



# **SPECIAL MAGISTRATE HEARING AGENDA**

**JUNE 20, 2019**

**9:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N. ANDREWS AVE**

**ROSE-ANN FLYNN  
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will 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.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
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**NEW BUSINESS**

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CASE NO: CE19040415  
CASE ADDR: 3088 NW 20 ST  
OWNER: EDWARDS, ALISSA M H/E  
EDWARDS, SHAKEIRA A  
INSPECTOR: HECTOR SUAREZ

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-280 (h) (1)

THERE IS A CHAIN LINK FENCE IN DISREPAIR INCLUDING BUT NOT LIMITED TO THE CHAIN LINK MESH ON THE EAST SIDE OF THE DRIVEWAY.

9-306

THE EXTERIOR WALLS AND FASCIA BOARD AS WELL AS THE CONCRETE COLUMNS ON THE PROPERTY HAVE NOT BEEN MAINTAINED AND HAVE BLACK DIRTY STAINS AND MISSING, PEELING PAINT; THE SOFFITS INCLUDING BUT NOT LIMITED TO THE FRONT OF THE PROPERTY ARE IN DISREPAIR.

9-280 (b)

THERE ARE SHUTTERS ON THE PROPERTY THAT ARE DIRTY, STAINED, IN DISREPAIR AND ARE NOT BEING MAINTAINED.

9-280 (g)

THE ELECTRICAL WIRES IN THE CONCRETE COLUMN ON THE EAST SIDE OF THE PROPERTY ARE EXPOSED.

18-4 (c)

THERE ARE DERELICT VEHICLES INCLUDING BUT NOT LIMITED TO AN RV TRAILER, A BLACK FORD PICKUP WITHOUT A TAG, AND A COVERED VEHICLE WITH FLAT TIRES ON THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY.

BCZ 39-275 (6) (b)

THERE IS OUTDOOR STORAGE ON THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY INCLUDING BUT NOT LIMITED TO PAINT BUCKETS, TIRE(S) AND OFFICE FURNITURE.

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CASE NO: CE19040905  
CASE ADDR: 341 SW 14 ST  
OWNER: SPINDLER REALTY LLC  
INSPECTOR: MIKE SANGUINETTI

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED  
IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF THE  
LAWN AND SWALE WHICH ARE BARE OF GROUND COVER AND SECTIONS  
STREWN WITH GRAVEL WITHOUT PROPER DEMARCATION.

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CASE NO: CE19031857  
CASE ADDR: 1465 NW 6 ST  
OWNER: JAMES, LARRY G  
INSPECTOR: GUSTAVO CARACAS

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, MISSING AND PEELING PAINT.

18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS,  
INCLUDING BUT NOT LIMITED TO OLD TIRES, BED FRAMES, AND  
MATTRESSES ON THIS PROPERTY AND SWALE AREA.

18-4 (c)  
NO PERSON SHALL PARK, LEAVE, OR STORE ANY DERELICT  
VEHICLE OR VESSEL UPON ANY PUBLIC OR PRIVATE PROPERTY.

18-7 (b)  
THE PROPERTY IS BOARDED-UP WITHOUT FIRST OBTAINING A  
PERMIT OR CERTIFICATE.

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CASE NO: CE19011790  
CASE ADDR: 3615 DAVIE BLVD  
OWNER: JRD INVESTMENT PROPERTY LLC  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 9-305 (b)  
COMPLIED.

47-20.20.H.  
COMPLIED.

15-28.  
ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS  
TAX RECEIPT.

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CASE NO: CE18100110  
CASE ADDR: 673 NE 3 AVE  
OWNER: FAIRFIELD FLAGLER LP %FF REALTY II  
INSPECTOR: ROBERTA JONES

VIOLATIONS: 47-22.9.  
VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT  
FIRST OBTAINING PERMITS.

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CASE NO: CE18052319  
CASE ADDR: 918 NW 24 AV  
OWNER: LO, PAPA  
INSPECTOR: ROBERTA JONES

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS  
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS  
PROPERTY AND SWALE AREA.

24-27. (b)  
WITHDRAWN

9-307 (a)  
THERE ARE BROKEN WINDOWS ON THE PROPERTY IN NEED  
OF REPLACING OR REPAIR.

9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS  
NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHERE  
THE POLES ARE BENT, HOLES IN THE FENCE, AND NOT PROPERLY  
SECURED TO THE POSTS. THE FENCE AT THIS PROPERTY IS IN  
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

**CONTINUED**

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9-304 (b)

THE PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.  
THERE ARE OIL STAINS, CRACKS AND HOLES IN THE DRIVEWAY.

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 THE SWALE.

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, MISSING AND PEELING PAINT.

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CASE NO: CE19050765  
CASE ADDR: 2632 NE 27 TER  
OWNER: MARCHELOS 2632 FAM TR MARCHELOS, SPIRO TRSTEE  
INSPECTOR: VAUGHN MALAKIUS

VIOLATIONS: 18-11 (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS  
STAGNANT WATER, TRASH AND DEBRIS. THE POOL IN THIS  
CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE  
COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR  
MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A REPEAT  
VIOLATION PER CASE CE17040761 WHERE ON 8/10/17 SPECIAL  
MAGISTRATE PURDY FOUND THAT A VIOLATION EXISTED AND ORDERED  
10 DAYS TO COMPLY. THE PROPERTY DID NOT COMPLY UNTIL  
8/29/17 AND ON 11/16/17 SPECIAL MAGISTRATE PURDY IMPOSED A  
FINE OF \$400.00. THIS CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO  
THE HEARING DATE.

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CASE NO: CE19032181  
CASE ADDR: 5721 NE 18 AV  
OWNER: PERAZZELLI, ANTONIO & ELOINA N  
INSPECTOR: VAUGHN MALAKIUS

VIOLATIONS: 9-304 (b)

COMPLIED

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ITEMS INCLUDING BUT NOT LIMITED  
TO OLD BUCKETS, CRATES, BOXES, CHAIRS, FLOWER POTS, PAINT CANS  
AND DEBRIS SCATTERED ABOUT THE FRONT AND EASTERN SIDES OF  
THIS RS-8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER  
SECTION 47-5.19.

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47-34.4 B.1.

THERE IS A TRAILER PARKED/BEING STORED OVERNIGHT AT THE FRONT PARKING AREA OF THIS RMM-25-RESIDENTIAL MULTIFAMILY ZONED PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS ON THIS PROPERTY HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO AREAS AROUND THE AIR CONDITIONING UNIT NEAR THE FRONT DOOR, SHOWS AREAS OF DETERIORATION AND IS NOT SEALED PROPERLY. THERE ARE STAINED AREAS WITH MISSING, PEELING PAINT.

9-280 (b)

THERE ARE SEVERAL CRACKS ALONG THE WALLS AND UNFINISHED WORK ABOUT THE INTERIOR CEILING OF UNIT# 4 OF THIS PROPERTY. THE INTERIOR BATHROOM DOOR IS BROKEN OFF THE HINGE AND UNABLE TO CLOSE. THE INSIDE TO THE FRONT DOOR IS ALSO DAMAGED AND IN DISREPAIR. ALL WALLS SHALL BE MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

9-280 (f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

9-280 (g)

THERE ARE ELECTRICAL OUTLETS AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

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CASE NO: CE19042083  
CASE ADDR: 506 SE 23 ST  
OWNER: PREMIERE AUTOMOBILE SALES INC  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19022011  
CASE ADDR: 350 SE 24 ST  
OWNER: HLT-FTL STATE RD 28 LP  
INSPECTOR: LOIS TUROWSKI

VIOLATIONS: 9-304 (b)  
COMPLIED

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18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-22.6.F.

THERE IS A FREE STANDING SIGN ON THE FRONT OF THE PROPERTY THAT IS MISSING ITS DISPLAY. ELECTRICAL WIRES ARE HANGING AND IT IS IN GENERAL DISREPAIR.

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CASE NO: CE19031075  
CASE ADDR: 1619 NW 14 CT  
OWNER: WILLIAMS, ANGELA ABRAMS, TYRONE  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

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, MISSING AND PEELING PAINT.

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CASE NO: CE19031080  
CASE ADDR: 1613 NW 14 CT  
OWNER: HAMIDULLAH, WAJIHAHA  
INSPECTOR: STEPHANIE BASS

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.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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CASE NO: CE19031964  
CASE ADDR: 341 SW 29 AV  
OWNER: HARVEY, DELORES A EST  
INSPECTOR: STEPHANIE BASS

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.

9-304 (b)  
DRIVEWAY IS NOT WELL GRADED.

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CASE NO: CE18080012  
CASE ADDR: 1608 SW 5 ST  
OWNER: SAPP, DILLON R  
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 47-21.5.  
THERE WAS A SEA GRAPE TREE REMOVED FROM THIS PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED TREE REMOVAL PERMIT.

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CASE NO: CE19041105  
CASE ADDR: 1604 DAVIE BLVD  
OWNER: GIL, BRIGITTE  
INSPECTOR: GAIL WILLIAMS

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

18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, BOXES AND FURNITURE ON THIS PROPERTY.

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CASE NO: CE19031776  
CASE ADDR: 920 SW 21 TER  
OWNER: 920 TERRACE FL LLC% CFR REALTY PART  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19011409  
CASE ADDR: 3215 DAVIE BLVD  
OWNER: BOBKAT LLC  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS VIOLATION WAS PREVIOUSLY CITED UNDER CASE CE17121143 AND HAS RECURRED. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE BROKEN CURBING IN AREAS AND THE LIGHT FIXTURES ARE NOT BEING MAINTAINED AS PER ZONING REQUIRMENTS.

47-21.11.A.

THE LANDSCAPING IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT MANNER. THERE IS SOME MISSING GROUND COVER AND OVERGROWN WEEDS IN AREAS.

47-22.9.

THERE ARE NON PERMITTED SIGNS INCLUDING, BUT NOT LIMITED TO BANNER AND FREESTANDING POLE SIGNS.

9-306

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

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CASE NO: CE19020554  
CASE ADDR: 700 NW 17 AV  
OWNER: JACKSON, MAMIE PEARLE  
INSPECTOR: MARY RICH

VIOLATIONS: 24-27. (b)  
COMPLIED

9-304 (b)  
WITHDRAWN

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9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS VIOLATION WAS PREVIOUSLY CITED UNDER CASE CE17071256 AND HAS RECURRED. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING.

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CASE NO: CE19022184  
CASE ADDR: 414 NE 8 AV  
OWNER: JANE L VREELAND REV LIV TR  
VREELAND, JANE LORRAINE TRSTEE  
INSPECTOR: PAULETTE PERRYMAN  
  
VIOLATIONS: 9-308 (b)  
COMPLIED.

9-306

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

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CASE NO: CE19031048  
CASE ADDR: 645 NE 15 AVE  
OWNER: HUNTER, TANNA E  
INSPECTOR: PAULETTE PERRYMAN

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY ON THIS RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT IS MISSING, WORN THROUGH AND HAS GRASS GROWING THROUGH IT.

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.

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, MISSING AND PEELING PAINT.

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CASE NO: CE19032000  
CASE ADDR: 330 SW 29 AV  
OWNER: FRANCIS, MICHEL  
INSPECTOR: PAULETTE PERRYMAN

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS LOCATION IS BROKEN, CRACKED  
AND IN DISREPAIR.

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.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND GUTTERS ARE  
IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE  
STAINS, MISSING AND PEELING PAINT. A SECTION OF THE GUTTER  
IS FALLING DOWN OVER THE FRONT DOOR.

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CASE NO: CE19051193  
CASE ADDR: 1716 NE 16 TER  
OWNER: MENDOZA, ALEJANDRO  
INSPECTOR: PAULETTE PERRYMAN

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON  
THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION  
PER CASES CE18102431, CE18090273, CE18071880 AND CE17110173  
WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS  
CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A  
FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE.

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CASE NO: CE19030075  
CASE ADDR: 1145 NW 6 AVE  
OWNER: ULYSSE, PROSPER  
INSPECTOR: STEPHANIE PHILOGENE

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT BEING  
MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT  
ARE MISSING, WORN THROUGH AND HAS GRASS GROWING THROUGH  
IT.

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CASE NO: CE19030077  
CASE ADDR: 1230 NW 3 AVE  
OWNER: SAINVIL, VILMOND & SAINVIL, LOUISANNA  
INSPECTOR: STEPHANIE PHILOGENE

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE STAINS,  
MISSING AND PEELING PAINT.

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CASE NO: CE19030393  
CASE ADDR: 1100 NW 5 AVE  
OWNER: RALL HOME IMPROVEMENTS LLC  
INSPECTOR: STEPHANIE PHILOGENE

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

18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON  
THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19031001  
CASE ADDR: 1708 NW 14 ST  
OWNER: ANTHONY, JULIA EST  
INSPECTOR: STEPHANIE PHILOGENE

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON  
THIS PROPERTY AND SWALE AREA.

18-4 (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

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 THROUGHOUT THE PROPERTY.

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

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CASE NO: CE19040319  
CASE ADDR: 905 NE 16 CT  
OWNER: NICHOLSON, DERYCK N  
INSPECTOR: BOVARY EXANTUS

VIOLATIONS: 18-12 (a)  
COMPLIED.

9-280 (b)  
COMPLIED.

9-304 (b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR, THERE IS GRASS AND WEEDS GROWING THROUGH IT.

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

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. FASCIA AND AWNINGS ARE STAINED AND DIRTY.

25-7 (a)  
GRAVEL INSTALLED ON THE SWALE WITHOUT A PERMIT ON FILE.

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CASE NO: CE19041055  
CASE ADDR: 1105 NE 6 AV  
OWNER: PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH INC  
INSPECTOR: BOVARY EXANTUS

VIOLATIONS: 18-12 (a)  
THERE IS TRASH, DEBRIS CONSISTING OF PIECES OF CONCRETE AND SCATTERED LITTER ON THIS FENCED IN VACANT PROPERTY AND SWALE AREA.

47-21.9.M.  
SECTIONS OF THIS VACANT PARCEL HAVE BARE AND MISSING GROUND COVER.

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CASE NO: CE19040938  
CASE ADDR: 3307 AUBURN BLVD  
OWNER: GREASE LIGHTNING DISPOSAL INC  
INSPECTOR: BOVARY EXANTUS

VIOLATIONS: 9-313. (a)  
COMPLIED.

24-27. (b)  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER  
COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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.

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

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, MISSING AND PEELING PAINT.

18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON  
THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19050229  
CASE ADDR: 719 NE 17 AV  
OWNER: PASSERO DEVELOPMENT LLC  
INSPECTOR: BOVARY EXANTUS

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON  
THIS PROPERTY AND SWALE AREA PER CASES CE18050703 AND  
CE19010826. THIS IS A RECURRING VIOLATION AND WILL BE  
PRESENTED BEFORE THE SPECIAL MAGISTRATE HEARING TO GET A  
FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE18111661  
CASE ADDR: 920 SW 30 AV  
OWNER: JOSEPH,BAZIN H/E CHARLES,ARCHANGE &  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 18-1.

COMPLIED

18-12 (a)

COMPLIED

9-280 (h) (1)

COMPLIED

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.

9-313. (a)

COMPLIED

9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

---

CASE NO: CE19041080  
CASE ADDR: 3741 SW 1 ST  
OWNER: MAIURO, JOSEPH K  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 25-4

IT SHALL BE UNLAWFUL TO OBSTRUCT PUBLIC SIDEWALKS. THERE ARE CARS PARKING ON AND BLOCKING THE SIDEWALKS WHICH IS PROHIBITING THE SAFE PASSAGE OF PEDESTRIANS.

47-20.10.A.

THERE ARE CARS THAT ARE PARKING IN TWO SPACES WITH ONE SPACE ABUTTING BEHIND THE OTHER AND IS PROHIBITED EXCEPT WITH SINGLE FAMILY HOMES, DUPLEXES AND/OR TOWNHOUSES.

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CASE NO: CE19041098  
CASE ADDR: 3211 AUBURN BLVD  
OWNER: PIERRE-LOUIS, ST LOUIS & EMMA  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 18-1.

THERE IS STORAGE CONSISTING OF MATTRESSES, FURNITURE AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT, WHICH IS PROHIBITED 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 MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE (OR) ON THE PROPERTY.

47-39.A.1.b.(6)(b)

THERE IS EXCESSIVE STORAGE AROUND THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE BACKYARD WHICH IS VISIBLE FROM THE STREET. THERE IS WOOD, GLASS, CYLINDER BLOCKS, WINDOWS, DOORS, CAR PARTS, APPLIANCES AND OTHER MISCELLANEOUS ITEMS, INCLUDING BUT NOT LIMITED TO SCRAP METAL. THIS IS AN UNPERMITTED LAND USE IN THIS RESIDENTIAL ZONED DISTRICT.

47-39.A.1.b.(9)(e)1.

THERE IS MORE THAN ONE BOAT OR RECREATIONAL VEHICLE STORED OUTSIDE OF THE CARPORT OR GARAGE.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

9-306

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

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9-308 (b)

THERE IS TRASH, DEBRIS, AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

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CASE NO: CE19021406  
CASE ADDR: 311 SW 38 TER  
OWNER: DIEUJUSTE, MARY ELANIE & SEGNER  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 47-39.A.1.b.(6) (a)

THERE ARE BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, CEMENT MIXER, SCAFFOLDING, TOILETS, CINDER BLOCKS, WHEEL BARRELS, TILES, WOOD, METAL AND OTHER MISCELLANEOUS MATERIALS AND EQUIPMENT BEING STORED IN THE REAR OF THIS RS6-7 ZONED PROPERTY, WHICH IS A PROHIBITED LAND USE.

47-39.A.1.b.(6) (b)

THERE IS OUTDOOR STORAGE CONSISTING OF BUCKETS, CONTAINERS, INDOOR FURNITURE, AND OTHER MISCELLANEOUS ITEMS, WHICH IS PROHIBITED IN THE RS6-7 ZONED PROPERTY.

9-278 (e)

THERE ARE WINDOWS IN THE REAR OF THE PROPERTY THAT ARE COVERED WITH PLYWOOD AND NOT ALLOWING DIRECT VENTILATION TO THE OUTDOORS.

9-280 (b)

COMPLIED

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.

9-306

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

47-21.16.A.

ANY DEAD TREE OR STUMP IS CONSIDERED A PUBLIC NUISANCE AND THREATENS OR ENDANGERS THE PUBLIC HEALTH OR WELFARE. THERE IS A DEAD TREE AND STUMP IN THE REAR OF THIS PROPERTY AS WELL AS A SEVERELY HATRACKED TREE IN THE FRONT WHICH NEED TO BE REMOVED WITH PERMITS.

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CASE NO: CE19032296                   **POSTED AT PROPERTY 5/31/19**  
CASE ADDR: 500 SW 31 AV           **POSTED AT CITY HALL 6/6/19**  
OWNER: BAF 2 LLC  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 9-305 (a)  
                  COMPLIED

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.

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

47-34.1.A.1.  
THERE IS OUTDOOR STORAGE CONSISTING OF COOLERS, TIRES, SCREENING, BRICKS, CYLINDER BLOCKS, DOORS AND OTHER MISCELLANEOUS ITEMS, WHICH IS AN UNPERMITTED LAND USE.

18-1.  
THERE IS STORAGE UNDER THE CARPORT CONSISTING OF COOLERS, INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS, WHICH IS PROHIBITED. IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OF ANY PROPERTY IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLE BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BEDROOM WINDOW THAT IS CRACKED AND A JALOUSIE WINDOW MISSING FROM THE DOOR.

18-12 (a)  
COMPLIED

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CASE NO: CE19010484  
CASE ADDR: 868 NW 17 AVE  
OWNER: BOLDLOCK INVESTMENTS I LLC  
INSPECTOR: WILL SNYDER

VIOLATIONS: 9-280 (b)  
COMPLIED

9-280 (h) (1)  
WITHDRAWN

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

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.

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

18-4 (c)  
THERE IS A DERELICT VEHICLE PARKED IN THE REAR YARD OF THIS PROPERTY.

-----

CASE NO: CE19022236  
CASE ADDR: 1700 NW 4 ST  
OWNER: MCDONALD, RICHARD K  
INSPECTOR: WILL SNYDER

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCING IS NOT PROPERLY ATTACHED TO THE POSTS OR SUPPORT BEAMS.

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

47-34.4 B.1.  
THERE IS A BOAT AND TRAILER IMPROPERLY BEING STORED IN THE FRONT YARD OF THIS RESIDENTIALLY ZONED RS-8 PROPERTY.

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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, MISSING AND PEELING PAINT.

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW ON THE SOUTHERN FACING WALL OF THIS PROPERTY IS BROKEN.

18-12 (a)

COMPLIED

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CASE NO: CE19050028  
CASE ADDR: 747 NW 14 WAY  
OWNER: WILBERT & G SADDLER REV LIVTR  
SADDLER, WILBERT & GLORIA  
INSPECTOR: WILL SNYDER

VIOLATIONS: 18-4 (b)

THERE IS A DERELICT VEHICLE ON PRIVATE PROPERTY.

---

CASE NO: CE18121418  
CASE ADDR: 1017 NW 11 AV  
OWNER: HOWARD, MAE FRANCES EST HANNA, HATTIE  
INSPECTOR: PATRICE JOLLY

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.

9-280 (h) (1)

COMPLIED

9-306

COMPLIED

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE UNPAINTED, DISCOLORED AND COVERED IN MILDEW.

25-7 (a)

COMPLIED

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CASE NO: CE18121420  
CASE ADDR: 1107 NW 10 PL  
OWNER: WALKER, DONIAL WALKER, EDITH EST  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 9-313. (a)  
COMPLIED

9-305 (a)  
COMPLIED

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.

9-304 (b)  
COMPLIED

9-306  
COMPLIED

9-280 (b)  
COMPLIED

18-1.  
COMPLIED

---

CASE NO: CE18121425  
CASE ADDR: 1201 NW 10 PL  
OWNER: JOHNSTON, JULIAN  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 9-304 (b)  
THE PARKING FACILITIES OF THIS PROPERTY IS NOT BEING  
MAINTAINED IN A GOOD CONDITION. THERE AREAS OF THE GRAVEL  
DRIVEWAY THAT IS WORN THROUGH AND GRASS GROWING THROUGH IT.

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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CASE NO: CE19010154  
CASE ADDR: 1016 NW 10 TER  
OWNER: PAEZ, ALEJANDRO  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 9-313.(a)  
HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET  
OR PROPERLY DISPLAYED ON THIS PROPERTY.

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.

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

-----  
CASE NO: CE19021793  
CASE ADDR: 1041 NW 23 AV  
OWNER: OATES, ELDRED  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 24-27.(b)  
COMPLIED

47-34.1.A.1.  
THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY,  
INCLUDING BUT NOT LIMITED TO: APPLIANCES, SCRAP METAL AND  
OTHER ITEMS. THIS IS NOT A PERMITTED USE IN AN RS-8 ZONED  
PROPERTY.

47-34.4 B.1.  
THERE ARE COMMERCIAL TRAILERS BEING STORED ON THE PROPERTY  
OVERNIGHT.

18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON  
THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19042053  
CASE ADDR: 1326 NW 13 AVE  
OWNER: FRANCIS, GODWIN T  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 9-305 (a)  
THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON  
THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR  
PEDESTRIAN MOVEMENT.

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.

9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT  
BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS TWISTED  
AND LEANING. THERE ARE SECTIONS WITH BROKEN AND MISSING  
SLATS.

-----  
CASE NO: CE19040930  
CASE ADDR: 3330 AUBURN BLVD  
OWNER: TAH 2018-1 BOROWER LLC  
INSPECTOR: ORLANDO RODRIGUEZ

VIOLATIONS: 24-27. (b)  
COMPLIED

47-39.A.1.b. (6) (b)  
COMPLIED

9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN/AREA.  
GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE.

9-305 (b)  
COMPLIED

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

-----

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CASE NO: CE19040934  
CASE ADDR: 3330 AUBURN BLVD  
OWNER: TAH 2018-1 BOROWER LLC  
INSPECTOR: ORLANDO RODRIGUEZ

VIOLATIONS: 18-4 (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

---

CASE NO: CE19012004  
CASE ADDR: 625 CORAL WY  
OWNER: VALERIO, THOMAS A  
INSPECTOR: ORLANDO RODRIGUEZ

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

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS, WOODEN FENCE  
AND UTILITY DOOR ARE IN DISREPAIR. THERE ARE AREAS OF THE  
EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.  
THESE AREAS INCLUDE THE FRONT PERIMETER WALLS AND  
GARAGE DOORS.

---

CASE NO: CE19041004  
CASE ADDR: 3320 AUBURN BLVD  
OWNER: JULIEN, CLAUDIN BENOIT, AGALAIDE  
INSPECTOR: ORLANDO RODRIGUEZ

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

9-304 (b)  
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS.  
GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THIS  
IS A RECURRING VIOLATION, PREVIOUS CASE IS CE17010732. THIS  
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A  
FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR  
WITH THE HEARING DATE.

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CASE NO: CE19030935  
CASE ADDR: 1713 NW 13 CT  
OWNER: JAMES, SELBY LE CAREY, NORMAN C  
INSPECTOR: ORLANDO RODRIGUEZ

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.

9-304 (b)  
COMPLIED

9-308 (b)  
THERE IS DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-306  
COMPLIED

18-4 (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY.

---

CASE NO: CE18110360  
CASE ADDR: 2606 DEL MAR PL  
OWNER: DELMAR HOLDINGS LTD  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-308 (a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

---

CASE NO: CE19050064  
CASE ADDR: 142 SW 22 AV  
OWNER: US HOUSING EQUITY FUND LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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CASE NO: CE19020437  
CASE ADDR: 431 SW 31 AVE  
OWNER: DORELUS, JEAN R DORELUS, DOCILET  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-278 (e)  
THERE ARE AWNINGS DOWN ON THE WINDOWS AT THIS PROPERTY  
PREVENTING ADEQUATE VENTILATION TO THE INTERIOR.

9-304 (b)  
COMPLIED

9-305 (b)  
COMPLIED

9-308 (a)  
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER  
TIGHT.

-----  
CASE NO: CE19032032  
CASE ADDR: 131 SW 29 AV  
OWNER: BACHAN, BHAGWANTIA GOSINE  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 25-7 (a)  
COMPLIED

47-21.16.A.  
THERE IS A DEAD TREE STUMP ON THE SWALE OF THIS PROPERTY  
WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR  
WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF  
DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY  
PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

9-304 (b)  
COMPLIED

9-305 (b)  
THE LANDSCAPE ON THE PROPERTY INCLUDING THE SWALE ARE NOT  
BEING MAINTAINED IN A NEAT HEALTHY WELL KEPT APPEARANCE,  
THERE ARE BARE/MISSING AREAS OF GROUND COVER. THIS IS A  
REPEAT VIOLATION AS PER CASE CE17050323 THAT WAS HEARD  
BEFORE SPECIAL MAGISTRATE FLYNN ON 6/16/2018. THIS CASE  
WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE  
A DAILY FINE.

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9-306  
COMPLIED

9-308 (b)  
COMPLIED

---

CASE NO: CE19032302  
CASE ADDR: 101 SW 29 AVE  
OWNER: JAMES, REGINA WALKER, RONALD GENE  
INSPECTOR: LINDA HOLLOWAY

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

9-306  
THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRTY STAINS AND FADED PAINT.

18-12 (a)  
COMPLIED

47-21.16.A.  
COMPLIED

25-7 (a)  
THERE ARE POSTS INSTALLED ON THE SWALE.

---

CASE NO: CE19050137  
CASE ADDR: 142 SW 22 AV  
OWNER: US HOUSING EQUITY FUND LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-280 (b)  
COMPLIED

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

9-304 (b)  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH THE GRAVEL. THE GRAVEL IS IN NEED OF RE-GRAVELING.

**CONTINUED**

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9-305 (b)

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

9-313. (a)

COMPLIED

---

CASE NO: CE19030918  
CASE ADDR: 1648 NW 13 CT  
OWNER: EZEBEL GROUP LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-304 (b)

THERE ARE MULTIPLE VEHICLES PARKED ON THE GRASS, DIRT AND MULCH SURFACE.

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.

---

CASE NO: CE19030929  
CASE ADDR: 1642 NW 13 CT  
OWNER: AMERICAN REAL ESTATE STRATAGIES FUND L P  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE GRASS AND WEEDS GROWING THROUGH THE GRAVEL AND THE GRAVEL IS IN NEED OF RE-GRAVELING.

9-305 (b)

THE LANDSCAPE IS NOT BEING MAINTAINED. THE LANDSCAPE DOES NOT PRESENT A NEAT HEALTHY WELL KEPT APPEARANCE. THERE ARE AREAS OF BARE AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

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CASE NO: CE18081576  
CASE ADDR: 2929 RIVERLAND RD  
OWNER: F & F INVESTMENTS GROUP LLC  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-21.15.D.1.e  
THERE ARE SEVERAL TREES ON THIS PROPERTY THAT HAVE  
BEEN IMPROPERLY TRIMMED/HATRACKED.

---

CASE NO: CE18120918  
CASE ADDR: 2935 RIVERLAND RD  
OWNER: F & F INVESTMENTS GROUP LLC  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-21.15.A.1.a.  
THERE WERE SEVERAL TREES REMOVED FROM THIS PROPERTY  
WITHOUT THE REQUIRED TREE REMOVAL PERMIT.

---

CASE NO: CE19022138  
CASE ADDR: 1900 SW 35 AVE  
OWNER: ABIDING SAVIOR LUTHERAN CHURCH OF FORT LAUDERDALE FL  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-19.4.C.1  
THIS IS A RS-6.85B IRREGULAR RESIDENTIAL ZONED PROPERTY.  
THERE IS A 2 CUBIC YARD BULK CONTAINER BEING STORED ON A  
PAVED VEHICULAR USE AREA. THE BULK CONTAINER IS NOT BEING  
STORED IN THE PROPER LOCATION ON AN APPROVED SURFACE.

47-21.16.A.  
COMPLIED

9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
BEING MAINTAINED. THERE IS A DOOR ON THE SOUTH SIDE OF THE  
PROPERTY THAT IS IN DISREPAIR. THE WINDOW AC UNIT WAS  
REMOVED AND A BOARD WAS PLACED IN THE WINDOW.

9-306  
COMPLIED

---

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CASE NO: CE19030391  
CASE ADDR: 1328 SW 24 AV  
OWNER: SAVAGE, JAMES R  
INSPECTOR: JAMES FETTER

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

9-304 (b)  
COMPLIED

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.

---

CASE NO: CE19031663  
CASE ADDR: 104 SW 21 WAY  
OWNER: NIEDERRITER, VIRGIL E LE VIRGIL E NIEDERRITER REV LIV TR  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-34.1.A.1.  
COMPLIED

9-304 (b)  
THE DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE DRIVEWAY THAT HAVE GRASS/WEEDS GROWING THROUGH IT.

9-305 (a)  
COMPLIED

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, ALONG THE FENCE IN THE REAR OF THE PROPERTY IS OVERGROWN WITH VINES.

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.

9-308 (b)  
THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

---

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CASE NO: CE19031665  
CASE ADDR: 112 SW 21 WY  
OWNER: GORDON, GEORGIA  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-34.1.A.1.  
THERE IS OPEN AIR OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO THE FRONT AND SIDES OF THIS RS-8 ZONED RESIDENTIAL PROPERTY. THIS IS A NON-PERMITTED USE PER SECTION 47-5.11.

9-304 (b)  
THE GRAVEL DRIVEWAY AT THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND HAVE GRASS GROWING THROUGH IT.

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.

9-313. (a)  
COMPLIED

-----  
CASE NO: CE19031666  
CASE ADDR: 118 SW 21 WY  
OWNER: ISAAC'S ESTATE INC  
INSPECTOR: JAMES FETTER

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.

-----  
CASE NO: CE19031720  
CASE ADDR: 2643 MARATHON LN  
OWNER: MARTUCCI, JOSEPH MICHAEL; MARTUCCI, LESSA  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-21.15.A.5.  
THE TREE(S) ON THE FRONT OF THIS PROPERTY HAVE BEEN REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

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CASE NO: CE19031826  
CASE ADDR: 2041 SW 32 TER  
OWNER: CONSUEGRA, RAFAELA  
INSPECTOR: JAMES FETTER

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

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.

-----

CASE NO: CE19051206  
CASE ADDR: 1551 DAVIE BLVD  
OWNER: AMERICAN ONE INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 101:31.2.1.2  
THE MEANS OF ESCAPE FROM THE DWELLING UNIT DO NOT MEET THE  
REQUIREMENTS OF THE LIFE SAFETY CODE.

F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

-----

CASE NO: CE19051208  
CASE ADDR: 616 SW 16 AVE  
OWNER: KATZ, GERALD  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12  
MONTHS.

-----

CASE NO: CE19051209  
CASE ADDR: 734 NW 7 AVE  
OWNER: MIJENSUE CORP  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1: 13.6.1.2  
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH  
THE CODE.

-----

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CASE NO: CE19051210  
CASE ADDR: 3095 W COMMERCIAL BLVD  
OWNER: COMMERCIAL BOULEVARD PETROLEUM LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS A LOW CHARGE AND IS REQUIRED  
TO BE CERTIFIED BY THE WEST SIDE FROM THE STORE FRONT DOOR.

NFPA 211:10.7.3.3  
CLOTHES DRYER(S) IS/ARE NOT EXHAUSTED TO THE OUTSIDE AIR  
FOR THE CAR WASH BUILDING.

NFPA 1:11.1.10  
THERE IS/ARE MISSING ELECTRICAL COVER(S) INSIDE THE  
ELECTRICAL PANEL AT THE CAR WASH BUILDING.

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CASE NO: CE19051211  
CASE ADDR: 3900 N FEDERAL HWY  
OWNER: FLICK-SCRIPPS  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.3.1.1 (service)  
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE AS IT HAS  
BEEN TAGGED WITH A YELLOW TAG FOR DEFICIENCIES.

-----

CASE NO: CE19051611  
CASE ADDR: 812 NW 8 AVE  
OWNER: LEONARDI INVESTMENT TR LEONARDI, ANTHONY TRSTEE  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12  
MONTHS.

NFPA 1: 13.6.3.1.3.3.1  
THE FIRE EXTINGUISHER(S) ARE NOT VISIBLE AND/OR ARE  
OBSTRUCTED.

NFPA 1:1.7.6.2  
THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

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CASE NO: CE19051613  
CASE ADDR: 2611 E OAKLAND PARK BLVD  
OWNER: 2611 EAST OAKLAND PARK LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.3.1.1 (service)  
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE  
AND HAS BEEN TAGGED WITH A YELLOW DEFICENCY TAG

---

CASE NO: CE19051616  
CASE ADDR: 836 SW 24 ST  
OWNER: EQUITY TRUST CO CUSTODIAN FBO  
D'AGOSTINO, ALBERT C ETAL  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

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CASE NO: CE19051617  
CASE ADDR: 927 N ANDREWS AV  
OWNER: JOHN MAR III LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12  
MONTHS.

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CASE NO: CE19051619  
CASE ADDR: 6027 NW 31 AVE # C  
OWNER: LAKEVIEW PLAZA INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 101:7.9.2.1  
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED AT THE  
REAR EXIT.

NFPA 1:11.1.5.6  
EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR  
PERMANENT WIRING THROUGHOUT.

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CASE NO: CE19051620  
CASE ADDR: 605 SW 13 AVE  
OWNER: KATZ, GERALD P  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12  
MONTHS.

---

CASE NO: CE19051625  
CASE ADDR: 2412 NW 19 ST  
OWNER: MISSION REVIVAL CENTER OF THE APOST  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

---

CASE NO: CE19051626  
CASE ADDR: 2430 NW 19 ST # 2  
OWNER: PERSAUD USA PROPERTY HOLDINGS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051634  
CASE ADDR: 2430 NW 19 ST # 1  
OWNER: PERSAUD USA PROPERTY HOLDINGS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051673  
CASE ADDR: 2450 NW 22 ST  
OWNER: MOUNT CARMEL M B CHURCH INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051687  
CASE ADDR: 1105 NW 6 AVE  
OWNER: ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH FL INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

-----

CASE NO: CE19051690  
CASE ADDR: 1535 NW 15 AV  
OWNER: PENTECOSTAL ASSEMBLIES INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

-----

CASE NO: CE19051694  
CASE ADDR: 2660 NW 20 ST  
OWNER: APOSTLE FAITH CHURCH OF JESUS  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

-----

CASE NO: CE19051701  
CASE ADDR: 925 NW 12 AVE  
OWNER: SPRINGFIELD MISSIONARY BAPTIST  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051794  
CASE ADDR: 900 NW 10 TER # 3  
OWNER: JANEL GOMEZ REV TR GOMEZ, JANEL TRSTEE  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051796  
CASE ADDR: 900 NW 11 AVE  
OWNER: JAFED PROPERTIES LLC FORTIS/SOUTHEAST LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE19051797  
CASE ADDR: 217 SW 21 TER  
OWNER: TREPPUR LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12  
MONTHS.

---

CASE NO: CE19021869  
CASE ADDR: 2218 NW 5 ST  
OWNER: VELEZ, RAYZA  
INSPECTOR: WILL SNYDER

VIOLATIONS: 18-12(a)  
COMPLIED

25-4  
COMPLIED

47-34.4 B.1.  
COMPLIED

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

9-304(b)  
WITHDRAWN

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VACATION RENTALS

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CASE NO: CE19031730  
CASE ADDR: 3116 NE 45 ST  
OWNER: NE 45TH STREET LLC  
INSPECTOR: VAUGHN MALAKIUS

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19031976  
CASE ADDR: 1017 SW 4 ST  
OWNER: VIGIL, PAUL  
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 15-281.(a)  
THIS PROPERTY IS BEING UTILITZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19031460  
CASE ADDR: 900 NE 7 ST  
OWNER: MORENO, JAVIER A  
INSPECTOR: PAULETTE PERRYMAN

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19011733  
CASE ADDR: 401 N BIRCH RD # 511  
OWNER: DD INVESTMENTS GALE LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE19011854  
CASE ADDR: 401 N BIRCH RD # 1212  
OWNER: INVERSOUTH 2018 LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19020649  
CASE ADDR: 1718 NE 58 ST  
OWNER: PROMISED INVESTMENT LAND LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19020667  
CASE ADDR: 2732 NE 15 ST  
OWNER: RINEHART, ROBERT A ROBERT, RINEHART REV TR  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19020719  
CASE ADDR: 4040 GALT OCEAN DR # 325  
OWNER: OLIVEROS, HELGA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE19020735  
CASE ADDR: 5260 NE 18 AV  
OWNER: JOHNSON, DARRYL  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19021655  
CASE ADDR: 517 SW 14 ST  
OWNER: FREEMAN, DOUGLAS J  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE19021688  
CASE ADDR: 1328 CORDOVA RD  
OWNER: R E G VINCENZO FAMILY LP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE19031479  
CASE ADDR: 1808 SW 20 ST  
OWNER: WILSOND ELIANTUS REV TR ELIANTUS, WILSOND TRSTEE  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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HEARING TO IMPOSE FINES  
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CASE NO: CE16111025  
CASE ADDR: 408 ISLE OF PALMS DR  
OWNER: THOMAS, ROBERT H & MERRILL H  
INSPECTOR: JOHN SUAREZ

VIOLATIONS: 47-19.3.(f)(5)  
THE SEAWALL AT THIS PROPERTY IS BELOW THE MINIMUM  
ELEVATION ALLOWING TIDAL WATERS TO ENTER THE  
PROPERTY AND IMPACT THE ADJACENT PROPERTY.  
-----

CASE NO: CE16111027  
CASE ADDR: 410 ISLE OF PALMS DR  
OWNER: THOMAS, MERRILL H  
INSPECTOR: JOHN SUAREZ

VIOLATIONS: 47-19.3.(f)(5)  
THE SEAWALL AT THIS PROPERTY IS BELOW THE MINIMUM  
ELEVATION ALLOWING TIDAL WATERS TO ENTER THE  
PROPERTY AND IMPACT THE ADJACENT PROPERTY.  
-----

CASE NO: CE17061854  
CASE ADDR: 1208 SEMINOLE DR  
OWNER: KILCULLEN, BRIAN  
INSPECTOR: JOHN SUAREZ

VIOLATIONS: 8-91.(c)  
THERE IS A SEAWALL IN DISREPAIR ON THE PROPERTY. THERE  
ARE HOLES/CRACKS IN THE SEAWALL. THE SEAWALL IN ITS PRESENT  
CONDITION IS UNSATISFACTORY, IN DISREPAIR.  
-----

CASE NO: CE18060550  
CASE ADDR: 2830 SW 19 TER  
OWNER: PROMOCIONES 96 INC  
INSPECTOR: MIKE SANGUINETTI

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

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CASE NO: CE17120569  
CASE ADDR: 3132 NE 9 ST  
OWNER: LALWANI, NARAIN S  
INSPECTOR: GUSTAVO CARACAS

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

47-20.20.H.  
THE PARKING FACILITY AT REAR OF PROPERTY IS NOT BEING  
KEPT IN GOOD OPERATING CONDITION. THERE ARE AREAS WHERE  
THE GRAVEL IS MISSING AND DIRT/DUST IS IN ITS PLACE.

9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
MAINTAINED, INCLUDING BUT NOT LIMITED TO: WATER DRAIN,  
WINDOW SCREENS, WINDOW A/C SHELL DETERIORATED, WIRES  
HANGING ON BUILDING, FASCIA/SOFFIT AREA REQUIRES  
MAINTENANCE.

9-306  
WITHDRAWN

9-307 (c)  
THERE ARE DOORS AND WINDOWS WHICH HAVE BEEN  
COVERED/SEALED SHUT AND NO LONGER FUNCTION AS REQUIRED.

-----  
CASE NO: CE18011038  
CASE ADDR: 2312 NW 6 PL  
OWNER: THOMAS, ANTHONY LOUIS & THOMAS, SERINA ETAL  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR  
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON  
THIS PROPERTY AND SWALE AREA.

18-4 (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON  
THE PROPERTY.

47-34.1.A.1.  
OUTDOOR STORAGE.

CONTINUED

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47-34.4 B.1.

COMMERCIAL, INOPERABLE VEHICLES AND TRAILERS IMPROPERLY  
PARKED/STORED ON PROPERTY.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

9-308 (a)

BUILDING HAS BEEN DEMOLISHED.

---

CASE NO: CE18021868  
CASE ADDR: 1049 W COMMERCIAL BLVD  
OWNER: FAASSEN HOLDINGS FLA LLC  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 18-4 (c)  
THERE ARE DERELICT VEHICLES PARKED/STORED ON THIS  
VACANT LOT/ON THE PROPERTY.

47-21.9.M.

THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING  
GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL  
EROSION.

47-34.1.A.1.

THE VACANT LOT IS BEING USED TO STORE VEHICLES. THIS  
PROPERTY IS ZONED B-1 AND THIS IS CONSIDERED ILLEGAL  
LAND-USE PER TABLE 47-6.11. .

9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF  
THIS VACANT LOT.

---

CASE NO: CE18071819  
CASE ADDR: 3306 SW 15 CT  
OWNER: BRANCH BANKING & TRUST CO  
BB&T - PROPERTY TAX COMPLIANCE  
INSPECTOR: JAMES FETTER

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

---

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CASE NO: CE19020256  
CASE ADDR: 3120 SW 21 DANIEL STEPHEN  
INSPECTOR: JAMES FETTER

VIOLATIONS: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE ON THIS PROPERTY, INCLUDING  
BUT NOT LIMITED TO THE PORCH OR CARPORT AREA. THIS IS A  
NON-PERMITTED LAND USE IN THIS RS-6.85B ZONED RESIDENTIAL  
PROPERTY PER SECTION 47-24-7. THIS IS A RECCURING  
VIOLATION PER CASE CE18052417 WHEN THIS PROPERTY WAS CITED  
FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE  
SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

---

CASE NO: CE18012214  
CASE ADDR: 1021 NW 5 CT  
OWNER: BRIMM, ARLENE ADAMS  
INSPECTOR: ROBERTA JONES

VIOLATIONS: 18-12(a)  
COMPLIED

47-34.4B.1.  
COMPLIED

9-280(h)(1)  
THE WOODEN FENCE ON THE WEST SIDE OF THE PROPERTY  
IS IN DISREPAIR.

9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN  
AREA. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A  
SMOOTH, WELL GRADED CONDITION FREE OF WEEDS AND GRASS.

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.

---

CASE NO: CE18071626  
CASE ADDR: 1610 NW 7 PL  
OWNER: MARMATI LLC  
INSPECTOR: ROBERTA JONES

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS  
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER  
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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24-27. (b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT  
AFTER COLLECTION DAY AND NOT PULLED BACK TO AN  
APPROVED LOCATION.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE  
GRASS/LAWN AREA AND THERE IS NO DEFINED DRIVEWAY.

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.

9-306

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

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT  
MAINTAINED. THERE IS A BROKEN WINDOW ON THE PROPERTY.

-----  
CASE NO: CE18041533  
CASE ADDR: 4040 GALT OCEAN DR # 200  
OWNER: TAFF FAMILY LIMITED PARTNERSHIP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

-----  
CASE NO: CE18052453  
CASE ADDR: 4040 GALT OCEAN DR # 202  
OWNER: SAMANTHA'S VACATION RENTALS LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.  
-----

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CASE NO: CE18041534  
CASE ADDR: 4040 GALT OCEAN DR # 203  
OWNER: TAFF FAMILY LP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18052037  
CASE ADDR: 4040 GALT OCEAN DR # 204  
OWNER: GAMERO, SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18041805  
CASE ADDR: 4040 GALT OCEAN DR # 208  
OWNER: TAFF FAMILY LIMITED PARTNERSHIP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18041814  
CASE ADDR: 4040 GALT OCEAN DR # 209  
OWNER: NONNA ESTATES LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18041906  
CASE ADDR: 4040 GALT OCEAN DR # 210  
OWNER: TAFF FAMILY LIMITED PARTNERSHIP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18041909  
CASE ADDR: 4040 GALT OCEAN DR # 211  
OWNER: FTSM REALTY LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18041949  
CASE ADDR: 4040 GALT OCEAN DR # 214  
OWNER: TALERICO, FRANK  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18051865  
CASE ADDR: 4040 GALT OCEAN DR # 216  
OWNER: TAFF FAMILY LIMITED PARTNERSHIP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18051868  
CASE ADDR: 4040 GALT OCEAN DR # 218  
OWNER: ANGELINA TALERICO REV LIV TR  
TALERICO, ANNA RITA TRSTEE ETAL  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18051990  
CASE ADDR: 4040 GALT OCEAN DR # 219  
OWNER: F T RICO INC MCNAMARA SERVICES INC ETAL  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18052041  
CASE ADDR: 4040 GALT OCEAN DR # 222  
OWNER: GAMERO, RENEE SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18052043  
CASE ADDR: 4040 GALT OCEAN DR # 308  
OWNER: GAMERO, RENEE SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
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CASE NO: CE18052446  
CASE ADDR: 4040 GALT OCEAN DR # 327  
OWNER: GAMERO, RENEE SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18060015  
CASE ADDR: 4040 GALT OCEAN DR # 807  
OWNER: GAMERO, RENEE SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18060068  
CASE ADDR: 4040 GALT OCEAN DR # 908  
OWNER: GAMERO, RENEE SAMANTHA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18052035  
CASE ADDR: 4040 GALT OCEAN DR # 1103  
OWNER: SF FLORIDA LAND TR GAMERO, SAMANTHA TRSTEE  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
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CASE NO: CE18101379  
CASE ADDR: 2801 NE 33 AVE  
OWNER: ODNO LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-281. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL  
WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

---

CASE NO: CE18110385  
CASE ADDR: 3071 NE 47 ST  
OWNER: NE 47TH STREET LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18110760  
CASE ADDR: 1285 SW 24 AV  
OWNER: MARINE, DANIEL J  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18110767  
CASE ADDR: 1631 SW 22 AV  
OWNER: LAMBERT, MICHELLE H/E LAMBERT, HILDA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18111891  
CASE ADDR: 1114 NE 13 AV  
OWNER: GRUPO MAJDA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18120603  
CASE ADDR: 2017 NW 10 AVE  
OWNER: VILLALOBOS, ELAINE  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18120622  
CASE ADDR: 5701 NE 22 WY  
OWNER: KNEZEVICH, DAVID  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18120764  
CASE ADDR: 925 NE 14 PL  
OWNER: MCNICHOLS, ROBERT WESTON, JASON  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18120992  
CASE ADDR: 2200 SW 32 TER  
OWNER: MONSCHEIN, LEIGH K  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18121073  
CASE ADDR: 1601 SW 5 PL  
OWNER: KAURANEN, DONNA ARDUIN  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18121081  
CASE ADDR: 530 SW 11 AV  
OWNER: TYSON, CHARLES WILLIAM  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18121097  
CASE ADDR: 701 SW 14 TER  
OWNER: JOHNSON, KENNETH DAVID RIGG, SANDRA  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18121296  
CASE ADDR: 316 SW 12 AVE  
OWNER: LAVIOLA, ANTHONY J ROSA, RICHARD  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18121350  
CASE ADDR: 821 SW 2 ST  
OWNER: ENDLESS INVESTMENTS LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

---

CASE NO: CE18121385  
CASE ADDR: 6 PELICAN DR  
OWNER: BAJAJ, ARVINDER  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-281. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH  
AN EXPIRED CERTIFICATE OF COMPLIANCE.

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CASE NO: CE18121426  
CASE ADDR: 1300 NW 7 AV  
OWNER: DECRESCENZO, JAMES JR H/E DEFRESCO, ROSEMARY  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18121702  
CASE ADDR: 904 SE 14 CT  
OWNER: KMETZ, ALICE & GREG  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,  
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE  
CITY.

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CASE NO: CE18101140  
CASE ADDR: 440 SW 12 AVE  
OWNER: ABRAHAM, FELIX A & ANNA NINNY J  
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 15-281.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION  
RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

---

CASE NO: CE18090677  
CASE ADDR: 1709 SW 11 CT  
OWNER: PIERRE, VERONEL  
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 18-12(a)  
THERE ARE PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH,  
LITTER AND DEBRIS ON THIS PROPERTY.

24-27.(b)  
COMPLIED

9-278(e)  
THERE ARE WINDOWS THAT ARE COVERED WITH WOOD OR AWNINGS IN  
THIS OCCUPIED PROPERTY, PREVENTING REQUIRED VENTILATION.

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

9-308(b)  
THERE IS DEBRIS AND A BLUE TARP ON THE ROOF OF THIS  
PROPERTY.

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CASE NO: CE18061224  
CASE ADDR: 1043 WYOMING AVE  
OWNER: JOHNSON, RYAN KEITH  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 24-27. (b)

THE TRASH CARTS ARE IMPROPERLY STORED ON THE PROPERTY.

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.

9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING OF FURNITURE, APPLIANCES AND OTHER MISCELLANEOUS ITEMS. OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA ZONED RS-6.7. THE OUTDOOR STORAGE IN THE CARPORT AT THIS PROPERTY 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.

9-308 (a)

THE ROOF BEING MAINTAINED IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

9-280 (b)

COMPLIED

47-39.A.1.b. (6) (a)

COMPLIED

47-39.A.1.b. (6) (b)

THERE IS OUTDOOR STORAGE ON THIS PROPERTY ZONED RS-6.7 CONSISTING ON BUCKETS, FURNITURE,BOARDS AND OTHER MISCELLANEOUS ITEMS,OUTDOOR STORAGE IS PROHIBITED IN THIS ZONING DISTRICT.

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CASE NO: CE18081369  
CASE ADDR: 3080 NW 17 ST  
OWNER: BOGOMOLNI, GUSTAVO SAIEGH, MARCELO  
INSPECTOR: PATRICE JOLLY

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE 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. THERE IS A LARGE AMOUNT OF OUTDOOR STORAGE CONSISTING BUT NOT LIMITED TO CAR PARTS, TIRES, SCRAP METAL AND OTHER ITEMS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-4(c)

THERE ARE SEVERAL UNLICENSED OR OTHERWISE DERELICT VEHICLES ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE18010002 AND CE15040497. 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.

24-27.(b)

COMPLIED

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RS-8 ZONED PROPERTY.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

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9-305 (b)

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

9-306

COMPLIED

---

CASE NO: CE18091383  
CASE ADDR: 2598 NW 18 TER  
OWNER: OAKLAND 95 LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: BCZ 39-132.(a)  
THERE IS PLANT, LAWN OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS UNDEVELOPED COMMERCIAL VACANT PARCEL, INCLUDING BUT NOT LIMITED TO CEMENT DEBRIS AND MULTIPLE CONCRETE ITEMS.

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CASE NO: CE18120977  
CASE ADDR: 1317 NE 4 AVE  
OWNER: AGAPE CHURCH OF GOD INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

---

CASE NO: CE18121307  
CASE ADDR: 1809 SW 22 ST  
OWNER: M & M REAL ESTATE 1809 LLC  
INSPECTOR: MIKE SANGUINETTI

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

---

CASE NO: CE19020308  
CASE ADDR: 5660 NE 17 TER  
OWNER: THIXTON, MARINA H/E THIXTON, BRANDON  
INSPECTOR: VAUGHN MALAKIUS

VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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CASE NO: CE18111405  
CASE ADDR: 2751 SW 2 ST  
OWNER: MITCHELL, JAMES MITCHELL, MARLENE  
INSPECTOR: MARY RICH

VIOLATIONS: 18-1.

COMPLIED

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-20.20.H.

COMPLIED

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING/FALLING WOOD FENCE SLATS.

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.

9-306

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

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CASE NO: CE18120584  
CASE ADDR: 2741 DAVIE BLVD  
OWNER: M R MCTIGUE PARTNERS L L C % EAST K  
INSPECTOR: MARY RICH

VIOLATIONS: 18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-19.4.D.8.

THE DUMPSTER ENCLOSURES ON THIS MULTIPLE UNIT PROPERTY ARE NOT BEING MAINTAINED. THE DUMPSTER ENCLOSURES HAVE BROKEN OR MISSING FENCING AND UNSECURED GATES.

CONTINUED

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47-19.9.A.2.c.

THERE IS OUTDOOR STORAGE OF GOODS/MATERIALS INCLUDING, BUT NOT LIMITED TO, PALLETS, CRATES EXCEEDING THE HEIGHT OF THE FENCE AT THIS B-1 ZONED PROPERTY.

47-20.20.H.

THE PARKING LOT IS NOT MAINTAINED. THERE ARE FADED SURFACE MARKINGS AND MISSING AND/OR BROKEN CURBING/WHEELSTOPS.

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.

9-306

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

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CASE NO: CE19011051  
CASE ADDR: 518 NW 7 TER  
OWNER: URBANO 500 LLC  
INSPECTOR: WILL SNYDER

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

18-7 (b)

THIS BUILDING IS VACANT AND/OR UNOCCUPIED WHOSE WINDOWS ARE BOARDED BY MEANS OTHER THAN THE ORIGINAL DESIGN OF THE DWELLING AND FOR WHICH THERE IS NO VALID BOARDING CERTIFICATE.

47-21.16.A.

THERE IS A DEAD/DYING TREE ON THIS PROPERTY WHICH POSES A THREAT TO THE PUBLIC HEALTH, SAFETY, AND/OR WELFARE AND IS DECLARED A NUISANCE.

9-306

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

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9-313. (a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET  
AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

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RETURN HEARING (OLD BUSINESS)

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CASE NO: CE17040090  
CASE ADDR: 1328 NW 2 AV  
OWNER: THOMAS, THOMAS F  
INSPECTOR: SNYDER, WILL

VIOLATIONS: 18-12 (a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

9-305 (b)  
LANDSCAPING NOT MAINTAINED. THERE IS MISSING  
AND/OR BARE AREAS OF LAWN COVER.

9-308 (b)  
THE ROOF ON THIS PROPERTY IS DIRTY/STAINED.

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CASE NO: CE17120622  
CASE ADDR: 1200 SW 28 ST  
OWNER: EWING, ROBERT W  
INSPECTOR: MIKE SANGUINETTI

VIOLATIONS: 18-12 (a)  
COMPLIED

9-280 (b)  
THERE ARE BUILDING PARTS INCLUDING BUT NOT LIMITED  
TO SUPPORTING BEAMS, THE CEILING, AND THE ROOF  
WHICH ARE IN DISREPAIR AND/OR DETERIORATED AND NOT  
BEING MAINTAINED.

9-308 (a)  
ROOF IS NOT IN GOOD REPAIR. ROOF MATERIAL/COVERING  
HAS BEEN REMOVED FROM THE CARPORT STRUCTURE MAKING  
IT UNSECURE AND NOT WEATHER OR WATER TIGHT.

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CASE NO: CE18091875  
CASE ADDR: 3333 DAVIE BLVD  
OWNER: 3333 DAVIE LLC  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 18-1.

COMPLIED

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-19.4.D.8.

COMPLIED

47-21.16.A.

THERE ARE DEAD TREES AND OR TREE STUMPS ON THE PROPERTY.

47-34.1.A.1.

THERE IS UNPERMITTED OUTDOOR STORAGE CONSISTING OF FURNITURE, SHOPPING CARTS, CONTAINERS, AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS AND BUILDING STRUCTURAL PARTS THAT ARE DAMAGED AND NEED TO BE REPAIRED OR REPLACED.

9-280(h) (1)

THE IRON FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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.

9-306

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

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