

City of Lauderdale Lakes
4300 N.W. 36th Street, Lauderdale Lakes, FL 33319



Meeting Location: Commission Chambers
Second Floor, 4300 NW 36 St

Special Magistrate

Celena Nash

Board Clerk

Owen Skinner

City Attorney

Janeil Morgan

Staff Support

Alan Maestra, Code Supervisor

Tanja McCoy, Director _

**SPECIAL MAGISTRATE MEETING
AGENDA**

Wednesday, May 13, 2026, 1:00 PM

I. Remote Meeting Notice

REMOTE
PARTICIPATION

II. ASSEMBLY & ORGANIZATION:

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. SWEARING OF THE WITNESSES

III. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

- A. APRIL 8, 2026

IV. NEW CASES:

- A. AGENDA
- B. DOCKET

V. IMPOSITIONS:

VI. LIENS REDUCTION REQUEST:

- A. CITY VS NORMA GAUDIOUS

VII. COMMUNICATIONS:

VIII. ADJOURNMENT:

If a person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting, the person will need a record of the proceedings, and that, for such purpose, the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

I, the undersigned authority, certify the above Notice of the Special Magistrate Meeting of the City of Lauderdale Lakes is a true copy of the Notice posted on the bulletin board at City Hall, a place convenient and readily accessible to the public at all times. (FS 286.0105)

POSTED: MAY 5, 2026.

By: _____
Owen Skinner, Code Compliance Coordinator

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title

REMOTE PARTICIPATION

Summary

Please join the meeting via Zoom
<https://us06web.zoom.us/j/89500433752>

Please join the meeting via telephone:
1 305 224 1968 or 1 646 558 8656
Meeting ID: 895 0043 3752

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 5/13/2026

CITY OF LAUDERDALE LAKES

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APRIL 8, 2026

Summary

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 5/13/2026

ATTACHMENTS:

Description	Type
<input type="checkbox"/> April Meeting Minutes	Minutes



**City of Lauderdale Lakes
Development Services
Code Compliance Division**

4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599
Code Compliance Administrative Office: (954) 535-2760

April 8, 2026

SPECIAL MAGISTRATE MEETING MINUTES

CALL TO ORDER: Celena Nash, Special Magistrate, called the meeting to order on Wednesday April 8th 2026 at approximately 1:07pm in the Commission Chambers, 2nd Floor, City of Lauderdale Lakes, in City Hall

CITY STAFF:

Alan Maestu, Code Compliance Supervisor
Owen Skinner, Code Compliance Coordinator
Veronica Jones, Senior Code Compliance Officer
Kadeem Esdelle, Code Compliance Officer
Sheamell Balcazar, Code Compliance Officer
Jovanny Garcia, Code Compliance Officer
Tanja McCoy, Development Service Director
Janeil Morgan, City Attorney

RESPONDENT / WITNESS:

Tab 2, Francis Mezadieu
Tab 3, NW 50th AVENUE
Tab 1, Mair, Lurnes & Small Osburn

- | | | |
|-----------|-----------------------------------|----------------------------|
| A. | CALL TO ORDER – | <i>approx. 1:08PM</i> |
| B. | PLEDGE OF ALLEGIANCE - | <i>Completed</i> |
| C. | SWEARING IN OF WITNESSES - | <i>Completed</i> |
| D. | FIRST TIME HEARING - | <i>1</i> |
| E. | PENALTY NON-COMPLIANCE - | <i>2</i> |
| F. | LIEN REDUCTION - | <i>None</i> |
| G. | ABATEMENT CASES - | <i>None</i> |
| H. | NEXT MEETING - | <i>May 13, 2026</i> |
| I. | ADJOURNMENT - | <i>approx. 1:44PM</i> |



**City of Lauderdale Lakes
Development Services
Code Compliance Division**

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FIRST TIME HEARING CASES

Item: 1
Hearing: FIRST TIME HEARING
Case: 26-04-001

Violation: **Sec. 42-6 (b) (7) Property maintenance standards. Parking area and infrastructure.**
Sec. 42-6 (b) (1) Property maintenance standards. Fences, gates, satellite dishes.
Sec. 42-6 (a) (8) property maintenance standards. Windows and Doors

Site Add: 3511 NW 33 AVE LAUDERDALE LAKES FL 33309
Owner/s Mair, Lurnes & Small, Osburn

Inspector: Kadeem Esdelle
Respondent Present: Carl Mair

Property in Compliance: NO

SPECIAL MAGISTRATE ORDERED: ordered 45 Days to comply by May 23 2026 if not Compliance, case will be scheduled for Order imposing Fines Hearing on July 8th 2026 at 1:00pm. fine will commence June 26, 2025 for the total of \$250.00 Per Day Per Violation.

PENALTY HEARING CASES

Item: 2
Hearing: ORDER IMPOSING FINES HEARING
Case: 26-02-012

Violation: **Sec. 42-7 Landscape maintenance standards.**
Sec. 42-6(b)(7) Property maintenance standards. Parking areas and infrastructure.
Sec. 50-34(a) Landlord registration of residential rental units required.
Sec. 18-26(d) Address signs required. Visibility.

Site Add: 3556 NW 33 ST LAUDERDALE LAKES FL 33309
Owner/s: Francis Mezadieu

Inspector: Kadeem Esdelle
Respondent Present: Francis Mezadieu

Property in Compliance: NO

SPECIAL MAGISTRATE ORDERED: Ordered Fines \$250 per day per violation until in compliance, commencing September 22, 2025



**City of Lauderdale Lakes
Development Services
Code Compliance Division**

4300 NW 36th Street • Lauderdale Lakes, Florida 33319-5599
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Item: 3
Hearing: ORDER IMPOSING FINES HEARING
Case: 26 -02 -003

Violation: **Sec. 18-5(a) Building permits required.**

Site Add: 3400 NW 50 AVE LAUDERDALE LAKES, FL 33319
Owner/s: NW 50TH AVE LLC

Inspector: Jovanny Garcia
Respondent Present: Juan Ravello & Canii

Property in Compliance: NO

SPECIAL MAGISTRATE ORDERED: Ordered Fines \$350 per day per violation until in compliance, commencing December 21, 2025

Respectfully submitted by

Owen Skinner

CITY OF LAUDERDALE LAKES

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Contract Requirement:

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AGENDA

Summary

Staff Recommendation

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ATTACHMENTS:

Description	Type
MEETING AGENDA May 13, 2026	Cover Memo

City of Lauderdale Lakes

4300 N.W. 36th Street, Lauderdale Lakes, FL 33319



Meeting Location: Commission Chambers,
Second Floor, 4300 NW 36 St

Special Magistrate

Celena Nash

Board Clerk

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Janeil Morgan

Staff Support

Alan Maestra, Code Supervisor
Tanja McCoy, Director

SPECIAL MAGISTRATE MEETING AGENDA

Wednesday, May 13, 2026 - 1:00 P.M.

I. ASSEMBLY & ORGANIZATION:

II. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

A. May 13th, 2026

III. NEW CASES:

CITY vs CONTRACTORS ACCESS EQUIPMENT INC.

CITY vs FLORIDA CONFERENCE ASSN. OF SEVENTH – DAY ADVENTISTS
CHURCH

IV. IMPOSITIONS:

V. LIENS REDUCTION REQUEST:

CITY vs NORMA GAUDIOUS

VI. COMMUNICATIONS:

A. FUTURE MEETING DATES: JUNE 17TH, 2026.

VII. ADJOURNMENT:

The city of Lauderdale Lakes complies with the provisions of the American with Disabilities Act. If you are a disable person requiring any accommodation or assistance, please notify the City of such needs at least 72 hours, three (3) days in advance of the meeting.

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By: _____



Owen Skinner, Code Compliance Coordinator

CITY OF LAUDERDALE LAKES

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DOCKET

Summary

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Sponsor Name/Department:

Meeting Date: 5/13/2026

ATTACHMENTS:

Description	Type
□ DOCKET	Backup Material

SPECIAL MAGISTRATE CELENA NASH

SPECIAL MAGISTRATE AGENDA – WEDNESDAY, MAY 13th, 2026 – 1:00 PM

ITEM	CASE NUMBER	VIOLATION	ADDRESS	OFFICER	CORRECTIVE ACTION	RESULT
1	Case 22-04-009 Ref 33074	1. Sec. 22-143(a) Certificate of use required. General.	CONTRACTORS ACCESS EQUIPMENT INC 3685 W OAKLAND PARK BLVD LAUDERDALE LAKES FL. 33311 COMMERCIAL	Jovanny Garcia	1. Please obtain a Certificate of Use for 3685 W Oakland Park Blvd in order to engage in any business activities, as this is a required action for compliance within city limits.	FRIST TIME HEARING
2	Case 26-05-001 Ref 35476	1. Sec. 18-5(a) Building permits required.	FLORIDA CONFERENCE ASSN OF SEVENTH-DAY ADVENTISTS 3245 W OAKLAND PARK BLVD LAUDERDALE LAKES, FL. 33309 COMMERCIAL	Jovanny Garcia	1. Obtain appropriate permit(s) for the completion and /or demolition of any and all unpermitted work. This case will not be closed until all permits are issued and all required permit inspection have passed.	FRIST TIME HEARING
3	CLRR 26-1	1. Sec. 42-6(b) (1) Property maintenance standards. Fences, Gates. 2. Sec. 42-6(a) (1) Property maintenance standards, Wall surfaces	NORMA GAUDIOUS 4721 NW 41 PLAE LAUDERDALE LAKES, FL. 33319	Sheamell Balcazar	1. Clean Re-paint, repair and/or replace any and all portions of fencing and/ or gates(s) which show signs of deterioration in good repair and in an upright condition. 2. Clean, re-paint, repair, and/ or replace any and all portions of exterior wall surfaces which shows signs of deterioration.	LIEN REDUCTION

CITY OF LAUDERDALE LAKES

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CITY VS NORMA GAUDIOUS
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