



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
MARINE INDUSTRIES
2ND FLOOR MEETING ROOM
221 SW 3 AVENUE, FORT LAUDERDALE, 33312
APRIL 30, 2026
RICHARD DOODY PRESIDING
9:00 A.M.

Staff Present:

- Nadine Blue, Administrative Supervisor
Crystal Green-Griffith, Senior Administrative Assistant
Tamara Lakes, Administrative Assistant
Jehenna Williams, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Amy Brown, Code Compliance Supervisor
Leonard Champagne, Senior Code Compliance Officer
Mohammad Dayem, Code Compliance Officer
Karlanne Devonsih, Principal Urban Planner
Edward Eason, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Matthew Flesher, Code Compliance Officer
Patt Gavin, Senior Code Compliance Officer
David Goodrum, Code Compliance Officer
Malik Jones, Code Compliance Officer
Elijah Johnson, Code Compliance Officer
Mark Koenig, Urban Landscape Designer
Dorian Koloian, Code Compliance Supervisor
Robert Krock, Code Compliance Officer
Antoine Loar, Code Compliance Manager
Aleida Mesa, Code Compliance Officer
Jean Claude Noel, Code Compliance Officer
Evan Oaks, Code Compliance Officer
Ramon Olivera, Code Compliance Officer
Karen Proto, Code Compliance Officer
Bernstein Saimbert, Senior Code Compliance Officer
Laura Tooley, Urban Forester

Respondents and witnesses

- CE26020465: Guillermo Alvarez
CE25050114: Angel Garcia
CE26030564: Ricardo Aguirre; Kenneth Porto; Juan Gutierrez
CE26020737: Ellen Reining
CE26030940; CE26030447; CE26030721; CE26030752; CE26030873; 26030995: Courtney Crush Esq.
CE26030574: Kathy Campos
CE25080620; CE25080142: Natalia Barranco; Gregroy Brewton
CE26020731: Helen Gaines; Tammy Griffin; Johnny Gaines
CE23060482: Jonathan Braverman
CE26031092: Matthew Scott Esq.
CE26030891; CE26030691: Diego Jose Adragna
CE25120705: Ramses Del Valle
CE25060333: Armando Santana
CE25120467: David Dayan
CE26060661: Raquel Hidalgo
CE21070735: Fernanda Florensa
CE26030515: Tyler Heinkel
CE26031081: Rogelio Diaz Vazquez
CE24100418: Martin Coutain
CE25050528: Pamela Cruz; Shanell Cruz
CE23100475: Kenneth King
CE26010910: Yedda Gomes-Ruane
CE25070489: Jonathan Einhorn
CE25050724: David Cox; Sheraniqua Cox
CE25050351: Benjamin Figgie
CE25070326: Gamile Ode
CE26030808: Alex Karamanoglou
CE25040252: Stanley Dor
CE25090273: Melanie Garcia
CE25030051: Matthew Fleurinord
CE26030339; CE26030240: Tristan Cianciolo
CE26030590: Lillian Mercedes Garces Ortega
CE26030565; CE26030440: Khadijah Reed Aigoro
CE24040246: Maurice Walker
CE25100828: Clifford Totten
CE25080007: Patricia Smith Piersall

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CE26030582; CE26030156; CE26030586: Rick Pressly  
CE26010445: Juan Valdez  
CE26030591: Johannes Lewinsky  
CE26020129: Mateo Vazquez

CE26030527: Michelle Reid  
CE25060029: David Vazquez; Christopher Lynn  
CE26030804: Lidia Mara  
CE26030040: Maximo Carretero  
CE25120666: Justin Friedle

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

The meeting was called to order at 9:05 A.M.

**CASE NO: CE26030590**

CASE ADDR: 2025 NW 12 AVE

OWNER: TROPICAL SUNRISE STAYS LLC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a) COMPLIED

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 CE26030510. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 14 days the violation had been found to exist, a total of \$14,000.

Lillian Mercedes Garces Ortega said the owner lived in Canada and controlled the advertising. She stated they had applied for the certificate and it had been rejected. She said the ad had been removed.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 14 days the violation had been found to exist, a total of \$14,000.

**CASE NO: CE26030691**

CITATION

CASE ADDR: 821 SE 18 ST 1-3

OWNER: GREEN&CO INC

This case was cited on 3/18/26 to comply by 3/18/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Diego Jose Adragna agreed to pay the fine.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030891**

CASE ADDR: 821 SE 18 ST 1-3

OWNER: GREEN&CO INC

Service was via posting at the property on 4/10/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a) COMPLIED

THIS PROPERTY IS OPERATING AS 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 CE26030691. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 13 days the violation had been found to exist, a total of \$13,000.

Diego Jose Adragna said they owned the property but a renter ran the Airbnb out of the property. He said the renter was having difficulty renewing the certificate.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 13 days the violation had been found to exist, a total of \$13,000.

**CASE NO: CE26020129**

CASE ADDR: 1208 SW 31 ST

OWNER: CONSEPCION VAZQUEZ, JOSE H/E; VASQUEZ, CATARINO ETAL

Service was via posting at the property on 4/3/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-21.15.A.1 COMPLIED

AN OAK TREE WAS REMOVED FROM THE EAST SIDE OF THIS RS-8 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

Mateo Vazquez requested a fine reduction, stating it had cost them \$6,000 to replace the tree.

Mr. Doody found in favor of the City, imposed a fine of \$500 for the irreversible, irreparable violation.

**CASE NO: CE26030564**

CASE ADDR: 200 E BROWARD BLVD

OWNER: BANYAN STREET/GAP; 200 EAST BROWARD OWNER LLC

Service was via posting at the property on 3/28/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-21.15.I.1.A

THERE ARE SEVEN BUTTWOOD TREES LOCATED ON THE SIDEWALK ADJACENT TO THIS RAC-CC ZONED PROPERTY ALONG SE 3 AVE THAT HAVE BEEN IMPROPERLY PRUNED. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$150 per day and imposing a \$7,000 fine for the seven trees that had been improperly pruned. Mark Kanig said the owner should submit an arborist's report for mitigation.

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A representative claimed the trees had been trimmed this way since 2021 and were perfectly healthy.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$150 per day and imposed a \$7,000 fine for the seven trees that had been improperly pruned.

**CASE NO: CE25080142** ORDERED TO REAPPEAR  
CASE ADDR: 550 S ANDREWS AVE  
OWNER: BLACKHAWK PROPERTIES & INVESTMENTS LLC

This case was first heard on 2/26/26 to comply by 4/30/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, reported a permit had been issued.

Gregroy Brewton reported they had paid the fine and provided staff with information indicating that four date palms had not died. He requested the order be adjusted accordingly. He said a storm had actually destroyed the Plum tree. Laura Tooley, Urban Forester, confirmed that the four Canary Island Date Palm trees had not been destroyed but they had been abused. The Oak trees had been destroyed and should be removed and replaced, which required a permit. She said they had seen no evidence that the Plum tree had been damaged by a storm. That tree should also be replaced. Mr. Brewton requested more time.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/25/26 hearing.

**CASE NO: CE25080620** ORDERED TO REAPPEAR  
CASE ADDR: 500 S ANDREWS AVE  
OWNER: BLACKHAWK PROPERTIES & INVESTMENTS LLC

This case was first heard on 2/26/26 to comply by 4/30/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Bernstein Saimbert, Senior Code Compliance Officer, reported the permit application had been submitted and recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/25/26 hearing.

**CASE NO: CE25060029** ORDERED TO REAPPEAR  
CASE ADDR: 2901 SW 17 ST C-D  
OWNER: A&D RE HOLDINGS LLC

This case was first heard on 11/6/25 to comply by 4/30/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Flesher, Code Compliance Officer, reported the violation remained.

David Vazquez said the tenant was in the process of obtaining the license. He requested six months. Rhonda Hasan, Senior Assistant City Attorney, stated the tenant could cease the sober home use to comply. Mr. Vasquez was unsure the home was still operating but Officer Flesher said there was a Google review from two months ago.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/25/26 hearing.

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**CASE NO: CE26020731**

CASE ADDR: 501 NW 7 TER

OWNER: ANOINTED BY CHRIST INTERNATIONAL; CHRISTIAN CENTER INC

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS RMM-25 ZONED VACANT LOT DO NOT HAVE LAWN COVER AS REQUIRED.

VIOLATIONS: 47-22.9. COMPLIED

SIGN(S) HAS/HAVE BEEN ERECTED ON THIS RMM-25 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS A LARGE CANOPY AND A DUMPSTER ON THIS VACANT LOT.

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

Helen Gaines, president, agreed to address the ground cover and stated the tent had been blown down. She said they must keep the dumpster for when they distributed food. Officer Gavin stated it was not possible to get a permit for a dumpster on a vacant lot. Antoine Loar, Code Compliance Supervisor, said a City representative would speak with the respondents to try to work it out.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**CASE NO: CE24100418**

ORDERED TO REAPPEAR

CASE ADDR: 1407 NW 15 ST

OWNER: FRANCIS, GODWIN

This case was first heard on 5/29/25 to comply by 6/8/25 and 8/28/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, requested a moment and that other cases be heard. Upon returning to the case, Officer Exantus said one violation remained: the ground cover.

Martin Coutain said he was waiting for the sod to be delivered. Antoine Loar, Code Compliance Supervisor, recommended 28 days.

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

**CASE NO: CE26031092**

CASE ADDR: 709 IDLEWYLD DR

OWNER: FPY IDLEWYLD DEVELOPMENTS LLC

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

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

THERE ARE 5 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 395 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25070376 - AMPLIFIED SOUND, CE25110010 - AMPLIFIED SOUND, PARKING, MAXIMUM OCCUPANCY & BUSINESS TAX.

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Officer Acquavella presented the case file into evidence and recommended suspending the vacation rental certificate for 395 days.

Matthew Scott Esq., the owner's attorney, said the five violations occurred during two events. He noted that none of the violations related to life safety and said the code did not mandate suspension. Antoine Loar, Code Compliance Supervisor, requested the suspension begin in 30 days.

Mr. Doody found in favor of the City and suspended the vacation rental certificate for 395 days, effective in 45 days.

**CASE NO: CE25050114**

**ORDERED TO REAPPEAR**

CASE ADDR: 111 SW 27 TER 1-2

OWNER: 335 NW 28 ST LLC

This case was first heard on 8/28/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,800 and the City was requesting the full fine be imposed.

Patt Gavin, Senior Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Angel Garcia agreed.

Mr. Doody imposed the \$16,800 fine.

**CASE NO: CE25050528**

CASE ADDR: 1420 NW 15 TER

OWNER: CRUZ, PAMELA

This case was first heard on 12/11/25 to comply by 12/26/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$32,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Pamela Cruz said she did not have the money to address the violations. Shanell Cruz, the owner's daughter, said her mother had been hospitalized and forgot about the violations. Antoine Loar, Code Compliance Supervisor, suggested 84 days and said he would connect the owner with the HCB for help.

Mr. Doody granted a 84-day extension, during which time no fines would accrue.

**CASE NO: CE25060333**

CASE ADDR: 1001 SW 31 ST

OWNER: MALI-CONN INVESTMENTS LLC;  
SANTANA PROPERTY INVESTMENT CORP

This case was first heard on 8/25/25 to comply by 9/12/25 and 11/19/25. The property was in compliance, fines had accrued to \$7,100 and the City was requesting the full fine be imposed.

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

Armando Santana said the permits had taken time.

Mr. Doody imposed the \$7,100 fine.

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**CASE NO: CE25070326**

CASE ADDR: 1535 NW 9 AVE

OWNER: GONZAVA LLC; %ALEXIS GONZALEZ PA

This case was first heard on 12/11/25 to comply by 12/26/25 and 1/29/26. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Gamile Ode said they had cleaned up the property but there was a bus stop adjacent to the property and people littered on the property.

Mr. Doody reduced the fine to \$200.

**CASE NO: CE21070735**

VACATE OIF 10/21/2021 & RELEASE LIEN

CASE ADDR: 1051 NW 26 AVE

OWNER: GUERINO LLC

This case was first heard on 7/26/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$40,750 and the City was requesting vacation of the Order Imposing the Fine dated 10/21/21 and a release of lien, and that \$571 be imposed.

Patt Gavin, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$571. He explained that fines had continued to accrue after the property was in compliance.

Fernanda Florensa agreed to the fine reduction.

Mr. Doody vacated the Order Imposing the Fine dated 10/21/21 and issued a release of lien, and imposed \$571.

**CASE NO: CE26030339**

CASE ADDR: 2001 SE 25 AVE

OWNER: MARK X & KRISTINE M LOWNEY TR; LOWNEY, BRENNAN TRUSTEE ET AL

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a) COMPLIED

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 CE26030240. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the one day the violation had been found to exist.

Tristan Cianciolo described the owner's efforts to comply. She said the home was not operating as a short-term rental now. She said there had been a long-term renter in the property when the violation occurred because the ad had been published in error. Rhonda Hasan, Senior Assistant City Attorney, pointed out that this was a repeat violation.

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Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the one day the violation had been found to exist.

**CASE NO: CE26030240**

CITATION APPEAL

CASE ADDR: 2001 SE 25 AVE

OWNER: MARK X & KRISTINE M LOWNEY TR; LOWNEY, BRENNAN TRUSTEE ET AL

VIOLATIONS: 15-272.(a) IMMEDIATE FINE OF \$500  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

The property was cited on 3/6/26 to be complied by 3/6/26. The property was in compliance and there were immediate fines of \$500.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Tristan Cianciolo said she had not been aware of the violation and the ad had been posted in error.

Mr. Doody denied the appeal and imposed the fine.

**CASE NO: CE24040246**

CASE ADDR: 2300 NW 15 CT

OWNER: ISLANDER'S HOMES INVESTMENT LLC

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 \$9,100 and the City was requesting the full fine be imposed.

Karen Proto, Code Compliance Officer, recommended imposition of the fine.

Maurice Walker said FPL and someone else had run into the property and the insurance had been cancelled.

Mr. Doody imposed the \$9,100 fine.

**CASE NO: CE26030527**

CASE ADDR: 2711 SW 8 ST

OWNER: 2711 SW LAND TR; CARTER COONS ESQ TRUSTEE

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF BUT NOT LIMITED SHATTERED GLASS, SHOPPING CARTS, BOTTLES AND A BROKEN TELEVISION.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY AT THIS RMM-25 ZONED PROPERTY IS NOT MAINTAINED. THE APRON ASPHALT IS IN POOR CONDITION WITH SOME SECTIONS MISSING.

VIOLATIONS: 9-280(b)  
APARTMENT 3 CONTAINS BUILDING PARTS THAT ARE DETERIORATED AND NOT BEING

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PROPERLY MAINTAINED. BASEBOARDS ARE WORN AND DAMAGED, KITCHEN CABINETS ARE IN DISREPAIR, AND THE LIVING ROOM CEILING IS SAGGING AND CAVING. ALL AFFECTED AREAS MUST BE REPAIRED OR REPLACED TO RESTORE SAFE AND PROPER CONDITION. THIS IS A RECURRING VIOLATION SEE CASE CE24120625. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (f) COMPLIED  
THE PLUMBING AT APARTMENT 3 FOR THIS PROPERTY IS IN DISREPAIR AND NOT MAINTAINED IN PROPER WORKING ORDER. THE TOILET IS NOT FLUSHING PROPERLY, THE BATHTUB AND KITCHEN SINK ARE BACKED UP. THIS IS A RECURRING VIOLATION SEE CASE CE24120625. 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: 9-306 COMPLIED  
STRUCTURAL PARTS SUCH AS FASCIA ON THE WEST SIDE OF THE BUILDING ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION SEE CASE CE23120115. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation and a finding of fact that violations 9-280(f) and 9-306 had existed as cited.

Michelle Reid said she had taken care of the remaining violations and provided her own photos.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and found for the City that violations 9-280(f) and 9-306 had existed as cited.

**CASE NO: CE26030808**

CASE ADDR: 1600 POINSETTIA DR

OWNER: 1600 POINSETTIA DRIVE LLC

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)  
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 CE26030601. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the eight days the violation had been found to exist, a total of \$8,000, which would continue to accrue.

Alex Karamanoglou said the ads were sometimes syndicated to websites over which he had no control. He also thought the City used to offer a grace period for the certificate. Amy Brown,

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Code Compliance Supervisor, said most code violation citations provided a time frame for compliance, but the City had changed the process for transient violations such as this.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the eight days the violation had been found to exist, a total of \$8,000, which would continue to accrue.

**CASE NO: CE25120666**

CASE ADDR: 4040 GALT OCEAN DR 511

OWNER: FRIEDLE, JUSTIN

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

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

Justin Friedle said the process confused him and he was trying to comply.

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

**CASE NO: CE26020465**

CASE ADDR: 4 W LAS OLAS BLVD

OWNER: ELEVATE ONE RIVER LLC; %CARDONE RE ACQUISITIONS LLC

Personal Service was accepted on 4/13/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-19.9.5.b.  
SANTORINI GREEK RESTAURANT LOCATED ON THE REAR SOUTH BY THE RIVER HAVE CHAIRS, TABLES AND TWO WHITE CABANA COVERED PATIO PLACED OUTSIDE ON THE PUBLIC RIGHT OF WAY/SIDEWALK. THIS AREA IS BEING USED FOR THE PURPOSE OF OUTDOOR DINING/SIDEWALK CAFE WITHOUT A PERMIT.

Patt Gavin, Senior Code Compliance Officer, requested a continuance to 7/23/26.

Mr. Doody continued the case to 7/23/26.

**CASE NO: CE26030591**

CASE ADDR: 1208 NE 15 AVE 2

OWNER: 7358 NW 47 PL LLC

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-272.(a) COMPLIED  
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 CE26030512. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE; THEREFORE, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE

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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. (3/13/26; 3/16/26-3/17/26)

Officer Acquavella presented the case file into evidence and recommended imposing a fine of \$1,000 for each of the three days the violation had been found to exist, a total of \$3,000.

Johannes Lewinsky said he had removed the listing 23 minutes after a neighbor alerted him to the posted citation.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 for each of the three days the violation had been found to exist, a total of \$3,000.

**CASE NO: CE25060661**

CASE ADDR: 1031 SW 31 AVE

OWNER: HIDALGO, RAQUEL

This case was first heard on 11/19/25 to comply by 3/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patt Gavin, Senior Code Compliance Officer, recommended a 119-day extension.

Raquel Hidalgo agreed.

Mr. Doody granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/27/26 hearing.

**CASE NO: CE26030040**

CITATION

CASE ADDR: 3649 SW 16 ST

OWNER: CARRETERO, MAXIMO OSWALDO

This case was cited on 3/4/26 to comply by 3/4/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Maximo Carretero said he had sent an email to request an appeal. Mr. Doody heard other cases while staff researched this. Upon returning to the case, Officer Oaks said the City had received an appeal letter but it was after the appeal deadline.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030156**

CITATION APPEAL

CASE ADDR: 1128 NE 15 AVE

OWNER: PRESSLY, RICK CHIARA

VIOLATIONS: 15-272.(a) IMMEDIATE FINE OF \$500  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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The property was cited on 3/4/26 to be complied by 3/4/26. The property was in compliance and there were immediate fines of \$500.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

Rick Pressly said the posting had fallen on the ground, making it difficult to see. As soon as he was aware of the violation, he had taken the ads down.

Mr. Doody denied the appeal and imposed the fine.

**CASE NO: CE26030582**

CASE ADDR: 1128 NE 15 AVE

OWNER: PRESSLY, RICK CHIARA

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-272(a)

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 CE26030156. 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. (3/14/26; 4/16/26; 4/28/26)

Officer Acquavella presented the case file into evidence and recommended imposing a fine of \$1,000 for each of the three days the violation had been found to exist, a total of \$3,000.

Rick Pressly said he had applied for the business tax receipt. He said he used a company for the ads and they should not be active. Amy Brown, Code Compliance Supervisor, said the certificate would not be issued because there was a building code case against the property.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 for each of the three days the violation had been found to exist, a total of \$3,000.

**CASE NO: CE26030586**

CITATION APPEAL

CASE ADDR: 1136 NE 15 AVE

OWNER: PRESSLY, RICK CHIARA

VIOLATIONS: 15-272(a) IMMEDIATE FINE OF \$500

THIS PROPERTY AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

The property was cited on 3/14/26 to be complied by 3/14/26. The property was in compliance and there were immediate fines of \$500.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

Rick Pressly said the facts of this case were the same as for his other property.

Mr. Doody denied the appeal and imposed the fine.

**CASE NO: CE26010910**

CASE ADDR: 1441 SW 5 CT

OWNER: YGR PROPERTIES II LLC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY CANAL. A PALM TREE IS LEANING OVER THE WATERWAY CAUSING A HAZARD TO PASSING VESSELS.

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

Yedda Gomes-Ruane said she was trying to save the tree. Officer Eason stated the tree must be removed.

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

**CASE NO: CE25050724**

CASE ADDR: 1523 NW 14 ST

OWNER: COX, SHERESA VANESSA EST

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 \$38,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine.

Sheraniqua Cox said the trailer had been present when they were clearing the backyard. She claimed the property was in compliance.

Mr. Doody imposed the \$38,000 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE26030440**

CITATION APPEAL

CASE ADDR: 2145 NW 20 ST

OWNER: AIGORO, KAHDIJAH AJOKI REED

VIOLATIONS: 15-272.(a) IMMEDIATE FINE OF \$500

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

The property was cited on 3/11/26 to be complied by 3/11/26. The property was in compliance and there were immediate fines of \$500.

Evan Oaks, Code Compliance Officer, recommended imposition of the fine.

Khadijah Reed Aigoro said the property was in compliance.

Mr. Doody denied the appeal and imposed the fine.

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**CASE NO: CE26030565**

CASE ADDR: 2145 NW 20 ST

OWNER: AIGORO, KAHDIJAH AJOKE REED

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

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 CE26030440. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 17 days the violation had been found to exist, a total of \$17,000, which would continue to accrue.

Khadijah Reed Aigoro said the manager should be blocking off the dates.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 17 days the violation had been found to exist, a total of \$17,000, which would continue to accrue.

**CASE NO: CE26030574**

CASE ADDR: 440 MOLA AVE

OWNER: 440 MOLA LLC

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

Wanda Acquavella, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 15-282.(d)(2)b. COMPLIED

THERE IS OPERATION OF VACATION RENTAL DURING A SUSPENSION PERIOD AT THIS LOCATION. PURSUANT TO THIS ARTICLE OF THE CODE, THIS VIOLATION SHALL BE SUBJECT TO A DAILY FINE, UP TO ONE THOUSAND (\$1,000) PER DAY. THEREFORE, THIS CASE WILL PROCEED TO A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE BEFORE THE HEARING DATE TO REQUEST THE IMPOSITION OF FINES.

Officer Acquavella presented the case file into evidence and said the violation was now in compliance. She recommended imposing a fine of \$1,000 for the time the property was out of compliance.

Kathy Campos said she was unaware the suspension had been effective immediately.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 for the time the property was out of compliance.

**CASE NO: CE25080007**

REQUEST FOR EXTENSION

CASE ADDR: 2521 SW 3 ST

OWNER: PIERSALL, PATRICIA J SMITH

This case was first heard on 1/29/26 to comply by 3/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,500.

Ramon Olivera, Code Compliance Officer, did not recommend an extension.

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Patricia Smith Piersall requested an extension until August.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**CASE NO: CE25120705**

CASE ADDR: 833 SW 29 ST

OWNER: DEL VALLE, RAMSES

Service was via posting at the property on 4/3/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER-ROOF AND OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO CARBOARDS, BUCKETS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, 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 ITS SWALE.

VIOLATIONS: 9-279(g) WITHDRAWN

VIOLATIONS: 9-280(b) WITHDRAWN

VIOLATIONS: 9-280(g) WITHDRAWN

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT MAINTAINED AS REQUIRED. THERE ARE MULTIPLE CRACKS AND POTHOLES.

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

Ramses Del Valle said he had filled in the potholes and had two more areas to address.

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

**CASE NO: CE25100828**

CASE ADDR: 2371 SW 15 AVE 1-2

OWNER: TOTTEN, CLIFFORD; TOTTEN, GLEN

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A BLUE CHEVY COBALT BEARING AN EXPIRED MARYLAND TAG NUMBER 2AT8951 EXP. 06/18.

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VIOLATIONS: 9-304(b) COMPLIED  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE GRAVEL IS WORN OUT AND THERE IS GRASS/WEED GROWING THROUGH IT.

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

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

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

Clifford Totten described his efforts to comply and said they would complete work soon. He said the City had damaged the sod working in the area.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**CASE NO: CE26030515** CITATION  
CASE ADDR: 1229 NE 16 TER  
OWNER: HEINKEL, TYLER; BENFIELD, HOPE

This case was cited on 3/12/26 to comply by 3/12/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Wanda Acquavella, Code Compliance Officer, recommended imposition of the fine.

Tyler Heinkel was present.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26010445**  
CASE ADDR: 1146 N VICTORIA PARK RD  
OWNER: SELECTA HOMES 424 LLC

Service was via posting at the property on 4/6/26 and at 1 East Broward Blvd. on 4/16/26.

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

Officer Noel presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Juan Valdez described their efforts to comply. He said neighbors littered on the property.

Mr. Doody found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

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**CASE NO: CE25040252**

CASE ADDR: 1643 NW 13 ST

OWNER: AUGUSTE, PAULONNE; DOR, STANLEY

This case was first heard on 11/6/25 to comply by 12/11/25 and 2/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fine. He said the roof was in compliance.

Stanley Dor said he had seeded the swale.

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

**CASE NO: CE25050351**

VACATE OIF 2/26/2026 & REHEAR

CASE ADDR: 1532 NW 2 AVE 1-2

OWNER: 1532 NW 2 AVENUE LLC

This was a request to vacate the Order Imposing the Fine dated 2/26/26 and rehear the case.

This case was first heard on 8/28/25 to comply by 9/7/25 and 9/25/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,100 and the City was requesting the full fine be imposed.

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

Benjamin Figgie said not re-registering the rental had been an oversight.

Mr. Doody vacated the Order Imposing the Fine dated 2/26/26 and imposed the \$19,100 fine.

**CASE NO: CE26031081**

CASE ADDR: 1239 NE 15 AVE 1-4

OWNER: LEANDRE INVESTMENT LLC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS OPERATING AS 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 CE26030970. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 for the one day the violation had been found to exist.

Rogelio Diaz Vazquez said when the property was cited, it had been under a full-time rental and a tenant had rented out a room. He said the tenant had removed the listing and the owner was applying for the short-term rental certificate.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the one day the violation had been found to exist.

**CASE NO: CE26030804**

CASE ADDR: 2908 BAYVIEW DR  
OWNER: STHAD INVESTMENTS LLC

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a) COMPLIED  
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 CE26030568. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 for the one day the violation had been found to exist.

Lidia Mara said she had rented out her friend's property. She was surprised she had been fined immediately.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 for the one day the violation had been found to exist.

**CASE NO: CE25090273** ORDERED TO REAPPEAR

CASE ADDR: 1752 LAUDERDALE MANOR DR  
OWNER: GARCIA, MELANIE MICHELLE

This case was first heard on 1/29/26 to comply by 4/30/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Melanie Garcia said she needed more time. She requested 90 days. She explained that she had severe back issues which made moving the bins impossible. She said she intended to erect a fence to put the bins behind but could not afford it immediately.

Bovary Exantus, Code Compliance Officer, did not wish to grant any more than 24 hours for the bins.

Mr. Doody granted a 10-day extension for violation 24-27.(b) and an 84-day extension for violations 9-304(b) and 9-305(b), during which time no fines would accrue.

**CASE NO: CE25030051**

CASE ADDR: 1831 NW 27 TER  
OWNER: FLEURINORD NORDELIS, OFILIA; FLEURINORD, CELET ET AL

This case was first heard on 5/29/25 to comply by 6/26/25 and 8/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karen Proto, Code Compliance Officer, said one violation remained and recommended imposition of the fine.



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VIOLATIONS: 17-6.  
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA OF 90,89,91 AND DBC 103,102,101. 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: 25-181 COMPLIED  
THE PROPERTY IS OPERATING A SIDEWALK CAFE BEYOND THE APPROVED PERMITTED AREA, INCLUDING ENCROACHMENT INTO THE PUBLIC SIDEWALK AND/OR OTHER UNAUTHORIZED AREAS, WHICH IS NOT IN ACCORDANCE WITH THE ISSUED PERMIT. 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: 25-4 COMPLIED  
THE SIDEWALK CAFE IS BEING OPERATED OUTSIDE OF THE APPROVED PERMITTED AREA, RESULTING IN TABLES, CHAIRS AND/OR OTHER OBJECTS OBSTRUCTING THE PUBLIC SIDEWALK AND INTERFERING WITH PEDESTRIAN PASSAGE. 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: 47.20.20.E  
THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. 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 \$2,000 each for the irreparable, irreversible violations 17-6. And 47.20.20.E and a finding of fact that 25-181 and 25-4 had existed as cited.

Courtney Crush Esq., the owner's attorney, described the owner's efforts to comply. She felt they should be given time to comply, noting several of the violations could have been complied in an hour or less. Rhonda Hasan, Senior Assistant City Attorney, said the violations pertained to the use of the café and parking facilities, which was transient. Mr. Doody agreed with Ms. Hasan regarding the transience of the violations. Ms. Crush requested a lower fine.

Mr. Doody found in favor of the City and imposed a fine of \$2,000 each for the irreparable, irreversible violations 17-6. and 47.20.20.E, a total of \$4,000. He also found for the City that violations 25-181 and 25-4 had existed as cited.

The following five cases were heard together:

**CASE NO: CE26030447**  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC

Personal Service was accepted on 4/6/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

Patt Gavin, Senior Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 17-7.1.d.i.1  
THERE IS AMPLIFIED SOUND COMING FROM THIS SPECIAL ENTERTAINMENT DISTRICT PROPERTY THAT EXCEEDS THE ALLOWED LIMITS. LIMITS ARE 85 DBA AND 95 DBC.

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READINGS OF 30 SECONDS WERE TAKEN, THREE AT DBA WITH RESULTS OF 80.3, 83.9 AND 81.6. READINGS AT DBC WERE 88.4, 95.8 AND 95.8. THESE READINGS EXCEED THE LIMIT OF 95 AND AS SUCH THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR AN IRREVERSIBLE AND IRREPARABLE VIOLATION AND A FINE OF UP TO \$15,000.

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

Courtney Crush Esq., the owner's attorney, did not contest the violation. She discussed the various sound readings and noted the reduction was the result of the "client trying to get it right." She requested leniency regarding the fines. Antoine Loar, Code Compliance Supervisor, said this bar was well aware of the problem and there had been many neighbor complaints, even if these violations had not originated there. He therefore advised a high fine. Officer Gavin said he had explained that the bass was the issue and the owner had indicated he did not care because he did not think it should be a violation in the daytime. Last year, the property had been fined four times, with fines graduating from \$250 to \$1,000, and this had not stopped the violation from recurring.

Mr. Doody found in favor of the City and imposed a fine of \$8,000 for the irreversible, irreparable violation.

**CASE NO: CE26030721**

CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD

OWNER: EL-AD FL BEACH CR LLC

Personal Service was accepted on 4/6/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. MEASUREMENTS WERE 75.8, 78.9 AND 78.0 DBA AND 102.9, 103.2 AND 91.6 DBC. ALLOWED LEVELS ARE 85 FOR DBA AND 95 FOR DBC. TWO OF THE DBC MEASUREMENTS EXCEED THIS LIMIT. CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES UP TO \$15,000.

Mr. Doody found in favor of the City and imposed a fine of \$8,000 for the irreversible, irreparable violation.

**CASE NO: CE26030752**

CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD

OWNER: EL-AD FL BEACH CR LLC

Personal Service was accepted on 4/6/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 77.5, 81.4 AND 78.9. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 100.1, 101.8 AND 102.4. ALL WERE OUTSIDE OF THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

Mr. Doody found in favor of the City, imposed a fine of \$8,000 for the irreversible, irreparable

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violation.

**CASE NO: CE26030873**

CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD

OWNER: EL-AD FL BEACH CR LLC

Personal Service was accepted on 4/6/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 78.6, 78.6 AND 77.3. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 97.0, 98.0 AND 99.1. ALL WERE ABOVE THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

Mr. Doody found in favor of the City, imposed a fine of \$8,000 for the irreversible, irreparable violation.

**CASE NO: CE26030995**

CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD

OWNER: EL-AD FL BEACH CR LLC

Personal Service was accepted on 4/6/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 73.6, 73.0 AND 74.3. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 96.2, 87.3 AND 99.8. TWO OF THESE MEASUREMENTS WERE ABOVE THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

Mr. Doody found in favor of the City, imposed a fine of \$8,000 for the irreversible, irreparable violation.

**CASE NO: CE23060482**

VACATE OIF 2/29/2024, RELEASE LIEN & IMPOSE

CASE ADDR: 640 NW 21 TER

OWNER: JOAN LYDIA BRAVERMAN REV TR  
BRAVERMAN, JOAN LYDIA TRUSTEE

This case was first heard on 10/26/23 to comply by 11/5/23 and 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,775 and the City was requesting vacation of the Order Imposing the Fine dated 2/29/24, a release of lien, and imposing \$3,775.

Patt Gavin, Senior Code Compliance Officer, requested vacation of the Order Imposing the Fine dated 2/29/24, a release of lien, and imposing \$3,775.

Jonathan Braverman said during the time the violation had existed, his mother had been ill and subsequently passed away. He said he had none of the notices. He requested time to review the violations and fines.

Mr. Doody continued the case to 5/12/26.

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Mr. Doody took a brief recess.

**CASE NO: CE25120581**

CASE ADDR: 925 NW 14 ST

OWNER: CARMENATES, YONLENO; SOTO, CATALINA

Service was via posting at the property on 4/15/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS AN IGLOO COOLER, BUCKETS AND A HELIUM TANK, STORED UNDER THE PORCH OF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304(b)  
PARKING ON LAWN/DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES/RVS PARKED ON THE GRASS/LAWN AREA. FURTHERMORE, THE ASPHALT APRON DRIVEWAY IS IN DISREPAIR.

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

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

VIOLATIONS: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS OR VISIBLE FROM THE STREET.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-313.(a) within 15 days and with the remaining violations within 56 days or a fine of \$50 per day, per violation.

**CASE NO: CE25070287**

CASE ADDR: 1136 NW 8 AVE

OWNER: 1136 NW 8TH AVENUE LLC

Service was via posting at the property on 4/16/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030332. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. THERE IS A GREY INFINITI WITH A FLAT TIRE AND THERE IS A BLACK ACURA WITH NO LICENSE PLATE.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE PARKING LOT HAS CRACKS, STAINS AND HOLES THROUGHOUT, AND THE PARKING STRIPES ARE FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030332. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF TOOLS AND OTHER MISCELLANEOUS ITEMS BETWEEN THE BLACK ACURA AND GREY INFINITI.

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

Officer Jones presented the case file into evidence and recommended ordering compliance within 15 days or a fine of \$100 per day, and a finding of fact that violation 47-20.20.(H) had existed as cited.

Mr. Doody found in favor of the City and ordered compliance within 15 days or a fine of \$100 per day and found for the City that violation 47-20.20.(H) had existed as cited.

**CASE NO: CE26020648**

CASE ADDR: 2920 SW 2 CT

OWNER: BEAUFORT, DEANDRE

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, DINING TABLE 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 18-4.(a) COMPLIED (TOWED)  
THERE IS A DERELICT RED AUDI Q4 WITH A MISSING FRONT END, MISSING THREE TIRES AND SITTING ON CYLINDER BLOCKS, IS PARKED ON THE SWALE OF THIS PROPERTY. VIN NUMBER WA1DECF31M1085883.

VIOLATIONS: 9-280(c)  
THE WALKWAY AND THE STEP OF THE PORCH HAS BROKEN CONCRETE LEADING ONTO THE PORCH.

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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 DISCONNECTED FROM THE POLES AND IS COMPLETELY TORN DOWN ON THE WEST SIDE OF THE PROPERTY. ALSO, THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY OF THIS PROPERTY HAS CRACKS, STAINS AND 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  
THERE ARE AREAS OF THE EXTERIOR OF THE PROPERTY THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

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

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

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

**CASE NO: CE25100555**

CASE ADDR: 1312 NW 2 ST

OWNER: DKT INVESTMENT GROUP LLC

Service was via posting at the property on 4/17/26 and at 1 East Broward Blvd. on 4/16/26.

Aleida Mesa, 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: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS IN DISREPAIR, PORTIONS ARE MISSING, POLES ARE LEANING AND THE TOP BAR IS MISSING.

Officer Mesa presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with 9-280(h)(1) within 28 days or a fine of \$100 per day, per violation.

**CASE NO: CE26010727**

CASE ADDR: 1341 SW 25 AVE

OWNER: SMART SOLUTIONS INTERNATIONAL INC

Service was via posting at the property on 4/8/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

**CASE NO: CE26020737**

CASE ADDR: 205 SW 21 TER

OWNER: STEEL BLUE LAND & CATTLE LLC

Service was via posting at the property on 4/8/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-19.1.C. COMPLIED

THIS IS AN UNDEVELOPED PARCEL (VACANT LOT) THAT IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE. THE PROPERTY IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR COMMERCIAL VEHICLES, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION TO CASE CE21090170. FINES WILL BEGIN TO ACCRUE DAILY FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND CONTINUE TO ACCRUE DAILY UNTIL THE DATE COMPLIANCE IS MET.

Officer Olivera presented the case file into evidence and recommended imposing a fine of \$200 for the time the property was out of compliance.

Mr. Doody found in favor of the City and imposed a fine of \$200 for the time property was out of compliance

**CASE NO: CE26030425**

CASE ADDR: 520 SW 24 AVE

OWNER: MOMPRESMIER, AUGUSTIN EST

Service was via posting at the property on 4/8/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO BOTTLES, CUPS, FOOD PACKAGING, PAPER AND OTHER MISCELLANEOUS ITEMS. THE OVERGROWTH IS LOCATED ON THE PROPERTY AND SWALE ABUTTING THE NORTH SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE22100123. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

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

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

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**CASE NO: CE25110249**

CASE ADDR: 3200 BAYVIEW DR 1-9

OWNER: 3200 BAYVIEW LLC

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.

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

VIOLATIONS: 9-280 (C) COMPLIED  
THERE ARE WALKWAYS AND STAIRS ON THIS PROPERTY THAT ARE NOT BEING MAINTAINED.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE WOODEN FENCED AREA ON THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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

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. THERE ARE BARE AND BROKEN LANDSCAPED PLANTER AREAS.

VIOLATIONS: 9-314 COMPLIED  
THE CLOTHESLINE ON THIS PROPERTY IS NOT BEING MAINTAINED.

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

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

**CASE NO: CE25110251**

CASE ADDR: 2831 NE 27 ST

OWNER: BOE, STUART

Service was via posting at the property on 4/9/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

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

VIOLATIONS: 9-304 (b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED.

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 BUILDING EXTERIOR HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF STAINS AND MISSING PAINT.

VIOLATIONS: 9-308(b) COMPLIED  
THERE IS AN ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

Officer Mesa presented the case file into evidence and recommended ordering compliance with 9-280(h) (1) within 56 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-280(h) (1) within 56 days and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

**CASE NO: CE25060736**

CASE ADDR: 433 NE 15 AVE

OWNER: LOSINSKE, ANDREW; LOSINSKE, MEGAN

Service was via posting at the property on 4/7/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

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

VIOLATIONS: 47-19.5.1.a.i  
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABUTTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE. HEDGES ON PROPERTY EXCEED THE HEIGHT PERMITTED ON SWALE/RIGHT-OF-WAY CORNER OF THE PROPERTY.

VIOLATIONS: 47-21.16.A  
THERE IS EVIDENCE OF A DEAD TREE STUMP AT THIS PROPERTY.

VIOLATIONS: 9-280 (C)  
THERE ARE SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AND APPROACH AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED AND STAINED TO INCLUDE BUT NOT LIMITED TO THE CARPORT. THE DRIVEWAY APPROACH IS NOT DUSTLESS AND SMOOTH.

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

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

VIOLATIONS: 9-306  
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. THE FASCIA IS STAINED AND DIRTY.

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

Rhonda Hasan, Senior Assistant City Attorney, suggested closing this case and opening a new case against the new owner.

The City withdrew the case.

**CASE NO: CE25120467**

CASE ADDR: 1016 NE 17 AVE

OWNER: DAYAN PROPERTIES LLC

Service was via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-20.13.F.  
THE ASPHALT ON THE PUBLIC RIGHT AWAY IS DISCOLORED AND FADING.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE, STRIPING AND WHEEL STOPS ARE DISCOLORED AND FADING.

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 Noel presented the case file into evidence and recommended ordering compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-363 within 15 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

**CASE NO: CE25120478**

CASE ADDR: 1044 NE 8 AVE 8

OWNER: SIMON FLL LLC

Service was via posting at the property on 4/6/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-19.4.B.1.  
THERE IS A TWO YARD DUMPSTER LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-20.13.F. COMPLIED  
THE ASPHALT ON THE PUBLIC RIGHT AWAY IS DAMAGED AND BROKEN.

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VIOLATIONS: 47-20.20.(H) COMPLIED  
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE ASPHALT THAT ARE DISCOLORED AND FADED. THERE ARE WHEEL STOPS AND CURBS THAT ARE PEELING PAINT AND DAMAGED.

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 OR MISSING SLATS.

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

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

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

**CASE NO: CE25120660**

CASE ADDR: 645 NE 10 AVE

OWNER: 645 NE 10TH AVE LLC

Service was via posting at the property on 4/6/26 and at 1 East Broward Blvd. on 4/16/26.

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

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: 47-20.13.B.1.b  
THE ASPHALT ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR THERE ARE AREAS OF DISCOLORATION AND DAMAGE.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AND DISCOLORED.

VIOLATIONS: 47-34.1. a.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO MATTRESS, FURNITURE, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308(a)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

Officer Noel presented the case file into evidence and recommended ordering compliance with 9-308(a) within 28 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance with 9-308(a) within 28 days and with the remaining violations within 56 days or a fine of \$100 per day, per violation.

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**CASE NO: CE26010939**

CASE ADDR: 1132 NE 5 AVE 1-2

OWNER: CARDONA HOLDINGS 3 LLC

Service was via posting at the property on 4/16/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A 2013 INFINITI WITH EXPIRE TAG - 04/25. THE VEHICLE IS INOPERABLE, HAS NO ENGINE, VIN NUMBER 5N1AL0MN6DC322000.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONE PROPERTY. THERE ARE LARGE AREA OF OIL STAINS. THE WHEEL STOPS ARE STAINED.

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 FRONT OF THE PROPERTY NEAR THE PROPERTY LINE.

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

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

**CASE NO: CE25080119**

CASE ADDR: 1001 NE 13 ST

OWNER: 4R CH FLL OWNER LLC

Service was via posting at the property on 4/17/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A SHOPPING CART 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 FOF  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE25010852. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 24-7(b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE FURNITURE PIECES INCLUDING BUT NOT LIMITED TO BINS AND OTHER MISCELLANEOUS ITEMS.

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

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

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

**CASE NO: CE25120646**

CASE ADDR: 1229 NE 2 AVE

OWNER: VINCENT, PHADIA

Service was via posting at the property on 4/16/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

VIOLATIONS: 9-305(b)

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

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

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

**CASE NO: CE26010291**

CASE ADDR: 539 NE 14 PL

OWNER: DESTINAS, EDLER

Service was via posting at the property on 4/16/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-12.(a)

THERE IS DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE SMART CAR BEARING NO TAG AND A RED HONDA WITH FRONT END DAMAGE AND NO FRONT TIRE.

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

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

**CASE NO: CE26010382**

CASE ADDR: 739 NE 13 CT

OWNER: RESIDUARY SPECIAL NEEDS TR; MARONEY, ELIZABETH ANNE TRS

Service was via posting at the property on 4/16/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 9-280(g) COMPLIED

THE AIR CONDITIONING IN THIS APARTMENT IS NOT WORKING PROPERLY. UNIT DOES NOT COOL THE AREA. THIS IS A RECURRING CASE, REFERENCE CASE CE25100161. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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

**CASE NO: CE25090796**

CASE ADDR: 1410 SW 29 ST

OWNER: NARANJO ROSENZWEIG, JACK M

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTDOOR STORAGE AT THIS RS-8 ZONED CONSISTING OF MISCELLANEOUS ITEMS SCATTERED ON THE SIDES AND REAR OF THE PROPERTY.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WOODEN FENCE ON THE EAST AND WEST SIDES OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE FENCE HAS COLLAPSED. SOME OF THE PANELS ARE ROTTEN AND BROKEN.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE CRACKS AND STAINS.

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

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

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

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

**CASE NO: CE25110367**

CASE ADDR: 1416 SW 30 ST 1-2

OWNER: LEVIN, JAMES G

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THIS PROPERTY. THE TOYOTA CAMRY HAS NO TAG.

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VIOLATIONS: 9-280(h) (1) COMPLIED  
THE CHAIN LINK FENCE AT FRONT OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD WITH VIENS/PLANTS GROWING THROUGH IT.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS NOT MAINTAINED AS REQUIRED; THERE ARE MULTIPLE STAINS, THE GRAVEL ON THE APRON IS WORN OUT WITH GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT LAWN AND THE SWALE FACING SW 15<sup>TH</sup> AVE.

Officer Dayem presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-305(b) within 84 days or a fine of \$50 per day, per violation.

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

Later in the meeting, Amy Brown, Code Compliance Supervisor, requested the Special Magistrate withdraw his order and reschedule the case to 5/28/26. Mr. Doody withdrew his order and rescheduled the case to 5/28/26.

**CASE NO: CE26020195**

CASE ADDR: 1441 SW 27 CT

OWNER: BEASLEY, VINCENT

Personal Service was accepted on 4/3/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE FORD PICKUP AND BLACK BMW SUV WITHOUT A VALID TAG.

VIOLATIONS: 9-280(h) (1) COMPLIED  
THE WOODEN FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE PANELS ARE STAINED AND UNSIGHTLY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT MAINTAINED AS REQUIRED. THERE ARE MULTIPLE STAINS. THE GRAVEL ON THE APRON IS WORN OUT WITH GRASS/WEED GROWING THROUGH IT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT LAWN AND THE SWALE FACING SW 15 AVE.

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

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

**CASE NO: CE26020768**

CASE ADDR: 1825 SW 23 ST

OWNER: DAVIS, SCOTT EDWIN; SCOTT EDWIN DAVIS REV TR

Personal Service was accepted on 3/28/26. Service was also via posting at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE23090063. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED (3/6/26-4/1/26 FINES ACCRUED \$2,700)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A BLACK TOYOTA PICKUP WITH A FLAT PASSENGER REAR TIRE. THIS IS A REPEAT VIOLATION AS PER CASE CE23090063 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR STORAGE OF JUNK AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-304(b) N/C FINES \$5,600 (4/30/26) CONTINUES TO ACCRUE  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED WITH GRASS/WEED GROWING THROUGH IT. THIS IS A REPEAT VIOLATION AS PER CASE CE23090063 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a) and 47-34.1.A.1. within 15 days, with 9-306 within 28 days or a fine of \$50 per day, per violation, and imposing a fine of \$5,600 for the time 9-304(b) had been out of compliance, which would continue to accrue until the violation was complied, and imposing a fine of \$2,700 for the time 18-4.(c) had been out of compliance.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a) and 47-34.1.A.1. within 15 days, with 9-306 within 28 days or a fine of \$50 per day, per violation, and imposed a fine of \$5,600 for the time 9-304(b) had been out of compliance, which would continue to accrue until the violation was complied, and imposed a fine of \$2,700 for the time 18-4.(c) had been out of compliance.

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**CASE NO: CE26030504**

CASE ADDR: 2601 SW 13 AVE

OWNER: ALF HEROES LLC

Service was via posting at the property on 4/3/26 and at 1 East Broward Blvd. on 4/16/26.

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

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

VIOLATIONS: 18-4.(c)  
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY CONSISTING OF BUT NOT LIMITED TO A WHITE FORD VAN AND RED MITSUBISHI SEDAN WITH AN EXPIRED TAG PARKING ON THE FRONT AND REAR OF PROPERTY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. OUTDOOR STORAGE IN THE REAR OF THE PROPERTY CONSISTING OF BUT NOT LIMITED TO TOOLS, TIRES, EQUIPMENT AND MISCELLANEOUS ITEMS BEING KEPT ON THE REAR AND SIDES OF THE PROPERTY.

VIOLATIONS: 6-6.  
THERE ARE MULTIPLE CAGES CONTAINING ROOSTERS ON THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE ON THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THEY ARE MISSING, BROKEN AND BOWING PANELS. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-304(b)  
THERE ARE MULTIPLE VEHICLES PARKED ON THE TURF/LAWN AREA AND BACKYARD. TWO BLACK PICK UP, ONE WHITE VAN AND ONE RED SEDAN. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE FRONT LAWN, BACKYARD AND THE SWALE FACING SW 26 STREET AND SW 13 AVENUE OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

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

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

Officer Dayem presented the case file into evidence and recommended ordering compliance with 18-12.(a), 18-4.(c), 47-34.1.A.1. and 6-6. within 15 days and with 9-306 and 9-308(b) within 28 days or a fine of \$100 per day, per violation and a fine of \$200 per day, per violation for 9-280(h)(1), 9-304(b) and 9-305(b), retroactive to 3/12/26, which would continue to accrue until they were in compliance. Rhonda Hasan, Senior Assistant City Attorney, said the tenant had been

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involved in a previous case regarding the roosters and the City suspected he was engaged in cock fighting. She requested a higher fine and a shorter compliance deadline. Officer Dayem said the owner where the tenant formerly lived had informed him that the tenant had just moved across the street with the roosters.

Mr. Doody found in favor of the City and ordered compliance with 18-12.(a), 18-4.(c), 47-34.1.A.1. and 6-6. within 15 days or a fine of \$150 per day, per violation, with 9-306 and 9-308(b) within 28 days or a fine of \$150 per day, per violation and a fine of \$250 per day, per violation for 9-280(h)(1), 9-304(b) and 9-305(b), retroactive to 3/12/26, which would continue to accrue until they were in compliance.

**CASE NO: CE26030978**

CASE ADDR: 1050 SW 12 ST

OWNER: RIO NUEVO B CONDO ASSOC

Service was via posting at the property on 4/10/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 47-21.15.A

THERE IS A PALM TREE REMOVED FROM THIS RMM-25 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP ON THIS RMM-25 RESIDENTIAL PROPERTY.

Officer Dayem presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$150 per day, per violation, and imposing a \$1,000 for the tree that had been illegally removed.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$150 per day, per violation and imposed a \$1,000 for the tree that had been illegally removed.

**CASE NO: CE26030172**

CASE ADDR: 2001 NE 62 ST

OWNER: AIM PARTNERS LLC

Service was via posting at the property on 3/31/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

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 CE26030035. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 for each of the two days the violation had been found to exist, a total of \$2,000.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 for each of the two days the violation had been found to exist, a total of \$2,000.

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**CASE NO: CE26030806**

CASE ADDR: 2506 NE 30 ST

OWNER: SANCHEZ, ALAN & CAROLINA

Service was via posting at the property on 3/30/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)

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 CE26030598. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 15 days the violation had been found to exist, a total of \$15,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 15 days the violation had been found to exist, a total of \$15,000, which would continue to accrue.

**CASE NO: CE26030981**

CASE ADDR: 3200 NE 26 ST

OWNER: 3200 NE 26TH STREET LLC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS 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 CE26030889. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the two days the violation had been found to exist, a total of \$2,000.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the two days the violation had been found to exist, a total of \$2,000.

**CASE NO: CE26031082**

CASE ADDR: 1705 NE 11 ST

OWNER: 1705 NE 11TH STREET LLC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS 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

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CE26030974. 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.

Officer Champagne presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 10 days the violation had been found to exist, a total of \$10,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 10 days the violation had been found to exist, a total of \$10,000, which would continue to accrue.

**CASE NO: CE26030142**

CASE ADDR: 1511 N ATLANTIC BLVD

OWNER: 90506098 QUEBEC INC

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

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

**CASE NO: CE26010933**

CASE ADDR: 1590 SW 31 AVE

OWNER: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY

Service was via posting at the property on 4/4/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION OF CE25030009 AND CE25100791. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 11 days the violation had been found to exist, a total of \$11,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 11 days the violation had been found to exist, a total of \$11,000, which would continue to accrue.

**CASE NO: CE26030366**

CASE ADDR: 2507 SUGARLOAF LN

OWNER: FRYCZYNSKI, GLENY & MARIUSZ; ANTUNES, PEDRO

Service was via posting at the property on 4/3/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

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THIS PROPERTY IS OPERATING AS 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 CE26030236. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the three days the violation had been found to exist, a total of \$3,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the three days the violation had been found to exist, a total of \$3,000, which would continue to accrue.

**CASE NO: CE26030525**

CASE ADDR: 801 SW 8 AVE

OWNER: SEBREE, KERRY; WILSON, CHRISTOPHER

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS 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 CE26030458. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 21 days the violation had been found to exist, a total of \$21,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 21 days the violation had been found to exist, a total of \$21,000, which would continue to accrue.

**CASE NO: CE26030674**

CASE ADDR: 1831 SW 23 AVE

OWNER: STEBENNE, JAMIE PAUL

Service was via posting at the property on 4/3/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS 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 CE26030608. 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.

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Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 18 days the violation had been found to exist, a total of \$18,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 18 days the violation had been found to exist, a total of \$18,000, which would continue to accrue.

**CASE NO: CE26030809**

CASE ADDR: 1721 SW 5 CT

OWNER: ARUBA ARUBA LLC

Service was via posting at the property on 4/2/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS OPERATING AS 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 CE26030645. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 15 days the violation had been found to exist, a total of \$15,000.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 15 days the violation had been found to exist, a total of \$15,000.

**CASE NO: CE26030589**

CASE ADDR: 650 N RIO VISTA BLVD

OWNER: ARGIROPOULOS, KIRIACOS

Service was via posting at the property on 4/1/26 and at 1 East Broward Blvd. on 4/16/26.

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

VIOLATIONS: 15-272.(a)

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 CE26030508. 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.

Officer Oaks presented the case file into evidence and recommended imposing a fine of \$1,000 per day for the 17 days the violation had been found to exist, a total of \$17,000, which would continue to accrue.

Mr. Doody found in favor of the City and imposed a fine of \$1,000 per day for the 17 days the violation had been found to exist, a total of \$17,000, which would continue to accrue.

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**CASE NO: CE26030047** CITATION

CASE ADDR: 325 ISLE OF CAPRI DR  
OWNER: JOHN PAUL PROPERTIES LLC

This case was cited on 3/3/26 to comply by 3/3/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030349** CITATION

CASE ADDR: 2443 TORTUGAS LN  
OWNER: 2443 TORTUGA LANE LLC

This case was cited on 3/9/26 to comply by 3/9/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE25080301**

CASE ADDR: 1512 N DIXIE HWY  
OWNER: FLCTRUST 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 \$14,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$14,300 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE26030645** CITATION

CASE ADDR: 1721 SW 5 CT  
OWNER: ARUBA ARUBA LLC

This case was cited on 3/15/26 to comply by 3/15/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030236** CITATION

CASE ADDR: 2507 SUGARLOAF LN  
OWNER: FRYCZYNSKI, GLENY & MARIUSZ; ANTUNES, PEDRO

This case was cited on 3/6/26 to comply by 3/6/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030619** CITATION

CASE ADDR: 201 SW 1 AVE  
OWNER: O'SHAUGHNESSY, KEVIN MICHAEL; % JOHN J O'SHAUGHNESSY

This case was cited on 3/14/26 to comply by 3/14/26. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$1,000 and the City was

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requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$1,000 fine.

**CASE NO: CE26030035**

CITATION

CASE ADDR: 2001 NE 62 ST

OWNER: AIM PARTNERS LLC

This case was cited on 3/3/26 to comply by 3/3/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE26030458**

CITATION

CASE ADDR: 801 SW 8 AVE

OWNER: SEBREE, KERRY; WILSON, CHRISTOPHER

This case was cited on 3/10/26 to comply by 3/10/26. Violations and extensions were as noted in the agenda. The property was in compliance, there was an immediate fine of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Mr. Doody imposed the \$500 fine.

**CASE NO: CE24080622**

CASE ADDR: 1395 W SUNRISE BLVD

OWNER: DACAPA 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 not in compliance, fines had accrued to \$16,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$16,300 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25010482**

CASE ADDR: 1104 NW 17 AVE

OWNER: JONES, MINNIE THIRSTY

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 \$19,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$19,300 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25050620**

CASE ADDR: 1556 NW 10 PL

OWNER: 1556 NW 10TH PLACE LAND TR; IAG FOUNDATION INC TRUSTEE

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 \$30,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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Mr. Doody imposed the \$30,000 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25080378**

CASE ADDR: 518 NW 13 AVE

OWNER: TERRANOVA INVESTMENTS; NORTH AMERICA LLC

This case was first heard on 1/29/26 to comply by 2/8/26 and 2/26/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$57,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$57,600 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25070689**

CASE ADDR: 1337 NW 7 TER

OWNER: ZABKA, JASON; ZABKA, CLAUDIA

This case was first heard on 11/6/25 to comply by 11/16/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$16,500 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25050192**

CASE ADDR: 690 SW 30 TER

OWNER: MELVIN, CLAUDETTE C EST

This case was first heard on 8/12/25 to comply by 11/19/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$3,550 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE24030685**

CASE ADDR: 3088 NW 20 ST

OWNER: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A

This case was first heard on 12/12/24 to comply by 12/22/24 and 6/26/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$53,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$53,050 fine, which would continue to accrue until the property was in compliance.

**CASE NO: CE25070843**

CASE ADDR: 2605 SW 13 PL

OWNER: MCTEER, GERALDYN E

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 \$30,000 and the City was requesting imposition of the fines, which would continue to accrue until

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the property was in compliance.

Mr. Doody imposed the \$30,000 fine, which would continue to accrue until the property was in compliance.

**CASE NO:** CE25080478

REQUEST FOR EXTENSION

CASE ADDR: 1412 NE 5 CT

OWNER: TREMONT, JOSEPH

This case was first heard on 1/13/26 to comply by 1/23/26, 2/10/26, and 3/10/26. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$20,150.

Jean Claude Noel, Code Compliance Officer, recommended an 84-day extension for violations 47-20.20.(H), 9-280(C), and 9-305(b) but no extension for violation 47-25.3.A.3.a.

Mr. Doody granted an 84-day extension for violations 47-20.20.(H), 9-280(C), and 9-305(b) during which time no fines would accrue. Fines for violation for violation 47-25.3.A.3.a. would continue to accrue.

The City had received a letter from the owner's attorney, in which Rhonda Hasan, Senior Assistant City Attorney said they had made a substantive argument regarding the light violation and the code requirements to find that violation. She noted that the violation had been found to exist at a prior hearing. She said there were ways to mitigate the lights from shining onto neighbors' properties.

Staff entered pages 71 and 72 of complied, closed, withdrawn and rescheduled cases as an exhibit.

**Cases Complied**

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

None

**Cases Rescheduled**

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

CE24030623                      CE24030628

**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:

CE26030475

**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

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There being no further business, the hearing was adjourned at 2:42 PM.

  
SPECIAL MAGISTRATE

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE