



SPECIAL MAGISTRATE HEARING AGENDA

MAY 10, 2022

9:00 A.M.

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
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
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 10, 2022
9:00 AM

NEW BUSINESS

CASE NO: CE22020401
CASE ADDR: 2590 NW 19 ST
OWNER: YEARGIN,RICHARD D & JANICE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.C.

THIS UNDEVELOPED PARCEL (I.E., VACANT LOT) IS BEING UTILIZED FOR
ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS
BEING USED AS A PARKING LOT AND STORAGE AREA FOR COMMERCIAL VEHICLES,
TRAILERS AND PASSENGER VEHICLES AND OTHER ITEMS.

CASE NO: CE22020978
CASE ADDR: 1801 SW 12 ST
OWNER: NER YITZCHAK OF HIGHLAND LAKES; INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

VIOLATION: 18-1.

THERE IS GRAFFITI ON THE EXTERIOR BUILDING WALL, A CHAIR AND OTHER
MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC
NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS
OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR
WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR
THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY
ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT
PROPERTIES.

CASE NO: CE22030202
CASE ADDR: 1415 N FORT LAUDERDALE BEACH BLVD
OWNER: PANJWANI,IQBAL; PANJWANI,SHAMSHAH
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED
BEACHES OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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CASE NO: CE21100934
CASE ADDR: 505 BREAKERS AVE
OWNER: UNION HOLDINGS LLC
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.E.7.

THE CHAINLINK FENCE AND/OR GATES ARE IN DISREPAIR. THIS IS A RECURRING VIOLATION. SEE CASE NUMBER CE21020798. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS ABA ZONED PROPERTY WHICH IS PROHIBITED PER SEC 47-12.5.1. THE VACANT LOT IS BEING USED AS A STORAGE/STAGING AREA FOR CONSTRUCTION EQUIPMENT AND BUILDING MATERIALS.

9-304 (b)

THERE ARE VEHICLES/TRAILERS/COMMERCIAL EQUIPMENT PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION. SEE PREVIOUS CASE CE-20010136. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

CASE NO: CE21050045
CASE ADDR: 1309 NE 2 AVE
OWNER: ELIZE,ODANIE
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALKWAY TILED STEPS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR DOOR THAT HAVE STAINS.

9-304 (b)

THERE IS A VEHICLE (WHITE TRUCK) PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS STAINED AND NOT MAINTAINED AS REQUIRED.

CONTINUED

CITY OF FORT LAUDERDALE
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24-27. (b)
COMPLIED.

18-4. (c)
THERE ARE DERELICT VEHICLES ON THE PROPERTY CONSISTING OF A WHITE
FORD-PICK UP AND A BLACK NISSAN SUV WITHOUT TAGS. THIS IS A RECURRING
VIOLATION OF CASE CE18050217 AND CE20100491.

CASE NO: CE21110482
CASE ADDR: 1101 NW 52 ST
OWNER: BLACK MALCOLM TR; BLACK, MALCOLM TRSTEE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)
COMPLIED

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

47-21.11.A.
THE SWALE 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 EAST SIDE OF THE PROPERTY SWALE.

CASE NO: CE22020855
CASE ADDR: 1816 NE 11 AVE 1-6
OWNER: SANCHEZ, OSCAR DEREK
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 18-7. (b)
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A
CERTIFICATE.

CITY OF FORT LAUDERDALE
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CASE NO: CE22020538
CASE ADDR: 1032 NW 6 AVE
OWNER: THINKDIZZLE LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS : 47-34.1.A.1

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO CABINET, TOILET, PLYWOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED LAND USE IN THIS RD-15 ZONED RESIDENTIAL PROPERTY.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4.(c)

COMPLIED.

47-34.4.B.1.

COMPLIED.

9-304(b)

THE DRIVEWAY IS STAINED. THERE ARE HOLES AND CRACKS INCLUDING ON THE SWALE/DRIVEWAY. THE WHEEL STOPS ARE ALSO NOT BEING MAINTAINED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS BROKEN, HAS MISSING SLATS, 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.

24-27.(b)

THERE ARE WASTE CONTAINERS LEFT OUT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-313.(a)

COMPLIED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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CASE NO: CE21100166
CASE ADDR: 1614 NW 8 AVE 1-2
OWNER: WILLIAMS, DAMIEN
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THE DRIVEWAY PARKING AREA IS NOT BEING MAINTAINED. IT IS FADED AND IN NEED OF BEING RESURFACED/RESTRIPED. THE WHEEL STOPS MUST ALSO BE REPAIRED/REPAINTED.

18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-308 (b)

COMPLIED.

9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE METAL FRAME IS NOT ATTACHED AND THE GATE IS BROKEN.

CASE NO: CE21010366
CASE ADDR: 1450 W BROWARD BLVD
OWNER: SSZ INC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

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.

47-20.20. (H)

THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. RESURFACING AND RESTRIPIING IS REQUIRED.

18-12 (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

CITY OF FORT LAUDERDALE
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CASE NO: CE22030031
CASE ADDR: 901 NW 3 AVE
OWNER: BRIGHTLINE HOLDINGS 401K PSP
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.1.C.

THERE IS A STORAGE/SHIPPING CONTAINER BEING STORED ON THIS VACANT LOT.
THIS IS A PROHIBITED ACCESSORY USE AS THERE IS NO PRINCIPAL STRUCTURE
ON THE LOT.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS IN AND AROUND THE
VACANT LOT/PROPERTY CONSISTING OF BUT NOT LIMITED TO HOUSEHOLD TRASH,
CANS, FURNITURE, AND CONSTRUCTION DEBRIS. THE OVERGROWTH EXTENDS TO
BUT IS NOT LIMITED TO THE SWALE/RIGHT-OF-WAY. THE SHRUBBERY
SURROUNDING THE VACANT LOT IS OVERGROWN AND EXTENDS TO THE
RIGHT-OF-WAY.

CASE NO: CE22030347
CASE ADDR: 407 N ANDREWS AVE
OWNER: BROWARD STATION ANDREWS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATION: 18-1.

THERE IS GRAFFITI 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE22030363
CASE ADDR: 33 NE 2 ST 205
OWNER: ASTUTE GROUP LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATION: 18-1.

THERE IS GRAFFITI 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

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CASE NO: CE22030333
CASE ADDR: 317 N FEDERAL HWY
OWNER: 616 SE 4TH AVE LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE,
INCLUDING BUT NOT LIMITED TO DUMPSTER ENCLOSURE.

Sec. 9-306-

GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR WALL (TRASH CONTAINER
ENCLOSURE) OF THIS OCCUPIED COMMERCIAL PROPERTY.

CASE NO: CE22020076
CASE ADDR: 3617 SW 16 ST
OWNER: O'CONNOR, BEVERLY HUDSON
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATION: 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: CE22010419
CASE ADDR: 2812 SW 13 CT
OWNER: CABREJOS, ZAIDA V
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 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. THIS APPEARS TO BE CAUSED BY VEHICLES PARKING ON IT.

24-27.(b)

COMPLIED.

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CASE NO: CE22010301
CASE ADDR: 1384 SW 22 AVE
OWNER: VANDENBERG, SAUER
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THERE ARE EXPOSED WIRES ON THE FRONT PORCH. THE BREAKER FLIPS WHEN TOO MANY THINGS ARE ON AT THE SAME TIME.

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT PORCH WOOD BEAMS ARE ROTTING FROM MOISTURE OR TERMITES. THE CEILING IS BULGING AND TURNING YELLOW FROM THE MOISTURE CAUSED BY THE LEAKING ROOF. THERE ARE SOME WINDOWS THAT WILL NOT LOCK AND OR NEEDING SCREENS. THE REAR SLIDING DOOR IS VERY HARD TO OPEN.

9-308 (a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. PART OF THE ROOF HAS BEEN REPAIRED BUT IS STILL LEAKING WATER INTO THE HOUSE AND INTO THE ENCLOSED PORCH.

CASE NO: CE22020755
CASE ADDR: 1458 SW 19 AVE
OWNER: MANDRISCH, ARNO & BARBARA
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-304 (b)

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

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CASE NO: CE22020641
CASE ADDR: 2931 SW 13 CT
OWNER: WHITFIELD, GWENDOLYN
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4(c)

THERE IS A DERELICT BLUE FORD ESCAPE WITH NO PLATE AND A FLAT TIRE
PARKED IN FRONT OF THIS PROPERTY.

18-1.

THERE IS UNPERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS AT THIS
PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN
SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED
OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC
HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE
ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Sec. 24-27. (b)

THERE ARE 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
ON THE SWALE OF THE PROPERTY.

9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED. THE FENCE HAS BROKEN PIECES AND ROTTING WOOD.

18-4. (c)

THERE ARE TWO DERELICT VEHICLES AND A TRAILER ON THE PROPERTY.

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CASE NO: CE22020754
CASE ADDR: 1340 SW 19 AVE
OWNER: LE BLANC, BARBARA J
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND NEEDS ADDITIONAL GRAVEL.
THERE ARE AREAS OF THE DRIVEWAY THAT HAVE GRASS GROWING THROUGH IT.

CASE NO: CE22020756
CASE ADDR: 1462 SW 19 AVE
OWNER: NEWBERRY-WHITTAKER, EILEEN; ENW FAM TR
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

COMPLIED.

9-304 (b)

THE GRAVEL DRIVEWAY HAS GRASS GROWING UP THROUGH IT.

CASE NO: CE22020757
CASE ADDR: 1478 SW 19 AVE
OWNER: SCHUTZ KATZ, NATALIE; KATZ, JEREMY
INSPECTOR: DARRIN EMMONS

VIOLATION: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT
AT THIS LOCATION.

CASE NO: CE22020778
CASE ADDR: 1000 SW 18 CT
OWNER: SOJA, WIESLAW
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING THE FASCIA AND SOFFITS ARE IN DISREPAIR. THE FASCIA HAS
BLACK STAINS AND THE SOFFITS ARE MISSING PIECES OF WOOD.

CONTINUED

CITY OF FORT LAUDERDALE
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47-34.1.A.1.
COMPLIED.

CASE NO: CE21070195
CASE ADDR: 168 VERMONT AVE
OWNER: STERLIN, MATHIEU
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED,
INCLUDING BUT NOT LIMITED TO THE GARAGE DOOR.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS
OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, INCLUDING
THE FRONT DOOR, GARAGE DOOR, FRONT WALL AND FASCIA.

18-4. (c)
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: CE22010844
CASE ADDR: 210 SW 27 TER
OWNER: MEDRANO, RAFAEL ERNESTO
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

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CASE NO: CE21080088
CASE ADDR: 3645 SW 12 PL
OWNER: PHD DEVELOPMENT LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.A.1.
COMPLIED.

47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE (TRAILER) AT THIS
RESIDENTIAL LOCATION.

47-34.1.A.1.
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO
FURNITURE AT THIS RESIDENTIAL PROPERTY.

9-304 (b)
THERE IS A VEHICLES (PICKUP TRUCK) AND TRAILER PARKED ON THE
GRASS/LAWN AREA.

9-305 (b)
COMPLIED

CASE NO: CE22010399
CASE ADDR: 180 PENN WAY
OWNER: 800 LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
THERE IS A COMMERCIAL TRAILER PARKED IN THE DRIVEWAY OF THIS
RESIDENTIAL PROPERTY.

9-304 (b)
THERE IS A SMALL TRAILER PARKED ON THE LAWN ON THE SIDE OF THE HOUSE.

47-39.A.1.b. (6) (b)
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY WHICH CONSISTS OF
OUTDOOR STORAGE OF GOODS AND MATERIAL INCLUDING, BUT NOT LIMITED TO
PLYWOOD AND BUILDING MATERIALS IN THE FRONT, SIDE AND REAR YARDS,
INCLUDING THE DRIVEWAY.

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CASE NO: CE22020011
CASE ADDR: 220 SW 27 TER 1-3
OWNER: MORRIS, DAVIAN S
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATION: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED. SECTIONS OF THE FENCE ARE MISSING YET THE POSTS ARE STILL
STANDING.

CASE NO: CE22020119
CASE ADDR: 520 E MELROSE CIR
OWNER: CANTILLO, CRISTIAN ANDRES; RIVERA, JULIO R SANTIAGO
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4(c)

COMPLIED

9-305(b)

COMPLIED

26-129(a) (4)

COMPLIED

47-21.9.K

COMPLIED

9-305(b)

COMPLIED

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE AREA
HAS BEEN COVERED WITH GRAVEL AND IS BEING USED AS A SECOND DRIVEWAY.
NO PERMITS ISSUED. NO VEHICLES MAY BE PARKED ON THE GRAVEL.

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CASE NO: CE22020121
CASE ADDR: 350 SW 30 AVE
OWNER: OUTLAW, GEORGE & WANDA
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATION: 9-308(b)
THERE IS A BLUE PLASTIC TARP COVERING PARTS OF THE ROOF.

CASE NO: CE22020576
CASE ADDR: 451 SW 29 TER
OWNER: TRICON SFR 2020-2 BORROWER LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS RS-8
RESIDENTIAL ZONE LOCATION.

18-1.

THERE IS OUTDOOR STORAGE ON THE FRONT PORCH OF ITEMS INCLUDING, BUT
NOT LIMITED TO PLASTIC BUCKETS AND PAINTING EQUIPMENT 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.

47-34.1.A.1.
COMPLIED.

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

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CASE NO: CE22020620
CASE ADDR: 3201 JACKSON BLVD
OWNER: TRICON SFR 2020-2 BORROWER LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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.

47-39.A.1.b. (7) (a) 1.

THERE ARE COMMERCIAL VEHICLES PARKED ON THIS RESIDENTIAL PROPERTY.

CASE NO: CE22020788
CASE ADDR: 3230 JACKSON BLVD
OWNER: RIVAS,MELVIN E LE; RIVAS,ESTER N & RIVAS,ELIAS R
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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, PARTICULARLY ALONG THE DRIVEWAY AND IN THE SWALE AREA.

9-304(b)

THE DRIVEWAY ON THIS RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED PROPERLY. THERE ARE POTHOLES AND CRACKS THAT NEEDS TO BE REPAIRED.

18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO APPLIANCES, PLASTIC BAGS AND BUCKETS 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 10, 2022
9:00 AM

CASE NO: CE22020943
CASE ADDR: 921 INDIANA AVE
OWNER: BAQUEDANO, PABLO CESAR
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 24-27(b)

TRASH CONTAINERS ARE NOT BEING RETURNED TO PROPER 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/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

CASE NO: CE22020998
CASE ADDR: 3427 SW 12 CT
OWNER: SNI PROPERTIES LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. NO VEHICLES (INCLUDING TRAILERS) MAY BE PARKED ON THE LAWN.

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 SWALE. THE GROUND IS COVERED WITH ASTROTURF.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 10, 2022
9:00 AM

CASE NO: CE22021000
CASE ADDR: 3419 SW 12 CT
OWNER: CINTRON, WENCESLAO A
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS
OCCUPIED RESIDENTIAL PROPERTY.

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON
THE ROOF. THERE IS A BLUE PLASTIC SHEETING.

18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. ONE IS INOPERABLE AND ONE
DOES NOT HAVE A LICENSE PLATE.

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: CE22020123
CASE ADDR: 650 SW 29 AVE
OWNER: GRIFFIN, JEROME; KENNEDY, CHIQUITA P ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATION: 9-304(b)

THERE IS A VEHICLE AND A BOAT ON A TRAILER PARKED ON THE GRASS/LAWN
AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 10, 2022
9:00 AM

ADMINISTRATIVE APPEAL - CITATIONS

CASE NO: CE22010890
CASE ADDR: 761 SE 17 ST
OWNER: 17TH STREET PLAZA LLC; %SFLRE GROUP LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.2.a.

ANIMALS. UNLESS UNREASONABLY PROVOKED, IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, POSSESS OR MAINTAIN ANY DOMESTICATED ANIMAL WHICH VOCALIZES (HOWLS, YELPS, BARKS, SQUAWKS, OR OTHER NOISE) AND THE VOCALIZING IS PLAINLY AUDIBLE AT OR WITHIN THE PROPERTY LINE OF THE COMPLAINANT;
AND:A.THE VOCALIZING IS FOR MORE THAN FIVE (5) MINUTES WITHOUT INTERRUPTIONS, DEFINED AS AN AVERAGE OF FOUR (4) VOCALIZATIONS PER MINUTE.

CASE NO: CE22030979
CASE ADDR: 1406 NE 15 AVE 1-4
OWNER: SCHIEBER HOLDINGS LLC
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE22020280
CASE ADDR: 2864 NE 33 CT
OWNER: FRITZ, MARGO
INSPECTOR: MALAIKA MURRAY
COMMISSION DISTRICT 1

VIOLATION: 47-19.3(h)

THERE IS A WATERCRAFT DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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9:00 AM

CASE NO: CE22030205
CASE ADDR: 1517 NE 5 TER
OWNER: BLUE MOON RESIDENCE LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 24-27. (F)

THE TRASH CARTS ON THE PROPERTY HAVE UNCOVERED LIDS.

24-29 (A)

TRASH CART OVERFLOWING WITH TRASH, NOT MAINTAINED.

24-27. (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
MAY 10, 2022
9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE22030091
CASE ADDR: 2519 BARCELONA DR
OWNER: BOWDEN,DARREN P;
CASTILLO,MYRIAM % NYRSTAR LTD
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 2

VIOLATION: 15-278 (3)
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE
PERMITTED TIME FRAMES.

CASE NO: CE22030286
CASE ADDR: 814 NE 14 CT
OWNER: DAY,FERNANDA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 2

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

CASE NO: CE22030530
CASE ADDR: 1655 NE 55 ST 1-2
OWNER: PICK,THOMAS; EGLESZ,KRISZTINA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22020361
CASE ADDR: 2649 NE 27 AVE
OWNER: WHITE,BARRY I; D'ALESSIO,VALENTINA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATION: 15-281. (a)
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF
COMPLIANCE AT THIS LOCATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE22030458
CASE ADDR: 2800 NE 21 TER
OWNER: KILLEEN, MATTHEW E & SINEAD B
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22030527
CASE ADDR: 3219 NE 59 ST
OWNER: BELMONTE FAM TR;
BELMONTE, MICHELE JEAN TRSTEE ETA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22030532
CASE ADDR: 1510 NE 57 CT
OWNER: VERTONA LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22030546
CASE ADDR: 5251 NE 26 AVE
OWNER: KENNEDY, KATHLEEN; WEBER, DONALD
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE22030620
CASE ADDR: 5841 BAYVIEW DR
OWNER: HANNA,MARTIN L; MATVEEVA,MARINA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22030630
CASE ADDR: 2029 NE 30 ST
OWNER: LOWRY,ALINE; LOWRY,ERIC GLEN
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22030635
CASE ADDR: 1820 NE 54 ST
OWNER: SMITH,DEBORAH ANNE;
DEBORAH ANNE SMITH LIV TR
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE22020241
CASE ADDR: 1328 CORDOVA RD
OWNER: R E G VINCENZO FAMILY LP
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE21040435
CASE ADDR: 1031 NW 48 ST
OWNER: RODRIGUEZ CARDONA, DIANA ANGELICA
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 1

VIOLATIONS: 9-305(b)

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

9-304(b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE
PAVED DRIVEWAY THAT IS CRACKED AND NOT WELL GRADED.

CASE NO: CE22030338
CASE ADDR: 3001 NW 68 ST 9G
OWNER: AWA USA ENTERPRISE LLC
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

VIOLATION: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE
CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE22021022
CASE ADDR: 2947 NW 68 ST
OWNER: MARCELUS, JOSEPH ELOGE
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

VIOLATION: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE
CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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CASE NO: CE21050582
CASE ADDR: 3016 BAYSHORE DR
OWNER: BAYSHORE HOTEL LLC
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 9-306

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

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THERE ARE AREAS THAT ARE UNEVEN. THERE ARE POTHOLES AND THE STRIPING
IS WORN OUT AND NEEDS TO BE REPAINTED.

47-19.5.E.7.

THE WOOD FENCE ON EAST SIDE OF PARCEL SURROUNDING VACANT LOT IS IN
DISREPAIR. IT HAS SLATS MISSING AND/OR BROKEN.

CASE NO: CE22020590
CASE ADDR: 1414 NE 26 AVE
OWNER: BURRELL, MATTHEW & MARIA
INSPECTOR: CHRISTINA CASERTA
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 25-4

THERE IS A BOAT AND TRAILER OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

CASE NO: CE22030042
CASE ADDR: 6841 NW 30 AVE 5A
OWNER: PUERTO RE16 LLC
INSPECTOR: CHRISTINA CASERTA
COMMISSION DISTRICT 1

VIOLATION: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE
CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE22030131
CASE ADDR: 6620 NW 31 WAY
OWNER: CASTELLDEFELS LLC
INSPECTOR: CHRISTINA CASERTA
COMMISSION DISTRICT 1

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

CASE NO: CE22030224
CASE ADDR: 3404 NW 68 CT
OWNER: RECALDE, FERNANDO; KELLEY, ADRIENNE
INSPECTOR: CHRISTINA CASERTA
COMMISSION DISTRICT 1

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

CASE NO: CE21110390
CASE ADDR: 1600 SW 9 ST
OWNER: MURRAY, THOMAS GRANT
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

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

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.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE22010116
CASE ADDR: 239 S FORT LAUDERDALE BEACH BLVD
OWNER: 237 S FT LAUDERDALE BEACH LLC
INSPECTOR: MICHELLE SHAHRYAR
COMMISSION DISTRICT 2

VIOLATION: Sec. 47-22.9
SANDWICH SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS
FROM THE CITY OF FORT LAUDERDALE.

CASE NO: CE22010125
CASE ADDR: 227 S FORT LAUDERDALE BEACH BLVD
OWNER: CLOTHES CONNECTION INC
INSPECTOR: MICHELLE SHAHRYAR
COMMISSION DISTRICT 2

VIOLATION: Sec. 47-22.9
SANDWICH SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS
FROM THE CITY OF FORT LAUDERDALE.

CASE NO: CE22030858
CASE ADDR: 3027 NW 68 ST 11B
OWNER: VVS CORP
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

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

CASE NO: CE21110605
CASE ADDR: 570 SW 31 AVE
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.A.1.
COMPLIED.

9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE21120347
CASE ADDR: 1143 WYOMING AVE
OWNER: BEST, HYACINTH D EST
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIAL ON THIS PROPERTY
INCLUDING, BUT NOT LIMITED TO FURNITURE AND A TRUCK STORAGE BOX.

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.

9-305 (a)

COMPLIED.

18-4. (c)

COMPLIED.

CASE NO: CE22030927
CASE ADDR: 3911 DAVIE BLVD
OWNER: ALVINOZ LLC
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 24-29. (a)

COMPLIED.

9-304 (b)

THE PAVED PARKING LOT IS NOT SMOOTH AND IS MISSING PAVEMENT IN SOME
PLACES.

18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS
PROPERTY AND/OR ITS SWALE.

CITY OF FORT LAUDERDALE
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CASE NO: CE21100886
CASE ADDR: 2649 SW 7 ST
OWNER: BARTLETT, JERRY
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING SOFFITS OVER THE CARPORT HAVE STAINS AND MISSING PAINT.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) ON THE LAWN AT THE REAR YARD ON THIS LOCATION.

18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE FRONT AND REAR LAWN ON THIS PROPERTY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE DRIVEWAY IS COVERED WITH WEEDS.

9-305(b)

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

CASE NO: CE21100894
CASE ADDR: 2633 SW 7 ST
OWNER: BARTLETT, JERRY
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

9-305(b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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9:00 AM

CASE NO: CE21100895
CASE ADDR: 2617 SW 7 ST
OWNER: BARTLETT, JERRY
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS MISSING JEAOLISE GLASS.

18-1.

THERE IS A VIOLATION AT THIS OCCUPIED 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 ARE MULTIPLE NON-PERMITTED UNROOFED STORAGE VISIBLE FROM THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO APPLIANCES, GLASS DOORS.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY, THERE IS ROOFED NON-PERMITTED OUTDOOR STORAGE IN THE CARPORT INCLUDING BUT NOT LIMITED TO INTERIOR FURNITURE, BUCKETS AND MISCELLANEOUS ITEMS, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11,

9-304 (b)

THERE ARE VEHICLES PARKED ON THE REAR AND FRONT GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

:

9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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9:00 AM

CASE NO: CE22010451
CASE ADDR: 2341 NW 15 ST
OWNER: ROLAND,CHRISTOPHER D
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATION: 9-363
AN APPLICATION FOR REGISTRATION SHALL BE MADE FOR EACH RESIDENTIAL
DWELLING UNIT.

CASE NO: CE22020339
CASE ADDR: 708 N FLAGLER DR
OWNER: HAR-BAR-FTL LLC; % O'REILLY AUTO
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATION: 18-1.
THERE IS GRAFFITI 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE22020343
CASE ADDR: 720 N FLAGLER DR
OWNER: ENGLAND'S FINEST LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATION: 18-1.
THERE IS GRAFFITI 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CITY OF FORT LAUDERDALE
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CASE NO: CE22020345
CASE ADDR: 727 NE 2 AVE
OWNER: TRICERA FLAGLER UPTOWN LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATION: 18-1.

THERE IS GRAFFITI 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 OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE21120018
CASE ADDR: 404 NW 1 AVE PKG
OWNER: 404 NW1 LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY.
RESURFACING AND RESTRIPIING IS REQUIRED.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

CASE NO: CE22010510
CASE ADDR: 1523 SE 12 ST
OWNER: SE 14 CORP
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED. IT IS LEANING AND THE WINDSCREEN IS FALLING
OFF.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
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9:00 AM

CASE NO: CE20110140
CASE ADDR: 1229 MIAMI RD
OWNER: PAT 2 INVESTMENTS LLC;
% UPSIDE MANAGEMENT LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4 (c)

THERE ARE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032154) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-12 (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032329) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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 DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. TREE BRANCHES OVERHANGING/ENCROACHING THE ROOF.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

9-305 (b)

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

9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

CITY OF FORT LAUDERDALE
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CASE NO: CE22030015
CASE ADDR: 1524 NE 18 AVE
OWNER: WETSTEIN,JENNIFER
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 15-278(3)
THERE IS A A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE
PERMITTED TIME FRAMES.

CASE NO: CE22030706
CASE ADDR: 1524 NE 18 AVE
OWNER: WETSTEIN,JENNIFER
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 15-278(3)
THERE IS A A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE
PERMITTED TIME FRAMES.

CASE NO: CE22030738
CASE ADDR: 834 NE 14 AVE
OWNER: RAO,MERCY
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

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

CASE NO: CE22030778
CASE ADDR: 2431 E LAS OLAS BLVD
OWNER: LAKHANI,AMYN
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 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: CE22031163
CASE ADDR: 300 ROYAL PLAZA DR
OWNER: LAUGHLIN, GARRETT
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE
PERMITTED TIME FRAMES.

CASE NO: CE22030957
CASE ADDR: 415 NE 15 ST
OWNER: GARCIA-DASTUGUE, SEBASTIAN
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE22030787
CASE ADDR: 2431 E LAS OLAS BLVD
OWNER: LAKHANI, AMYN
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE ARE GARGABE BAGS ON THE THE DRIVEWAY AND TRASH CANS OVER FLOWING
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.

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CASE NO: CE22030959
CASE ADDR: 1132 NE 15 AVE
OWNER: PRESSLY, RICK C
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE22030686
CASE ADDR: 2531 KEY LARGO LN
OWNER: J&J ACQUISITION HOMES LLC
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 4

VIOLATION: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE22030968
CASE ADDR: 1621 N VICTORIA PARK RD
OWNER: ABRAMOV, ARON & NATELLI
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS A SHOPPING CART BEING STORED IN THE CARPORT AT THIS PROPERTY.

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CASE NO: CE22030983
CASE ADDR: 1308 NE 16 TER
OWNER: BOOKER,DEVIN R
INSPECTOR: PATRICE JOLLY
COMMISSION DISTRICT 2

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

CASE NO: CE21110537
CASE ADDR: 730 NE 15 AVE
OWNER: EVANS,MARK & ANITA
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATION: 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.

CASE NO: CE21070791
CASE ADDR: 2648 SW 7 ST
OWNER: WILLIAMS,ELIZABETH
INSPECTOR: DARRIN EMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES AND 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.

47-34.4.B.1.
WITHDRAWN.

18-4.(c)
THERE ARE DERELICT VEHICLES AND/OR TRAILER ON THE PROPERTY.

CITY OF FORT LAUDERDALE
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OLD BUSINESS

CASE NO: CE21100649
CASE ADDR: 1525 NW 18 AVE
OWNER: ALTSTUT LLC
INSPECTOR: BOVARY EXANTUS/JULIO DAVILA PRESENTING
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

COMPLIED.

18-1.

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.

CASE NO: CE20091288
CASE ADDR: 1812 NE 23 AVE
OWNER: DELONG,AUGUSTUS G JR
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

VIOLATION: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

CITY OF FORT LAUDERDALE
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CASE NO: CE20100030
CASE ADDR: 1812 NE 23 AVE
OWNER: DELONG,AUGUSTUS G JR
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

VIOLATION: 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

CASE NO: CE22020816
CASE ADDR: 409 NE 3 ST
OWNER: CHIP HOLDINGS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)

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

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THE VACANT LOT IS BEING USED AS A PARKING LOT TO STORE/PARK VEHICLES. THIS PROPERTY IS ZONED RAC-CC. IT IS PERMITTED, BUT WOULD HAVE TO FOLLOW REQUIREMENT GUIDELINES, INCLUDING BUT NOT LIMITED TO OBTAINING PERMITS AND THE CONSTRUCTION OF A PAVED PARKING LOT. RECURRING VIOLATION:
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-18100919) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

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CASE NO: CE22020894
CASE ADDR: 405 NE 3 ST
OWNER: CHIP HOLDINGS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

9-304 (b)

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

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THE VACANT LOT IS BEING USED AS A PARKING LOT TO STORE/PARK VEHICLES. THIS PROPERTY IS ZONED RAC-CC. IT IS PERMITTED, BUT WOULD HAVE TO FOLLOW REQUIREMENT GUIDELINES, INCLUDING BUT NOT LIMITED TO OBTAINING PERMITS AND THE CONSTRUCTION OF A PAVED PARKING LOT. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-18100917) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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