

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 MEETING
AGENDA**

Wednesday, June 17, 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. MAY 13, 2026

IV. NEW CASES:

A. AGENDA

B. DOCKET

V. IMPOSITIONS:

A. CITY VS RUDOLPH IRVING

VI. LIENS REDUCTION REQUEST:

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: JUNE, 09, 2026.

By: _____

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/84791879153>

Please join the meeting via telephone:

1 305 224 1968 or 1 312 626 6799

Meeting ID: 847 9187 9153

Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 6/17/2026

CITY OF LAUDERDALE LAKES

Agenda Cover Page

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MAY 13, 2026

Summary

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Sponsor Name/Department:

Meeting Date: 6/17/2026

ATTACHMENTS:

Description	Type
☐ May Meeting Minutes	Backup Material



**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

May 13, 2026

**SPECIAL MAGISTRATE
MEETING MINUTES**

CALL TO ORDER: Celena Nash, Special Magistrate, called the meeting to order on Wednesday May 13th 2026 at approximately 1:05pm 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
Jovanny Garcia, Code Compliance Officer
Tanja McCoy, Development Service Director
Janeil Morgan, City Attorney

RESPONDENT / WITNESS:

Tab 2, Florida Conference Assn of Seventh – Day Adventists
Tab 1, Contractors Access Equipment INC
Tab 3, Norma Gaudious

- | | | |
|-----------|-----------------------------------|-----------------------|
| A. | CALL TO ORDER – | <i>approx. 1:05PM</i> |
| B. | PLEDGE OF ALLEGIANCE - | <i>Completed</i> |
| C. | SWEARING IN OF WITNESSES - | <i>Completed</i> |
| D. | FIRST TIME HEARING - | <i>2</i> |
| E. | PENALTY NON-COMPLIANCE - | <i>None</i> |
| F. | LIEN REDUCTION - | <i>1</i> |
| G. | ABATEMENT CASES - | <i>None</i> |
| H. | NEXT MEETING - | <i>June 17, 2026</i> |
| I. | ADJOURNMENT - | <i>approx. 1:32PM</i> |



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FIRST TIME HEARING CASES

Item: 2
Hearing: FIRST TIME HEARING
Case: 26-05-001

Violation: Sec. 18- 5 (a) Building Permit Required.

Site Add: 3245 W OAKLAND PARK BLVD LAUDERDALE LAKES FL 33309
Owner/s FLORIDA CONFERENCE ASSN, OF SEVENTH DAY ADVENTISITS

Inspector: Jovanny Garcia
Respondent Present: Ryan Amos

Property in Compliance: NO

SPECIAL MAGISTRATE ORDERED: ordered 45 Days to comply by June 27 2026 if not Compliance, case will be scheduled for Order imposing Fines Hearing on August 12th 2026 at 1:00pm. fine will commence Sept. 12, 2025 for the total of \$350.00 Per Day Per Violation.

Item: 1
Hearing: FIRST TIME HEARING
Case: 22-04-009

Violation: Sec. 22-143 (a) Certificate of use required General

Site Add: 3685 W OAKLAND PARK BLVD LAUDERDALE LAKES FL 33309
Owner/s CONTRACTORS ACCESS EQUIPMENT INC

Inspector: Jovanny Garcia
Respondent Present: LIZ SOMERSTEIN

Property in Compliance: NO

SPECIAL MAGISTRATE ORDERED: ordered 45 Days to comply by June 27 2026 if not Compliance, case will be scheduled for Order imposing Fines Hearing on August 12th 2026 at 1:00pm. fine will commence Feb. 18, 2025 for the total of \$350.00 Per Day Per Violation.



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LIEN REDUCTION

Item: 3
Hearing: LIEN REDUCTION
Case: CLRR 26-1

Violation: **Sec. 42-6(b)(1) Property maintenance standards. Fences Gates**
Sec. 42-6(a)(1) Property maintenance standards. Wall Surfaces

Site Add: 4721 NW 41 PL LAUDERDALE LAKES FL 33319
Owner/s: BERNSTEIN, MITCH

Inspector: Sheamell Balcazar
Respondent Present: Norma Gaudious / Ilene Bernstein

Property in Compliance: YES

SPECIAL MAGISTRATE ORDERED: Total Lien \$ 75,142.70, Reduced Lien 80% with a pay off total \$15,028.54

Respectfully submitted by

Owen Skinner

CITY OF LAUDERDALE LAKES

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ATTACHMENTS:

Description	Type
☐ Special Magistrate Agenda	Cover Memo

City of Lauderdale Lakes

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



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

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, June 17, 2026 - 1:00 P.M.

I. ASSEMBLY & ORGANIZATION:

Call to Order
Pledge of allegiance
Swearing of the Witnesses
Cases in the order they arrive
Next Meeting
Adjournment

II. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

A. May 13th, 2026

III. NEW CASES:

CASE 26-06-001 - CITY vs TIMOTHHEE, RONEL
CASE 26-06-002 - CITY vs MPT OF LAUDERDALE LAKES EXCHANGE LLC
CASE 26-06-004 - CITY vs GARDNER, RHYCE A
CASE 26-06-006 - CITY vs MOREAU, ALINE H/E PIERRE RYSBENSKY
CASE 26-06-008 - CITY vs THOMPSON, LORRAINE
CASE 26-06-010 - CITY vs UTOPIA DRIVE LLC
CASE 26-06-011 - CITY vs MCMILLAN PHILIP
CASE 26-06-012 - CITY vs LITTLE, CELESTE COATES, RONALD
CASE 26-06-013 - CITY vs SMIKLE, ADOLPHUS Y & VERNICE K

IV. IMPOSITIONS:

CASE 26-03-003 - CITY vs IRVING RUDOLPH

V. LIENS REDUCTION REQUEST:

VI. COMMUNICATIONS:

A. FUTURE MEETING DATES: JULY 8TH, 2026.

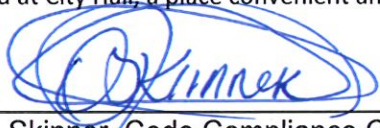
VII. ADJOURNMENT:

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.

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, 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.

Posted: June 9, 2026

By: 
Owen Skinner, Code Compliance Coordinator

CITY OF LAUDERDALE LAKES

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DOCKET

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Meeting Date: 6/17/2026

ATTACHMENTS:

Description	Type
☐ HEARING DOCKET	Cover Memo

SPECIAL MAGISTRATE CELENA NASH

SPECIAL MAGISTRATE AGENDA – WEDNESDAY, JUNE 17, 2026 – 1:00 PM

ITEM	CASE NUMBER	VIOLATION	ADDRESS	OFFICER	CORRECTIVE ACTION	RESULT
1	REF CODE 26-63 CASE 26-06-001	1. Sec. 42-7 Landscape maintenance standards	TIMOTHHEE, RONEL 3300 NW 46 AVE LAUDERDALE LAKES, FL 33319	KADEEM ESEDELLE	1. Replace all dead or missing sod have been identified in the swale area of the property, Sod must be properly installed and maintained in a healthy growing condition to ensure a neat, orderly, and well-kept appearance in accordance with city code.	FIRST TIME HEARING
2	REF CODE 26-76 CASE 26-06-002	1. Sec. 86-14(a) Derelict vehicles, vessels, and trailers. 2. Sec. 42-7(2)(a) Hedges, shrubs, vines or accent plants. Maintenance 3. Sec. 42-6(b)(4) Property maintenance standards. Natural growth. 4. Sec. 42-6(b)(7) Property maintenance standards. Parking areas and	MPT OF LAUDERDALE LAKES EXCHANGE LLC 4850 W OAKLAND PARK BLVD LAUDERDALE LAKES, FL 33313 COMMERCIAL	JOVANNY GARCIA	1. Cease unauthorized use of the property for parking or storage of the semi-truck immediately, remove the vehicle from the premises, and implement measures such as signage, barriers, or monitoring to ensure ongoing compliance with regulations prohibiting overnight parking and long-term storage of commercial vehicles. 2. Remove the overgrown vines from the east side of the building and establish a routine landscape maintenance schedule to ensure vegetation is properly controlled and the property remains in compliance with applicable standards. 3. Consult with a qualified arborist prior to removal, then remove the small tree located adjacent to the propane tank at the rear of the building, and ensure the area is kept clear of vegetation to eliminate potential hazards and maintain compliance with safety and property maintenance standards. 4. Repair the potholes and restore the affected sections of the parking lot to meet safety and maintenance standards, and if planning to renovate and reseal the parking lot, obtain the required permit	FIRST TIME HEARING
3	REF CODE 26-44 CASE 26-06-004	1. 42-6(c)(3) Property maintenance standards. Outdoor storage.	GARDNER, RHYCE A 4330 NW 44 AVE LAUDERDALE LAKES, FL 33319	ALAN MAESTU	1. All materials and equipment must be removed from public view. Items currently stored in the property's carport must be removed or properly screened to ensure compliance with applicable property maintenance codes.	FIRST TIME HEARING

SPECIAL MAGISTRATE CELENA NASH

SPECIAL MAGISTRATE AGENDA – WEDNESDAY, JUNE 17, 2026 – 1:00 PM

4	REF CODE 26-45 CASE 26-06-006	1. Sec. 42-6(b)(7) Property maintenance standards	MOREAU, ALINE H/E PIERRE, RYSBENSKY 4345 NW 41 TER LAUDERDALE LAKES, FL 33319	ALAN MAESTU	1. Repair, replace, re-paint, re-stripe, resurface, and/or clean all paved and/or hard surfaced areas which show signs of deterioration. All surfaces must be properly maintained in a clean, safe, and functional condition.	FIRST TIME HEARING
5	REF CODE 26-57 CASE 26-06-008	1. Sec. 42-6(b)(7) Property maintenance standards 2. Sec. 42-7 Landscape maintenance standards.	THOMPSON, LORRAINE 4595 NW 42 ST LAUDERDALE LAKES, FL 33319	ALAN MAESTU	1. Repair, replace, re-paint, re-stripe, resurface, and/or clean all paved and/or hard surfaced areas which show signs of deterioration. All surfaces must be properly maintained in a clean, safe, and functional condition. 2. Replace all dead or missing sod in the swale of the property. Sod must be properly installed and maintained in a healthy growing condition to ensure a neat, orderly, and well-kept appearance in accordance with city code	FIRST TIME HEARING
6	REF CODE 26-25 CASE 26-06-010	1. Sec. 42-32(2) Public nuisance. Trash accumulation. 2. Sec. 42-6(b)(20) Property maintenance standards. Garbage containers and	UTOPIA DRIVE LLC 3541 NW 30 PLACE LAUDERDALE LAKES, FL 33311 COMMERCIAL	JOVANNY GARCIA	1. The garbage container and enclosure have not been properly maintained due to multiple factors, including residents and the maintenance team failing to keep the area clean. 2. Property management must ensure the garbage container and enclosure are properly maintained at all times. All trash and debris must be placed inside the dumpster and compactor, and any waste outside of these containers must be removed immediately.	FIRST TIME HEARING

SPECIAL MAGISTRATE CELENA NASH

SPECIAL MAGISTRATE AGENDA – WEDNESDAY, JUNE 17, 2026 – 1:00 PM

7	REF CODE 26-17 CASE 26-06-011	1. Sec. 42-7 Landscape maintenance standards 2. Sec. 42-6(a)(3) Property maintenance standards. 3. Sec. 42-6(a)(1) Property maintenance standards 4. Sec. 18-5(a) Building permits required.	MCMILLAN PHILIP 3985 NW 32 TERR LAUDERDALE LAKES, FL. 33309	JADUS BURGESS	1. Replace all dead, missing and/or weed-infested areas of the lawn and/or swale area with viable sod and maintain in a healthy growing condition so as to present a neat, orderly and well-kept appearance. 2. Roofs, gutters and fascia, Clean, Repaint, Repair, and/or replace any and all portions of roof surface, gutters and/or fascia boards which show signs of deterioration 3. Clean, re-paint, repair, and/or replace any and all portions of exterior wall surfaces which show signs of deterioration. 4. 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 inspections have passed.	FIRST TIME HEARING
8	REF CODE 26-69 CASE 26-06-012	1. Sec. 86-14(a) Derelict vehicles, vessels, and trailers 2. Sec. 86-35(b)(5) Parking within swale areas 3. Sec. 18-26(d) Address signs required.	LITTLE, CELESTE COATES, RONALD 3193 NW 39 PL LAUDERDALE LAKES, FL 33309	JADUS BURGESS	1. All vehicles, vessels and trailers upon the property must be maintained in am operative condition, with all required equipment intact and a valid license plate attached. To demonstrate working order. 2. Immediately remove, and do not replace, any and all commercial and/ or recreational vehicles parked upon the roadway and/or within the swale area. 3. Address numbers or letters must be uniform in color which shall contrasts with their background, appropriate in size and able to be easily read from the roadway without obstruction.	FIRST TIME HEARING

SPECIAL MAGISTRATE CELENA NASH

SPECIAL MAGISTRATE AGENDA – WEDNESDAY, JUNE 17, 2026 – 1:00 PM

9	REF CODE 26-37 CASE 26-06-013	1. Sec. 42-6(a)(1) Property maintenance standards. 2. Sec. 42-6(c)(3) Property maintenance standards. 3. Sec. 42-6(b)(7) Property maintenance standards. 4. Sec. 42-6(a)(3) Property maintenance standards	SMIKLE, ADOLPHUS Y & VERNICE K 3971 NW 31 AVE LAUDERDALE LAKES, FL 33309	JADUS BURGESS	1. Clean, re-paint, repair, and/or replace any and all portions of exterior wall surfaces which show signs of deterioration. 2. All materials and equipment shall be stored in a neat and sanitary manner, in the side or rear yard, screened from view. 3. Repair, replace, re-paint, re-stripe, resurface and/or clean all paved and/or hard surfaced areas which show signs of deterioration. 4. Clean, Re-paint, repair, and/or replace any and all portions of roof surface, gutters and/or fascia boards which show signs of deterioration.	FIRST TIME HEARING
ORDER IMPOSING FINES						
10	REF 35854 CASE 26-03-003	1 Sec. 18-5(a) Building permits required.	RUDOLPH IRVING 3961 NW 45 AVE LAUDERDALE LAKES, FL 33319	ALAN MAESTU	FINAL ORDER ISSUED MARCH 17 TH 2026 WITH COMPLY BY DATE APRIL 10 TH 2026 COMMENCING ON JANUARY 22, 2025 \$250 PER DAY PER VIOLATION.	ORDER IMPOSING FINES

CITY OF LAUDERDALE LAKES

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Fiscal Impact:

Contract Requirement:

Title
CITY VS RUDOLPH IRVING
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Staff Recommendation

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Sponsor Name/Department:

Meeting Date: 6/17/2026