrosso, 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. THE LAWN IS OVERGROWN AND THE HEDGES ARE IN NEED OF TRIMMING.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR FRONT STEPS AND THE SURROUNDING AREA IS STAINED AND DIRTY.

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VIOLATIONS: 9-308(b)
THE ROOF IS STAINED AND DIRTY AT THIS LOCATION.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

CASE NO: CE26020068

CASE ADDR: 2121 NW 7 ST

OWNER: M & C ENTERPRISE GROUP LLC

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

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

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

CASE NO: CE26010880

CASE ADDR: 2407 SUGARLOAF LN

OWNER: ARIEL 14 LLC

Service was via posting at the property on 3/24/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE GARBAGE BAGS PILED UP AGAINST THE HOUSE ON THE DRIVEWAY.

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

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

VIOLATIONS: 9-363
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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

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

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CASE NO: CE26030706

CASE ADDR: 1640 SW 29 AVE

OWNER: LYNCH, THOMAS F

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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 GMC SIERRA WITH NO LICENSE PLATE.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A VEHICLE AND A BLACK CARRY ON TRAILER PARKED ON THE GRASS.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THERE ARE AREAS OF THE DRIP LINE ABOVE THE FASCIA THAT HAVE BLACK STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE23010549. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

Officer Flesher presented the case file into evidence and said the violations were now in compliance. He stated he was seeking no fines for violation 9-306.

Ms. Flynn imposed no fine for violation 9-306.

CASE NO: CE26030340

CASE ADDR: 3105 SW 16 ST

OWNER: CORPORAL, MCKENZIE

Service was via posting at the property on 3/24/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED

THERE ARE TWO COMMERCIAL VEHICLES PARKED ON THIS RS-6.85B ZONED PROPERTY. THE COMMERCIAL VEHICLES ARE WHITE BOX TRUCKS WEIGHING MORE THAN 5,000 POUNDS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE26020659. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313.(a)

THE ADDRESS NUMBERS ON THE GATE ARE THE SAME COLOR AS THE BACKGROUND.

Officer Flesher presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days or a fine of \$50 per day, and a finding of fact that violation 47-39.A.1.b.(7)(a)1. Had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 15 days or a fine of \$50 per day and found for the City that violation 47-39.A.1.b.(7)(a)1. Had existed as cited.

CASE NO: CE25070990

CASE ADDR: 925 NW 2 AVE

OWNER: COOPER, CORBEL

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 3/31/26.

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Gail Williams, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE GRAVEL AND IT IS NOT WELL GRADED.

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

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

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

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

CASE NO: CE25120204

CASE ADDR: 1633 NW 7 TER

OWNER: SPARCELLO, RANDY C

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 3/31/26.

Gail Williams, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR WITH CRACKS AND DISCOLORED ASPHALT.

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

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

CASE NO: CE25020512

CASE ADDR: 1441 N DIXIE HWY

OWNER: FRIENDLY TABERNACLE CHURCH OF GOD IN CHRIST INC

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 3/31/26.

Gail Williams, Senior 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: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLACK TOYOTA CAMRY WITH EXPIRED FLORIDA TAGS BEARING (NYA-Z91) - 10-23 AND FOUR FLAT TIRES VIN# 4T1BF1FK0EU321134.

VIOLATIONS: 47-20.13.B.1.C
THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR AND NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS RM-15 ZONE PROPERTY.

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- VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS AND DAMAGED. THE STRIPING IS MISSING.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE ITEMS STORED OUTSIDE SUCH AS BUT LIMITED TO A SHOPPING CART AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-280(C)
THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THE WALKWAY IS DISCOLORED AND MISSING PAINT.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND MISSING SLATS.
- VIOLATIONS: 9-304(b)
THERE ARE VEHICLES AND BOATS 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 TO INCLUDE THE SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AND ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

CASE NO: CE26010759

CASE ADDR: 2413 KEY LARGO LN

OWNER: HUBER, EDWARD ALLAN

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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

- VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT VEHICLE AT THIS PROPERTY. THE VEHICLE IS A BLACK MILANO AND IS CONSIDERED DERELICT DUE TO HAVING NO LICENSE PLATE WITH CURRENT REGISTRATION STICKER DISPLAYED.
- VIOLATIONS: 47-39.A.1.b(9)(c) COMPLIED
THERE IS UTILITY SERVICE CONNECTED TO THE RECREATIONAL VEHICLE FOR MORE THAN 48 HOURS AT THIS 4S-6.85A ZONED PROPERTY.
- VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS AT THIS RS-6.85A ZONED PROPERTY. THE OUTDOOR STORAGE IS ITEMS INCLUDING BUT NOT LIMITED TO BLACK PLASTIC TOTES, A TABLE WITH ITEMS ON IT, A TOOL SHELF, A SHOP VAC, AND OTHER MISCELLANEOUS ITEMS.

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VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED
THERE IS A COMMERCIAL VEHICLE BEING STORED AT THIS RS-6.85A ZONED PROPERTY.
THE COMMERCIAL VEHICLE IS A WHITE 6 WHEELED VERSA LIFT CRANE TRUCK.

VIOLATIONS: 47-39.A.1.B.10 COMPLIED
THERE IS VEHICLE REPAIR OR MAINTENANCE OCCURRING AT THIS RS-6.85A ZONED
PROPERTY. THERE IS EVIDENCE OF A CAR BEING PAINTED AT THIS PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A CAR PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION
REFER TO CASE NUMBER CE25070065. 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: 9-363 COMPLIED
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT
REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS
INCOMPLETE.

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

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

CASE NO: CE25050189

CASE ADDR: 545 W EVANSTON CIR

OWNER: LANE, HYACINTH &; WADLEY, JOSEPHINE EST

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/31/26.

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 INCLUDING BUT NOT LIMITED TRASH AND DEBRIS THROUGHOUT THE PROPERTY.
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090330. THIS CASE WILL
BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR
NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b) COMPLIED
THE PARKING AREA/DRIVEWAY IS FADED WITH CRACKS.

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.

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Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation and a finding of fact that violation 18-12.(a) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day, per violation and found for the City that violation 18-12.(a) had existed as cited.

CASE NO: CE25050796

CASE ADDR: 1418 NE 57 CT

OWNER: MORALES, MARIA LOURDES

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 9-280 (C)
THE SIDEWALK IS DIRTY AND/OR STAINED. THE SIDEWALK IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

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

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

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

CASE NO: CE25110150

CASE ADDR: 2104 W COMMERCIAL BLVD

OWNER: GOODWILL INDUSTRIES OF BROWARD INC % BEATRIZ ANAZCO

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT MAINTAINED. THE PARKING STRIPES ARE FADED. THE PARKING WHEEL STOPS ARE STAINED OR DIRTY. THERE IS GRAFFITI, OIL STAINS AND DISCOLORATION THROUGHOUT THE FACILITIES.

VIOLATIONS: 47-22.6.F
THE GOODWILL SIGN AT THE FRONT OF THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS AIP - AIRPORT INDUSTRIAL PARK DISTRICT PROPERTY. THERE ARE ITEMS BEING STORED ON THE ~~NORTHSIDE~~ SOUTH SIDE OF THE PROPERTY SUCH AS PALLETS, BLUE AND BLACK CONTAINERS AND BOXES.

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

VIOLATIONS: 9-305 (b)

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days, with 47-34.1.A.1. within 15 days and with the remaining violations within 56 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days, with 47-34.1.A.1. within 15 days and with the remaining violations within 56 days or a fine of \$150 per day, per violation.

CASE NO: CE25080618

CASE ADDR: 2041 NE 56 ST

OWNER: ECHEVERRY, FATIMA

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 47-39.A.1.b.5.(a) WITHDRAWN
THERE IS NO PROPER POOL BARRIER AT THIS RMM-25 ZONED PROPERTY. THE FENCE ON THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS DISCOLOR AND IS NOT BEING MAINTAINED IN A WELL-GRADED CONDITION.

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

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

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

CASE NO: CE25110152

CASE ADDR: 5810 N FEDERAL HWY

OWNER: 5810 N FED HWY LAND TR; % CORAL TIDES MANAGEMENT LLLP

Personal service was accepted on 3/23/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

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

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VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS B-1 - BOULEVARD BUSINESS PROPERTY IS NOT MAINTAINED. WHEEL STOPS ARE LOOSE AND MISSING PAINT. THE PARKING FACILITIES ARE FADED ARE IN DISREPAIR.

VIOLATIONS: 9-276(C)(1) COMPLIED
DIRTY DISCOLORED DRIVEWAY OR COURTS

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

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

Officer Kendrick presented the case file into evidence and recommended ordering compliance with 48-12.(a) within 10 days remaining within 56 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12.(a) within 10 days remaining within 56 days or a fine of \$100 per day, per violation.

CASE NO: CE26010373

CASE ADDR: 1301 NW 45 ST

OWNER: TWIN HARBORS PROPERTY MGMT LLC

Service was via posting at the property on 3/18/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BLUE DODGE RAM TAG (90B JJM) PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE25020785 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

CASE NO: CE26020316

CASE ADDR: 2750 SW 1 ST 1-2

OWNER: 335 NW 28 ST LLC

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24110354 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A SILVER FORD F-150 PICK UP TRUCK PARKED ON THE LAWN OF THE PROPERTY WITH A FLAT DRIVER SIDE TIRE.

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

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F-150 PICK UP TRUCK IS BEING PARKED ON THE LAWN OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24110354 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

CASE NO: CE25080110

CASE ADDR: 2812 SW 3 CT

OWNER: ROBERTS, BARRINGTON JR; HENRY, RACENE

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. A SILVER COMMERCIAL TRAILER WITH NO LICENSE PLATE AND FLAT TIRES IS BEING PARKED ON THE SWALE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS BROKEN, BENT AND THE MESH IS SEPARATING FROM THE POLE OF THE FENCE IN SOME AREAS OF FENCE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY OF THIS PROPERTY HAS CRACKS AND POTHOLES THROUGHOUT. THERE IS ALSO A TRAILER BEING PARKED ON THE LAWN.

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day, per violation.

CASE NO: CE26010159

CASE ADDR: 550 SW 28 AVE

OWNER: ROBINSON, CARL

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GOLD DODGE CARAVAN, FLORIDA LICENSE PLATE O9EGAQ - EXP. 10/25, IS BEING PARKED ON THE SWALE OF THE PROPERTY.
- VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.
- VIOLATIONS: 9-280(h)(1) COMPLIED
THE GARDEN WALL SURROUNDING THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND IS CRACKED ON THE SIDE OF THE HOME NEXT TO THE CARPORT.
- VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, AND HAVE POTHOLES AND WEEDS GROWING THROUGH THE APRON.
- VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BUSH ON THE FRONT SWALE OF THE PROPERTY IS OBSTRUCTING THE SIDEWALK.
- VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day.

CASE NO: CE26010460

CASE ADDR: 631 SW 28 DR

OWNER: FIVE IRON LLC

Service was via posting at the property on 3/11/26 and at 1 East Broward Blvd. on 3/31/26.

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

- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE25020494 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 18-4.(a) TOWED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. A BLACK CHEVY SUBURBAN WITH FLAT PASSENGER SIDE TIRE, FL-JXWS36 -01/26 IS BEING STORED ON THE SWALE OF THE PROPERTY.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A NAVY BLUE SEDAN WITH MAJOR FRONT END DAMAGE BEING PARKED ON THE

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SIDE LAWN OF THE PROPERTY NEAR THE DRIVEWAY WITH GRASS GROWING OVER THE TIRES.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, GAS CANS, SHOVELS AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION PER CASE CE25020494 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE25020494 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

Officer Moore presented the case file into evidence and recommended ordering compliance with 9-305(b) within 84 days or a fine of \$100 per day, and ordering the respondent to attend the 7/7/26 hearing, as well as a finding of fact that violations 18-12.(a) and 47-34.1.A.1. had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 84 days or a fine of \$100 per day and ordered the respondent to attend the 7/7/26 hearing. She also found for the City that violations 18-12.(a) and 47-34.1.A.1. had existed as cited.

CASE NO: CE26010464

CASE ADDR: 511 ARIZONA AVE

OWNER: SHARPE, ERIC & CLARISSA

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, HAS POTHOLES AND BLACK STAINS THROUGHOUT.

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

VIOLATIONS: 9-363
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 Moore presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation. Rhonda Hasan, Senior Assistant City Attorney, requested ordering compliance within 10 days for 9-278(e).

Ms. Flynn found in favor of the City and ordered compliance with 9-278(e) within 10 days, with 9-363 within 15 days and with the remaining violations within 28 days or a fine of \$100 per day, per violation.

CASE NO: CE26010869

CASE ADDR: 111 FLORIDA AVE

OWNER: AGUERO, VANESSA

Personal service was accepted on 3/17/26. Service was also via posting at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 15-34. COMPLIED
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. THERE IS A SHIPPING BUSINESS OPERATING AT THIS PROPERTY WITHOUT A BUSINESS TAX LICENSE TO CONDUCT SUCH BUSINESS. THERE ARE SIGNS ON THE CHAIN-LINK FENCE DIRECTING DELIVERIES WHICH ARE THEN PLACED INTO SHIPPING VANS.

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

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

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

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

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

CASE NO: CE26020044

CASE ADDR: 110 GEORGIA AVE

OWNER: SRP SUB LLC %INVITATION HOMES

Service was via posting at the property on 3/17/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

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

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

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

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

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

Officer Moore presented the case file into evidence and recommended ordering compliance with 18-1 within 28 days and with the remaining violations within 84 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 28 days and with the remaining violations within 84 days or a fine of \$100 per day, per violation.

CASE NO: CE26020105 POSTED AT PROPERTY 03/31/2026
CASE ADDR: 240 FLORIDA AVE
OWNER: SRP SUB LLC %INVITATION HOMES

Service was via posting at the property on 3/31/26 and at 1 East Broward Blvd. on 3/31/26.

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

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE THREE DERELICT VEHICLES IN THE DRIVEWAY OF THE PROPERTY. A GRAY HONDA ODYSSEY WITH NO LICENSE PLATE, A LIGHT BLUE BMW WITH FLAT TIRES AND A WHITE RECREATION VEHICLE WITH NO LICENSE PLATE ATTACHED.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS THE OUTSIDE STORAGE OF A CAR MOTOR AND TIRES AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)
THE GARDEN WALL ALONG THE FRONT OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

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

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

Officer Moore presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$100 per day, per violation.

CASE NO: CE26030186

CASE ADDR: 325 ISLE OF CAPRI DR

OWNER: JOHN PAUL PROPERTIES LLC

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 3/31/26.

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

VIOLATIONS: 15-272.(a) CMP 2 DAYS @ \$1,000 = \$2,000

THIS PROPERTY IS OPERATING A VACATION RENTAL WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THE VIOLATION CONTINUED BEYOND THE 24-HOUR COMPLIANCE PERIOD PROVIDED IN CIVIL CITATION REFERENCE CE26030047. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE; THEREFORE, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. THE CITY WILL REQUEST THE IMPOSITION OF A FINE IN THE AMOUNT OF \$1,000 PER DAY FOR EACH DAY THE PROPERTY WAS FOUND TO BE IN VIOLATION. (3/5/26-3/6/26)

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 for each of the two days the property was out of compliance, a total of \$2,000.

Ms. Flynn found in favor of the City and imposed a fine of \$1,000 for each of the two days the property was out of compliance, a total of \$2,000.

CASE NO: CE25020759

CASE ADDR: 177 VERMONT AVE

OWNER: SCALI, JOSEPH S

This case was first heard on 8/28/25 to comply by 9/7/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,800 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, recommended an 84-day extension, and ordering the respondent to attend the 7/7/26 hearing.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/7/26 hearing.

CASE NO: CE25090726

CASE ADDR: 729 SW 2 CT

OWNER: SP FLORIDA 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 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.

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Ms. Flynn imposed the \$10,900 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25020491

CASE ADDR: 800 W SUNRISE BLVD

OWNER: SUNRISE CD LLC

This case was first heard on 7/8/25 to comply by 9/9/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,350 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$13,350 fine.

CASE NO: CE25010880

CASE ADDR: 939 NW 8 AVE

OWNER: SUNRISE CD 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 \$43,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$43,500 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25090443

CASE ADDR: 500 BONTONA AVE

OWNER: 500 BONTONA AVE LLC

This case was first heard on 11/19/25 to comply by 11/29/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$60,000 and the City was requesting the full fine be imposed.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fine plus City costs of \$672.

Ms. Flynn imposed the \$60,000 fine plus \$672 in administrative costs.

CASE NO: CE25080191

CASE ADDR: 2185 IMPERIAL POINT DR

OWNER: ALTUS IG REAL ESTATE LLC

This case was first heard on 10/14/25 to comply by 10/24/25 and 11/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$19,300 fine.

CASE NO: CE25060731

CASE ADDR: 723 NW 15 WAY

OWNER: CHAN, SHUI KEI VERONICA

This case was first heard on 12/11/25 to comply by 12/21/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,900 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$16,900 fine.

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CASE NO: CE25030611

CASE ADDR: 1200 NE 13 ST

OWNER: CORTES, JAVIER

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 \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

CASE NO: CE25060531

CASE ADDR: 303 NE 14 AVE

OWNER: REDINGTON, BRYAN F

This case was first heard on 11/6/25 to comply by 11/16/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jean Claude Noel, Code Compliance Officer, said the City had agreed to repair violation 9-305(b) for the property owner. He recommended a 56-day extension.

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

Staff entered pages 63 and 64 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

CE25070587 CE25100192

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:

CE26030282 CE25050555

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 1:07 PM.


Special Magistrate

ATTEST:

CLERK, SPECIAL MAGISTRATE