

CARLOS A. RODRIGUEZ
Circuit Court Judge
Seventeenth Judicial Circuit of Florida

JUDGE CHRISTOPHER POLE
Courtroom WW4150 (TRIALS)
foreclosure@17th.flcourts.org



Broward County Courthouse
201 S.E. 6th Street,
Courtroom: WW16160
Fort Lauderdale, FL 33301
(954) 831-7870

CARLOS A. RODRIGUEZ

CIRCUIT COURT JUDGE

Judicial Assistant: Lizette Marciniak

Chambers: WW15127 / Courtroom: WW15160

**Division (11) E-mail: div11@17th.flcourts.org
foreclosure@17th.flcourts.org**

Residential Foreclosure Cases: Div 11 <https://17thflcourts.zoom.us/j/852787101>

**Please be mindful that effective 06/23/2025 Judge Carlos A. Rodriguez will be handling Foreclosure division (11)
IN PERSON/ZOOM HEARINGS:**

The Court and its staff are working in person at the Courthouse. All evidentiary hearings and special set hearings over 45 minutes will be held in person in Courtroom 16160, unless the parties request, and the Court has agreed, to hold the hearing via Zoom. The Court will hold all hearings 15 minutes (M/C, CMC, Calendar Calls) or less via Zoom, unless the parties request, and the Court has agreed, to hold the hearing in person. When appearing on Zoom, the parties are to turn their video on and conduct themselves as if they are in open Court.

For Those Attending Court Via Zoom:

1. PLEASE LABEL YOURSELF WITH FIRST AND LAST NAME.

2. **YOUR VIDEO MUST BE ACTIVE WHEN ADDRESSING THE COURT**

3. Please be patient and remain on MUTE until you are called upon by the Judge
4. Please refrain from driving, walking around, smoking, or laying in bed while on Zoom. You must be stationary and in a quiet place during the hearing.
5. Please dress appropriately for Zoom, just as you would for an in person Court hearing.
6. Please conduct yourself on Zoom as though you were in person for your hearing.

PLEASE BE ADVISED THAT AS OF 8/19/24, ALL PARTIES MUST HAVE THEIR FULL NAME AND CASE NUMBER ON THE IDENTIFICATION OF APPEARANCE

SENIOR JUDGE CHRISTOPHER POLE IS THE ASSIGNED SENIOR JUDGE FOR DIVISION 11 AND HE WILL BE THE PRESIDING JUDGE FOR TRIALS IN DIVISION 11 UNLESS INDICATED OTHERWISE.

JUDGE CHRISTOPHER POLE ZOOM INFORMATION:

<https://17thflcourtss/j/91496393836> Meeting ID: 914-9639-3836

In the trials set before Judge Christopher Pole the attorneys and witnesses may appear by zoom or live in open court. The attorneys must designate on their witness list whether they and their witnesses are going to appear by Zoom or live in open court.

FORECLOSURE DIVISION (11) PROCEDURES

THE ONLINE DOCKETING FOR UMC IS NOW AVAILABLE TO SCHEDULE UMC HEARINGS STARTING

PLEASE REVIEW ADMINISTRATIVE ORDER 2020-42 REGARDING THE ADMISSION OF EVIDENCE.

CASE MANAGEMENT: all hearings will be proceeding via Zoom until further notice.

MOTION CALENDAR: all hearings will be proceeding via Zoom until further notice. Before setting your hearing, please make sure to read the Administrative Order 2020-40-Civ (Second Amended) DEFAULTS, WRITS OF GARNISHMENT, EVICTIONS AND WRITS OF POSSESSION.

After the Parties have conferred (per FL R.Civ.P 1.202), the Hearings properly set for 5 minutes and properly noticed will be heard through zoom. After the hearing is set on UMC make sure to upload your notice of hearing and motion to the Supporting Documents section on CMS at least 5-7 business days before your hearing. Cases not properly set or missing the supporting documents, will be canceled. [PLEASE SEE: Supporting Documents Training Guide](#)

1. Motions - Page and Other Limitations.

(a) In a motion or other application for an order, the movant shall include a concise statement of the relief requested, a statement of the basis for the request and citation to legal authority in support of the request. Motions set on motion calendar shall not exceed four (4) pages and motions scheduled for special set hearing shall not exceed ten (10) pages (this page limitation excludes Motion for Summary Judgment). All motions and responses shall be double-spaced with margins not less than one inch. Font size shall not be less than 12 points.

(b) Each party opposing a motion or application may file a response that includes citation to legal authority in opposition to the request. A response to a motion calendar matter shall not exceed three (3) pages and a response to a special set matter shall not exceed seven (7) pages.

(c) No party shall file any reply or further memorandum directed to the motion or response allowed in (a) and (b) unless the Court grants leave.

(d) A motion requesting relief from the page limitation shall not exceed two (2) pages, specify what efforts have been made to comply with the page limitation, specify the length of the proposed filing and not include any attachments.

(e) Page limitations set forth in these procedures do not include the caption or certificate of service. ORIGINAL NOTE AND MORTGAGE NEED TO BE FILED WITH THE CLERK'S OFFICE.

ORDERS TO SHOW CAUSE: PLEASE SUBMIT AN ORDER ON THE MOTION FOR A HEARING THROUGH THE CMS PORTAL SYSTEM FOR JUDGE RODRIGUEZ'S REVIEW AND ELECTRONIC SIGNATURE. PLEASE REMEMBER TO ATTACH YOUR MOTION.

PLEASE SUBMIT AGREED OR PROPOSED ORDERS THROUGH THE CMS ONLINE SYSTEM AT [17TH.FLCOURTS.ORG](http://17th.flcourts.org) AND SEND ANY SUPPORTING DOCUMENTS AS ATTACHMENTS. DO NOT SUBMIT COMPETING ORDERS ON CMS.

EMERGENCY MOTIONS: All emergency motions to cancel a foreclosure sale must be filed before 4:00PM on the day prior to the sale. The parties also must email their request for a hearing to div11@17th.flcourts.org and foreclosure@17th.flcourts.org before 4:00PM on the day prior to the sale. The notice of hearing must state that the hearing will be held via Zoom Video Conference. If this emergency procedure is not strictly complied with, the hearing will not be held. The email must state whether the cancellation is agreed, sought by plaintiff or defendant.

All emergency motions to stay a writ of possession must be filed before 4:00PM on the day prior to the hearing. The parties also must email their request for a hearing to div11@17th.flcourts.org and foreclosure@17th.flcourts.org before 4:00PM on the day prior to the hearing. The notice of hearing must state that the hearing will be held via Zoom Video Conference. If this emergency procedure is not strictly complied with, the hearing will not be held. The email must state whether the cancellation is agreed, sought by plaintiff or defendant.

<http://www.17th.flcourts.org/judiciary-list-and-category/> (Judicial Directories with all Zoom Meeting Links and IDs)

JUDGE CARLOS A. RODRIGUEZ. is inviting you to a scheduled Zoom meeting.

Topic: Judge Rodriguez's Docket

Join Zoom Meeting: <https://17thflcourts.zoom.us/j/852787101>

Meeting ID: 852-787-101

One tap mobile

+16468769923,,763453911# US (New York)

+13126266799,,763453911# US (Chicago)

Dial by your location

+1 646 876 9923 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US

+1 301 715 8592 US

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

Meeting ID: 852-787-101

All Zoom meetings now include toll free numbers for Participants calling in by phone:

(888)475-4499 US Toll-free, (833)548-0276 US Toll-free, (833)548-0282 US Toll-free, (877)853-5257 US Toll-free

JUDGE CHRISTOPHER POLE: <https://17thflcourts.zoom.us/j/91496393836>

Special Set Hearing Materials:

All hearings shall be in person but until further notice Zoom shall be available for motion calendar, calendar calls, case management conference and emergency matters.

Zoom is not available for special set hearings that exceed 45 minutes unless approved by the court.

- May be uploaded electronically through CMS.
- Prior to an Evidentiary Hearing all counsel/self represented parties must meet and confer (telephonically, email, or videoconference) to discuss stipulations regarding authenticity and admissibility of exhibits. FL.R.Civ.P. 1.202

At least Two (2) days prior to an evidentiary hearing, counsel(s) shall file all evidence to be introduced. The exhibits should be pre-marked or bates stamped with an index. Counsel(s)/parties SHALL make every effort to agree to exhibits and file a Joint Index with exhibits.

FOR ALL EVIDENTIARY HEARINGS/TRIALS, PLEASE REVIEW AO 2020-42-GEN ADMINISTRATIVE [ORDER HERE.](#)

Please see: [Supporting Documents Training Guide](#)

Please Note: **DO NOT** Send Hard Copies of Motions or Materials for UMC, Case Management Hearings or Special Set Hearing. **ALL** paperwork needs to be uploaded electronically through CMS, no paperwork should be **DROPPED OFF** in front of the Courthouse.

If you encounter technical difficulties submitting an order or uploading documents to CMS, please send an e-mail to calendar@17th.flcourts.org for further assistance.

For Hearings Requiring Court Reporters:

Parties who desire a Court Reporter will make the necessary arrangements with the Court Reporter. IN PERSON APPEARANCE at special set hearings.

- The Court Reporter will announce their presence.
- Any witness(es) or interpreter will announce their presence, the attorneys must ensure a person authorized to give oaths is present.
- See [Supreme Court of Florida, Administrative Order No. AOSC20-16.](#)

ANNOUNCEMENT DIRECTED TO ALL PERSONS APPEARING BY TELEPHONE OR VIDEO CONFERENCE:

In times like these the need for professionalism is even more paramount. PLEASE:

- 1) Be considerate and let others finish making their arguments/thoughts without interruption before responding.
- 2) State your name when you begin to speak, especially in multi-party hearings and when a court reporter is in attendance.
- 3) Please be patient, the Court is attending to multiple matters at the same time.
- 4) Mute your phone and please be mindful of background noise when you are not speaking.
- 5) The Zoom proceedings are not being recorded, if you want a record you need to hire a court reporter, this Court has not authorized anyone to record the Zoom Proceeding absent a court reporter. BE ADVISED THAT ANY RECORDING WITHOUT THE COURT'S APPROVAL AND CONSENT may be considered a 3rd Degree Felony and the matter may be referred to the Broward County State Attorney's Office.

CIVIL DIVISION 11- RESIDENTIAL FORECLOSURES

To communicate with the Foreclosure Unit please use the following methods and include all interested parties:

Email: foreclosure@17th.flcourts.org

Div11@17th.flcourts.org

Hand Deliveries: WW15127

Mailing Address: Broward County Courthouse,
Chambers WW15127
201 S.E. 6th Street Fort Lauderdale FL, 33301

HOW TO SCHEDULE A HEARING

All parties are required to utilize the Online Electronic Scheduling System for the 17th Judicial Circuit “Case Management System” to schedule Uniform Motion Calendar (UMC) Hearings and uploading E-Orders.

To schedule hearings on-line <https://cms.17th.flcourts.org/ebench>

If you encounter technical difficulties, please email the Court’s Judicial Information System (JIS) personnel for assistance at: calendar@17th.flcourts.org

HEARINGS

UNIFORM MOTION CALENDAR (UMC)

Monday-Thursday 9:15 AM to 10:15 AM

UMC is held in courtroom WW15160. UMC hearings are for **non-evidentiary** matters and may not exceed five (5) minutes. UMC hearings may be scheduled via the Online Scheduling System. It is not necessary to furnish the Court with a courtesy copy of the Notice of Hearing, Motion or supporting documents provided all pleadings/documents have been efiled. The Court reserves the right to decide non evidentiary issues or any issue stipulated on the papers filed.

CASE MANAGEMENT CONFERENCES (CMC) AND LOPs:

Fridays 10:00 AM to 11:00 AM

Case Management Conferences (CMC) are scheduled on a case by case basis, depending on the motion before the court and recent case activity. All CMC hearings are held in courtroom #WW15160. CMC hearings will **ONLY** be scheduled by the Judge and her staff in court.

SPECIAL SET HEARINGS:

All Special Set Hearings that exceed 30 minutes **MUST** be set with the Judicial Assistant, via email Div11@17th.flcourts.org **(please include opposing counsel(s) in the email)**. Counsel shall confirm that the motion has been efiled and will advise how much time is requested for the hearing. Counsel, in good faith, shall secure the hearing time necessary to give all parties adequate time to argue the merits of the motion.

FEE HEARINGS:

Evidentiary Fee Hearings can be scheduled on CMS, unless they will exceed 30 minutes and then you will have to contact the JA.

EMERGENCY HEARINGS:

Emergency hearings are limited to emergency motion to cancel foreclosure sale and emergency motion to stay a writ of possession. These are handled in the manner outlined below and in the [Self-Represented Litigant flyer](#).

An emergency hearing to **postpone/cancel a foreclosure sale** cannot be scheduled on the Judge's Online Calendar. This is heard as a Walk-In / Add On to the UMC Calendar (Monday-Thursday) within five (5) business days of the scheduled sale. The hours of court are 9:15 AM – 10:15 AM.

An emergency hearing to **stay a writ of possession**, cannot be scheduled on the Judge's Online Calendar. This is heard as a Walk-In / Add On to the day's Calendar(Monday-Thursday). The hours of court are 9:15 AM – 10:15 AM. Once the Motion to Stay the Writ of Possession has been filed with the Clerk of Circuit Court, a Clerk will direct you.

TELEPHONIC HEARINGS

Telephonic hearing requests will be addressed in accordance with Fla. R. Jud. Adm. 2.530. A party wishing to appear by telephone can submit a motion 48 hours prior to the hearing to appear telephonically with a proposed order to the court by U.S. Mail, Hand-delivery or via the Online Scheduling System. Please include the telephone number in your proposed order where counsel may be reached.

The Court cannot guarantee that a motion to appear telephonically will be reviewed and ruled upon if the motion and proposed order are received by the Court less than five (5) business days prior to the hearing.

TRIALS

Trials before Judge Christopher Pole shall be held on Mondays, Tuesdays and Wednesdays starting at 9:00 a.m and ending for the day at 5:00 pm. Lunch break will be from 12:00 to 1:00 pm. Trials will continue from day to day until completed. Attorneys and witnesses shall arrange their schedules accordingly.

Foreclosure Trials are held in courtroom WW4150. Motions to Continue the Trial must be set and heard before the trial date and cannot be submitted as an Agreed Order.. See Fla.R.Civ.P. 1.460 FlaRule.Jud.Adm. 2.545(E).

ALL MOTIONS FOR REHEARING/RECONSIDERATION need to be sent via email to div11@17th.flcourts.org along with the name of the judge who heard the matter.

Motions to Cancel Sales, Reset Sales and Motions for Writs of Possession are subject to Fla. R. Civ. P. 1.080 (a). Fla.Rul.Jud.Adm.2.516

SELF REPRESENTED LITIGANTS

If you are a self-represented person (*pro se*), needing to schedule a hearing, have an upcoming foreclosure sale canceled or have been issued a Writ of Possession please see the **Self Represented Litigant flyer** for further information. If you are an LLC or Incorporated, you must be represented by an attorney.

Self-represented (*pro se*) litigants may have their hearings set by sending an email to Division 11@17th.flcourts.org. A valid national identification (passport, driver's license, etc.) and a copy of the filed motion are required. A copy of the motion and notice of hearing must be sent to all parties in the matter.

To register for On-Line Scheduling click here [User Agreement for On-Line Scheduling](#) form. This form must be returned to foreclosure@17th.flcourts.org

Please review the [SELF-REPRESENTED LITIGANT](#) link for more information.

AGREED ORDERS

Users of Division 11 may upload **Agreed E-Orders and Supporting Documents ONLY**. Agreed Orders must carry the word **AGREED** in the motion and order title. To upload Agreed Orders and use Online Scheduling visit the **17th Judicial Circuit of Florida website**, look for *Quick Links* then click on *e-Order Instructions* or *Online Scheduling System* (one of the bullet points below). DO NOT SUBMIT COMPETING ORDERS!

The sender **MUST** certify the submitted order is agreed by selecting a specific category. The categories include:

- Agreed Order (not applicable to continue a hearing)
- Agreed Order for Extension of Time to Respond to Complaint
- Final Order of Dismissal of the Case as to all Parties

- Final Order of Dismissal as to One or More Parties but

not a Final Order of Dismissal of the Case
- Agreed Stipulation for Substitution of Counsel

NOTE:

The Judge's electronic signature will appear on the last uploaded page of your document. It is important therefore that the last uploaded page is the signature page of the e-order.

Signed copies of Orders are uploaded to the docket by the Clerk's Office. This can be viewed online once uploaded, please allow sufficient time for your order to be signed and uploaded. Counsel should ensure parties are notified.

If you are a person with a disability who needs accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Diane Sobel, Room WW20140, 201 S.E. 6TH Street, Fort Lauderdale FL 33301, (954)831-7721; at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

ADMINISTRATIVE ORDERS

[2014-17-CIV](#): As to Residential Mortgage Foreclosure (Affidavit of Compliance With Administrative Order As To Summary Judgment Hearings

[2015-26-CIV](#): Establishing Circuit Civil Case Distribution

[2021-50-CIV](#): Amended Circuit Civil and County Civil Emergency Matters

Please see Administrative Order # 2021-50-CIV

[2022-5-GEN](#): Motion for Rehearing, please see Administrative Order

DISCLOSURE OF POSSIBLE COURT CONFLICTS:

The judge or his wife have been parties to claims involving Geico Insurance Company, Citizens Insurance Co., and has a standing order of recusal as to attorneys Bruce Herman, Mathew Herman or Peter Herman. Other counsel that have represented the family are Carson Hancock and Mark Gaeta.