



SPECIAL MAGISTRATE VIRTUAL HEARING AGENDA

MAY 09, 2023

8:30 A.M.

MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:

<https://www.fortlauderdale.gov/sm>

THOMAS ANSBRO
PRESIDING

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. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

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.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

NEW BUSINESS

CASE NO: FC23010010
CASE ADDR: 916 SW 8 AVE
OWNER: CARO, LEONARD J COHEN-CARO, MYRA
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC23010031
CASE ADDR: 3423 DAVIE BLVD
OWNER: REED, RONALD C
INSPECTOR: ROBERT KISAREWICH

VIOLATION: F-103.2.5, BCBRA 3/19
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: FC23010033
CASE ADDR: 277 SW 27 AVE
OWNER: BATMASIAN, JAMES H & MARTA % INVESTM
INSPECTOR: ROBERT KISAREWICH

VIOLATION: F-103.2.5, BCBRA 3/19
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: FC23010034
CASE ADDR: 3810 SW 2 CT
OWNER: MELROSE PARK HOMEOWNERS ASSOC
INSPECTOR: ROBERT KISAREWICH

VIOLATION: F-103.2.5, BCBRA 3/19
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: FC23010036
CASE ADDR: 1105 NE 13 ST
OWNER: 1103 ACQUISITION LLC; % ROSCHMAN ENTERPRISES
INSPECTOR: ROBERT KISAREWICH

VIOLATION: 1:13.3.1.1, FFPC 6th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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CASE NO: FC23010037
CASE ADDR: 1330 RIVERLAND RD
OWNER: ARYA SAMAJ FLORIDA INC
INSPECTOR: ROBERT KISAREWICH

VIOLATION: F-103.2.5,BCBRA 3/19
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: FC23010038
CASE ADDR: 1501 RIVERLAND RD
OWNER: LIVING WATER COMMUNITY CHURCH INC
INSPECTOR: ROBERT KISAREWICH

VIOLATION: F-103.2.5,BCBRA 3/19
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

CASE NO: CE23010540
CASE ADDR: 1101 NE 6 ST E
OWNER: DRESSNER, RICK L COPPOLA, CONCETTA M
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATION: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THE CEILING IN THE LIVING ROOM IS IN DISREPAIR AND HAS EVIDENCE OF
LEAKS.

CASE NO: CE23030670
CASE ADDR: 810 NW 2 AVE
OWNER: AR CARROT WOOD LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

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

CASE NO: CE22090509
CASE ADDR: 2445 SW 18 TER
OWNER: MARINA OAKS CONDO ASSN INC
INSPECTOR: MALAIKA MURRAY
COMMISSION DISTRICT 4

VIOLATION: 9-308 (a)
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.
THERE ARE TARPS ON MULTIPLE ROOFS WITHIN THE COMPLEX.

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CASE NO: CE23020524
CASE ADDR: 814 SW 12 PL
OWNER: HAUCH, PAUL F EST
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a)
THERE IS OVERGROWTH OF LANDSCAPING WHICH IS ENCROACHING ONTO THE
PUBLIC RIGHT-OF-WAY (SIDEWALK).

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)
THE DRIVEWAY IS NOT BEING MAINTAINED AND IN NEED OF RESURFACING. THERE
ARE CRACKS AND UNEVEN AREAS THAT ARE NOT SMOOTH AND WELL GRADED.

CASE NO: CE23020688
CASE ADDR: 823 SW 13 ST 1-2
OWNER: LAWRENCE, CHARLES
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATION: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY IS FADED AND HAS POTHOLES.

CASE NO: CE23020689
CASE ADDR: 831 SW 13 ST 1-2
OWNER: FRANCO, JASSON
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATION: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY IS FADED AND HAS POTHOLES.

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CASE NO: CE23020690
CASE ADDR: 824 SW 13 ST 1-2
OWNER: ANDEKIAN,NAZARET; STEWART,ELLIOT
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATION: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY IS FADED AND HAS POTHOLES.

CASE NO: CE23021071
CASE ADDR: 404 SE 14 ST
OWNER: FLL CENTER LLC
INSPECTOR: RAFAEL SANTOS
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 LEANING WITH
MISSING POST AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

CASE NO: CE23030169
CASE ADDR: 413 SW 16 ST
OWNER: BENJAMIN CAPITAL CORP
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)

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

9-304(b)

THERE IS A BOAT WITH A TRAILER PARKED ON THE GRASS/LAWN AREA.
THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18081448.

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CASE NO: CE23030201
CASE ADDR: 420 SW 16 ST 1-2
OWNER: BORELLO, JOSEPH A
INSPECTOR: RAFAEL SANTOS
COMMISSISON DISTRICT 4

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.

9-306

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 PAINT, AND PEELING PAINT.

9-308 (b)

THE ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION. THERE IS DEBRIS ON THE ROOF.

9-304 (b)

THERE ARE VEHICLES/TRAILERS AND A JET SKI PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

18-12. (a)

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

CASE NO: CE23030704
CASE ADDR: 407 SE 24 ST
OWNER: CESCO HOLDINGS INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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 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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47-19. (d) .8

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

CASE NO: CE23021075
CASE ADDR: 501 SE 14 ST 1-3
OWNER: 501 SE 14 STREET LLC
INSPECTOR: RAFAEL SANTOS
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.

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.

9-280 (h) (1)

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

CASE NO: CE23010012
CASE ADDR: 2200 NW 22 ST
OWNER: PERFECT PROPERTY RESOURCES LLC
INSPECTOR: KAREN PROTO
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 THAT HAS BEEN REPLACED BY SAND AND REQUIRES LIVING GROUND COVER.

BCZ-39-275 (9) (e) (1)

THERE ARE BOATS AND TRAILERS IMPROPERLY BEING STORED ON THE PROPERTY.

18-12. (a)

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

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CASE NO: CE23010456
CASE ADDR: 2451 NW 27 AVE
OWNER: KELLY,EUGENE ROBERT JR; HAD FED FLORIDA LAND TR
INSPECTOR: KAREN PROTO
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.

9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS BROKEN AND MISSING SLATS.

18-1.

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO FURNITURE, TIRES, BUCKETS, PLYWOOD, BASKETBALL HOOP, CINDER BLOCKS, CANOPY IN DISREPAIR AND OTHER MISCELLANEOUS ITEMS. THIS 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: CE23010258
CASE ADDR: 2001 NW 21 AVE
OWNER: BRUCE,HAZEL S
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

9-313. (a)

THIS PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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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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 BEING MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS CRACKS AND POTHOLES, AND NEEDS TO BE RESTRIPEDED AND RESURFACED.

9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BUFFER WALL IS DIRTY AND STAINED, AND NEEDS TO BE REPAIRED AND PAINTED.

CASE NO: CE23010436
CASE ADDR: 118 SW 22 TER
OWNER: BROWNLEE, DONALD H/E; BROWNLEE-FULLER, CAROLYN ETAL
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 3

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

18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GRAY CHEVY S10 TRUCK WITH NO LICENSE PLATE, VEHICLE HAS FRONT END DAMAGE, BROKEN TAIL LIGHTS AND TRUCK BED IS FULL OF MISCELLANEOUS ITEMS CREATING A PUBLIC NUISANCE.

18-1.

THERE ARE ITEMS BEING STORED UNDER THE CAR PORT INCLUDING BUT NOT LIMITED TO BUCKETS, LARGE METAL PANS, SHEETS OF PLYWOOD, CRATES, CONTAINERS AND OTHER MISCELLANEOUS ITEMS 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.

9-304 (b)

THERE ARE VEHICLES ON THE GRASS/LAWN AREA. THE DERELICT CHEVY TRUCK AND A FORD TRUCK IN THE RIGHT SIDE OF THE PROPERTY. THE DRIVEWAY ENTRANCE IS MISSING GRAVEL.

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9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS IN THE MAILBOX ARE FADED AND ALMOST NOT VISIBLE.

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 AND MISSING, PEELING PAINT.

CASE NO: CE23010800
CASE ADDR: 112 SW 22 TER
OWNER: RAMIREZ, JOSE M
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE MISCELLANEOUS ITEMS BEING STORED OUTSIDE IN THE FRONT OF THE PROPERTY INCLUDING BUT NOT LIMITED TO: TOOL BOX COVERED BY BLUE TARP, TIRE AND CONTAINERS.

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 OF THE PROPERTY AND BY THE SWALE AREA.

9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE DRIVEWAY ENTRYWAY IS MISSING GRAVEL. IT IS NOT LEVELED AND THERE ARE WEEDS GROWING THROUGH IT.

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CASE NO: CE23030927
CASE ADDR: 408 SW 25 TER
OWNER: PIERRE, EDGARD & MARLEINE
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS STORAGE UNDER THE CARPORT, CONSISTING OF A REFRIGERATOR, INDOOR FURNITURE, 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. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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. THIS IS A REPEAT VIOLATION FROM CASE NUMBER CE19050466. THE CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE EXISTING NUMBERS HAVE FADED.

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CASE NO: CE23020753
CASE ADDR: 1425 SW 19 AVE
OWNER: PANAGIOTATOS, CYNTHIA & GREGORY
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.C.1.

THERE IS AN RV/MOBILE HOME, A WHITE/GRAY ASPECT WINNEBAGO RV LICENSE PLATE PTFT25 EXP 09-23 PARKED AND/OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED. THE RV IS CONNECTED TO THE ELECTRIC SUPPLY AND THE AIR CONDITIONER OF THE RV IS ON.

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

THERE IS AN RV/MOBILE HOME, A WHITE/GRAY ASPECT WINNEBAGO RV LICENSE PLATE PTFT25 EXP 09-23 PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY, CONNECTED TO ELECTRICAL SUPPLY.

18-1.

THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY INCLUDING BUT NOT LIMITED TO: SEVERAL PLASTIC CONTAINERS FULL OF MISCELLANEOUS ITEMS, COOLER, AUTO SUPPLIES, BAGS, BOXES, TENT, INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS 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.

9-278(e)

THERE ARE HURRICANE SHUTTERS COVERING TWO WINDOWS IN THE FRONT OF THE PROPERTY OF THIS OCCUPIED RS-8 RESIDENTIAL PROPERTY.

9-306

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

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CASE NO: CE23010293
CASE ADDR: 104 SW 24 AVE
OWNER: PEREZ, DIANKA
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ON 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 IN THE FRONT OF THE PROPERTY IN THE SWALE AREA.

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ADMINISTRATIVE HEARING - CITATION APPEAL

CASE NO: CE22120464
CASE ADDR: 475 SE 30 ST
OWNER: LOCAL EQUITY THREE LLC
INSPECTOR: RAFAELS
COMMISSION DISTRICT 4

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

CASE NO: CE23030651
CASE ADDR: 1400 BAYVIEW DR
OWNER: 1400 BAYVIEW LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 15-275(5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY.

15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. IRREPARABLE, IRREVERSIBLE 0 DAYS TO COMPLY.

15-278.(5)(a)
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

15-278.(2)b.
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.
WAS FOUND TO BE IRREPARABLE, IRREVERSIBLE 0 DAYS TO COMPLY.

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HEARING TO IMPOSE FINES

CASE NO: FC22110017
CASE ADDR: 1825 NE 26 AVE
OWNER: OHANYAN, NIKOLAY
INSPECTOR: PACKET CASEY

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

CASE NO: CE22080173
CASE ADDR: 2200 NE 66 ST
OWNER: IMPERIAL POINT COLLONADES CONDOMINIUM ASSOC
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 1

VIOLATION: 9-308 (b)
THERE IS A BLUE TARP ON THE ROOF WHICH IS AN ELEMENT NOT PERMANENT ON
THE ROOF. THE ROOF IS STAINED AND DIRTY.

CASE NO: CE22120836
CASE ADDR: 1101 NW 7 AVE
OWNER: MPBX LLC
INSPECTOR: DORIAN KOLOIAN
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b)
COMPLIED.

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

47-21.11.D.
THERE IS FOLIAGE BLOCKING THE VISIBILITY ALONG NW 7 AVE OF ONCOMING
TRAFFIC.

9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC
RIGHT-OF-WAY.

9-308 (b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON
THE ROOF.

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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.

CASE NO: CE22080501
CASE ADDR: 5201 NE 17 AVE
OWNER: COOPER, LEE T & SUSAN L
INSPECTOR: MALAIKA MURRAY
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING, DAMAGED AND BROKEN SLATS, MISSING POST AND SECTIONS OF THE FENCE LEANING.

9-304 (b)

THE DRIVEWAY HAS CRACKS, BREAKS AND/OR POTHOLES AND IS NOT IN A SMOOTH, WELL-GRADED CONDITION.

CASE NO: CE23010253
CASE ADDR: 2026 NE 32 AVE
OWNER: AXYEHHO CORP INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE GUTTER HAS PLANTS GROWING OUT.

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CASE NO: CE22100615
CASE ADDR: 3629 SW 14 ST
OWNER: TOUSSAINT,PIERRE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 3

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

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

47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SURAFACE NEEDS TO BE RESEALED AND RESTRIPEDED. THERE ARE SOME MISSING WHEEL STOPS, AND NEED TO BE REPAINTED.

9-305(b)
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA.

CASE NO: CE22080909
CASE ADDR: 1429 MIAMI RD
OWNER: MCCURRY,MARY
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES, ASPHALT IS FADED AND STRIPING IS FADED.

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22070656
CASE ADDR: 1760 NW 24 TER
OWNER: WILLIS, MARY EST
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a)

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

47-21.16.A.

THERE IS A LARGE TREE STUMP THAT NEEDS TO BE REMOVED FROM THE PROPERTY.

9-306

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

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW INSIDE THE FRONT IS COVERED WITH WOOD AND A HURRICANE STUTTER, AND NEEDS TO BE REPAIRED.

47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS FURNITURE BEING STORED OUTSIDE THE PROPERTY INCLUDING, BUT NOT LIMITED TO A COOLERS, CHAIRS AND OTHER MISCELLENEOUS ITEMS.

18-12. (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22120347
CASE ADDR: 3021 NW 19 ST
OWNER: AUER DA FA LLC % FAMILY DOLLAR;
ATTN: LEASE ACCOUNTING ST #30486
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: BCZ-39-79(a)

THERE IS LANDSCAPING THAT IS NOT PROPERLY MAINTAINED AT THIS LOCATION. THE LANDSCAPE ON THIS "FAMILY DOLLAR" STORE IS NOT MAINTAINED PROPERLY. THERE ARE BUSHES AND HEDGES THAT ARE OVERGROWN AND ENCROACHING ON THE PARKING LOT AND THE RIGHT OF WAY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE18090093.

BCZ-39-275(8)(f)

DUMPSTER NOT MAINTAINED. DUMPSTER ON THIS "FAMILY DOLLAR" STORE IS OVERFLOWING WITH TRASH AND DEBRIS INCLUDING THE INSIDE AND OUTSIDE AREAS AROUND IT. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE18090093.

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ADJACENT TO THE DUMPSTER IS BROKEN AND HAS MISSING SLATS.

47-20.20.(H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING HAS DIRT AND OIL STAINS. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED. PERMITS MAY BE REQUIRED.

9-306

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

CASE NO: CE22090223
CASE ADDR: 1440 MIAMI RD
OWNER: 1440 ROCE LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATION: 47-20.20.(H)

THERE ARE PARKING FACILITIES IN THE SWALE AREA THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SWALE AREA OF THE PARKING FACILITY HAS POTHOLES THAT NEED TO BE FILLED IN.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22090051
CASE ADDR: 1320 MIAMI RD 09
OWNER: CASSARINO,RICHARD; PRATT,LISA
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

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

9-305(b)

THERE IS A TREE IN THE FRONT OF THE PROPERTY THAT IS OVERGROWN

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY IS FADED AND IN NEED OF BLACK SEAL. THE STRIPPING
IS FADED AND IN NEED OF RESTRIPING AND THE WHEEL STOPS ARE DIRTY IN
NEED OF CLEANING OR PAINTING.

CASE NO: CE22070067
CASE ADDR: 1500 NW 9 AVE
OWNER: BEDOYA,DAVID M
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

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. THERE ARE AREAS THAT ARE USED AS PARKING AREA.

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED, INCLUDING BUT NOT LIMITED TO MISSING SLOTS,
FENCE FALLING, NEW SECTIONS OF FENCE INSTALLED/REPPLACED.

9-305(a)

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

9-304(b)

THE DRIVEWAY AT THIS PROPERTY REQUIRES MAINTENANCE. THE DRIVEWAY
REQUIRES TO BE RESURFACED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22100478
CASE ADDR: 1000 SE 8 ST
OWNER: COULTER, BENJAMIN P & MARJORIE R
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS/BOATS PARKED/STORED ON THE GRASS/LAWN AREA.
RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE AS A RECURRING VIOLATION (CE-20110155) WHETHER OR NOT IT
COMES INTO COMPLIANCE BEFORE THE HEARING.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE
FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTDOOR STORAGE OF
PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO GAS AND
DIESEL TANKS, SHIPPING CRATE OF GOODS.

9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON
THE ROOF. THE ROOF IS STAINED AND/OR DIRTY.

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
DUE TO VEHICLES AND VESSELS PARKED/STORED ON THE GRASS/LAWN COVERED
AREA. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20110155) WHETHER
OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CASE NO: CE22110368
CASE ADDR: 644 NW 15 TER
OWNER: CHHIENG, QUAN CHI
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY/PARKING AREA ON THIS PROPERTY IS NOT BEING
MAINTAINED. THE SURFACE HAS GROWTH OF WEEDS AND IS NOT WELL GRADED OR
LEVEL.

9-306

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22080005
CASE ADDR: 2308 NW 6 PL
OWNER: THOMAS, ANTHONY LOUIS
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE CONCRETE SURFACE IS CRACKED AND THERE ARE AREAS OF BARE DIRT. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18011034.

9-305 (b)

THE LANDSCAPE AT THIS PROPERTY AND SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE GRAVEL IS ALSO NOT WELL GRADED AND HAS WEEDS GROWING THROUGHOUT. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18011034.

9-306

THE EXTERIOR BUILDING WALLS INCLUDING FASCIA AND SOFFITS HAVE STAINS AND MISSING, PEELING PAINT.

18-4. (c)

THERE IS A DERELICT VEHICLE BEING PARKED/STORED ON THE DRIVEWAY OF THIS PROPERTY. GOLD CHEVROLET SILVERADO PICKUP - FLAT TIRES. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18011034.

47-34.1.A.1.

THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO; PAINT BUCKETS, WOOD, POLES, MISCELLANEOUS ITEMS. THIS IS AN ILLEGAL LAND USE PER THE ULDR OF THIS RS-8 ZONED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18011034.

CASE NO: CE22080008
CASE ADDR: 2312 NW 6 PL
OWNER: THOMAS, ANTHONY LOUIS & THOMAS, SERINA ETAL
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO; CONCRETE BLOCK. THIS IS AN ILLEGAL LAND USE PER THE ULDR OF THIS RS-8 ZONED RESIDENTIAL PROPERTY WHICH HAS NO PRIMARY USE DUE TO BEING A VACANT LOT. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE18011038.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

47-21.11.A.

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

CASE NO: CE22110387
CASE ADDR: 629 NW 13 TER
OWNER: CASCADE FUNDING MTG TR
%PHH MTG CORP
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

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

9-306

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

CASE NO: CE22060330
CASE ADDR: 524 NW 21 TER
OWNER: KODOS INVESTMENTS SA LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21090680.

9-306

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

Sec. 18-7.

THE PROPERTY HAS BEEN BOARDED WITHOUT FIRST OBTAINING A BOARD-UP CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22110345
CASE ADDR: 615 NW 10 TER
OWNER: REAL ESTATE INTL INVESTMENTS & DEVELOPMENT %GRISALES-RACINI
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE TO THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SECTION WHICH IS LEANING AND IS NOT SECURED.

9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT OF WAY/SIDEWALK.

9-306

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

18-12. (a)

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

47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY AND SWALE/APRON. THE SURFACE IS STAINED/DIRTY AND HAS GROWTH OF WEEDS THROUGHOUT.

CASE NO: CE22100135
CASE ADDR: 704 SW 24 AVE
OWNER: PINDER,ASHOMY
INSPECTOR: DIEGO SANTOS
COMMISSION DISTRICT 3

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 IN THE SWALE AREA AND NEXT TO THE DRIVEWAY.

9-304 (b)

THE DRIVEWAY ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS OF THE DRIVEWAY THAT IS MISSING GRAVEL.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

9-306

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

18-1.

THERE ARE ITEMS BEEN STORED UNDER THE CARPORT INCLUDING BUT NOT LIMITED TO: SHOP VACUUM, FRIGOBAR, COOLER, BOXES AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-280 (b)

THE DOORS INSIDE THE CARPORT ARE DETERIORATED AND NOT MAINTAINED.

CASE NO: CE23010735

CASE ADDR: 9 FIESTA WAY

OWNER: KERNS FAM TR; KERNS, HUBIE & SANDRA TRSTEE

INSPECTOR: PATT GAVIN

COMMISSION DISTRICT 3

VIOLATION: 15-278 (7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

OLD BUSINESS

CASE NO: CE22090712
CASE ADDR: 1217 NW 6 ST
OWNER: WRIGHT DYNASTY LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.5.E.7.

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE NOT SECURED, BENT AND/OR LEANING AND MISSING.

47-21.11.A.

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

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.

CASE NO: CE22090725
CASE ADDR: 1219 NW 6 ST
OWNER: WRIGHT DYNASTY LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS OVERGROWTH OF WEEDS THROUGHOUT THE SURFACE. IT HAS CRACKS AND IS FADED.

47-21.11.A.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE22090729
CASE ADDR: 1223 NW 6 ST
OWNER: WRIGHT DYNASTY LLC
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE SURFACE HAS CRACKS AND IS FADED.

47-21.11.A.

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

CASE NO: CE22110429
CASE ADDR: 2201 NW 29 TER
OWNER: LOCKHART,L JR & JOHNNIE M
INSPECTOR: KAREN PROTO
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
INCLUDING THE SWALE AREA.

9-306

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

BCZ-39-275(6)(B)

NON-PERMITTED LAND USE IN THIS RS-5 ZONING DISTRICT. UNROOFED OUTDOOR
STORAGE. THERE IS A COUCH BEING STORED IN FRONT OF PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

LIEN REDUCTION HEARING

CASE NO: CE22100848
CASE ADDR: 23 SE 12 AVE
OWNER: 23 SE 12TH AVENUE LLC
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE18100677
CASE ADDR: 507 NW 18 AVE
OWNER: PARKER, SEAN CORNELIUS
PRESENTER: NADINE BLUE

VIOLATION: 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.

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

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

MAILED
4/25/2023

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE23010206
CASE ADDR: 513 SW 11 ST
OWNER: SHARVIT, ADI
PRESENTER: NADINE BLUE

VIOLATION: 18-1

THERE IS LARGE GATHERING AT THIS VACATION RENTAL PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE PUBLIC NUISANCE THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. MORE THAN 20 VEHICLES PARKED ACROSS SEVERAL PROPERTIES, VEHICLES PARKED IN THE GRASS AND RIGHT OF WAY, COMMERCIAL TRUCK PARKED ON RESIDENTIAL PROPERTY.

MAILED
4/25/2023

CASE NO: CE10090345
CASE ADDR: 1107 NW 17 ST
OWNER: FREEMAN, BUDDY & ANNIE
PRESENTER: NADINE BLUE

VIOLATION: 28-33(a)

NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

MAILED
4/25/2023

CASE NO: CE15051079
CASE ADDR: 1200 NW 9 ST
OWNER: ASSIS HOMES LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE ON THE ABOVE PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF MISSING AND BENT SUPPORT POST THAT HAS CAUSED THE CHAIN LINK FENCE TO LEAN IN AREAS.

MAILED
4/25/2023

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE15090864
CASE ADDR: 1200 NW 9 ST
OWNER: ASSIS HOMES LLC
PRESENTER: NADINE BLUE

VIOLATION: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND
DEBRIS ON THIS PROPERTY.

MAILED
4/25/2023

CASE NO: CE21080422
CASE ADDR: 1204 NW 23 TER
OWNER: TOP AMERICAN PROPERTY HOLDINGS LLC
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE22040154
CASE ADDR: 1227 NE 5 TER
OWNER: 1227 NE 5TH TERRACE LLC
PRESENTER: NADINE BLUE

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

24 27(F)
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

MAILED
4/25/2023

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE20110140
CASE ADDR: 1229 MIAMI RD
OWNER: PAT 2 INVESTMENTS LLC % UPSIDE
MANAGEMENT LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 18 4 (C)
THERE ARE DERELICT VEHICLES OR TRAILERS 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)

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. THERE ARE TREE BRANCHES OVERHANGING/ENCROACHING THE ROOF.

9 304 (B)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. GRAVEL DRIVEWAYS ARE 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 FOLIAGE/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.

MAILED
4/25/2023



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE14020144
CASE ADDR: 1404 NW 3 AVE
OWNER: CAMACHO, MARIA
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280 (b)
FOUNDATIONS, FLOORS, WALLS, CEILINGS, ROOFS, WINDOWS, DOORS AND ALL OTHER BUILDING PARTS WERE NOT STRUCTURALLY SOUND, REASONABLY WEATHER AND WATER TIGHT AND RODENTPROOF AND WAS NOT KEPT IN REASONABLY GOOD REPAIR. ROOF SURFACES WERE NOT WATERTIGHT. WATER WAS LEAKING THROUGH THE ROOF

9-280 (g)
ALL ELECTRICAL WIRING AND ACCESSORIES WERE NOT BEING MAINTAINED IN GOOD SAFE WORKING CONDITION.

9-308 (a)
THERE IS A PIECE OF PLYWOOD COVERING WHAT APPEARS TO HAVE BEEN A SKYLIGHT. THE ROOF ON THE UTILITY ROOM IS LEAKING, IN DISREPAIR, AND DOES NOT MEET CODE REQUIREMENTS.

MAILED
4/25/2023

CASE NO: CE14020144
CASE ADDR: 1404 NW 3 AVE
OWNER: CAMACHO, MARIA
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE OF THIS HOUSE. THIS IS A REPEAT VIOLATION OF CASE #CE13051877 AND CE13120833, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING

MAILED
4/25/2023

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
MAY 09, 2023
8:30 AM

CASE NO: CE21100401
CASE ADDR: 1435 NW 6 ST
OWNER: PILGRIM, MIGUEL D
PRESENTER: NADINE BLUE

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

9 280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED,
INCLUDING BUT NOT LIMITED TO WINDOWS BROKEN, AND BOARDED.

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 INCLUDING
THE REAR SCREENING BUFFER WALL.

47 20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THE REAR OF
THIS VACANT PROPERTY INCLUDING BUT NOT LIMITED TO POTHOLES, CRACKS,
WHEELSTOPS LOOSE, BROKEN, NOT SECURED AND THE SURFACE CONTAINS DIRT
AND OIL STAINS.

MAILED
4/25/2023

CASE NO: CE10010451
CASE ADDR: 1673 SW 29 TER
OWNER: HERMAN, RUDOLPH CHARLES III
HERMAN, TAMMY MARIA
PRESENTER: NADINE BLUE

VIOLATION: 9-280 (b)
BUILDING PARTS ARE NOT BEING MAINTAINED AT THIS
PROPERTY. THERE ARE:
1. LARGE HOLES IN THE INTERIOR WALLS.
2. ROTTING WOOD AROUND DOOR FRAMES.
3. DAMAGED WINDOWS AND BROKEN WINDOW AND DOOR
PANES.
4. ROTTING WOOD IN SOFFITS.
5. TORN AND MISSING VENTILATION SCREENING IN ROOF
OVERHANGS.

CONTINUED

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- 6. DAMAGED AND DETERIORATING SUPPORT POSTS ON FRONT OVERHANG.
- 7. LAUNDRY ROOM CEILING HAS A LARGE HOLE IN IT.

FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1. A STORAGE AREA IN THE REAR HAS BEEN CONVERTED TO AN ILLEGAL EFFICIENCY APARTMENT.
- 2. AN ENCLOSURE FOR A HOT WATER HEATER HAS BEEN CONSTRUCTED.
- 3. A MAKESHIFT PATIO OVERHANG HAS BEEN INSTALLED.
- 4. AN ADDITIONAL KITCHEN AND KITCHENETTE HAVE BEEN INSTALLED.
- 5. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
- 6. TWO EXTERIOR STORAGE CLOSETS HAVE BEEN CONSTRUCTED.

FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK HAS BEEN COMPLETED WITHOUT PERMITS:

- 1. WALL A/C UNITS HAVE BEEN INSTALLED IN WINDOWS AND WALLS.
- 2. VENTILATION FOR A DRYER HAS BEEN INSTALLED.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1. AN ILLEGAL BATHROOM IN THE REAR HAS BEEN ADDED.
- 2. AN ADDITIONAL KITCHEN HAS BEEN ADDED.
- 3. AN ADDITIONAL HOT WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1. CONNECTION FOR AN ADDITIONAL HOT WATER HEATER.
- 2. PREMISE WIRING.
- 3. WIRING FOR THE ADDITIONAL KITCHEN.
- 4. WIRING FOR THE ADDITIONAL BATHROOM.
- 5. THE INSTALLATION OF SECURITY LIGHTS.

FBC(2007) 110.1.1

THE USE AND OCCUPANCY OF THIS BUILDING HAS CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY

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CASE NO: CE21090079
CASE ADDR: 1712 NW 15 AVE
OWNER: SFR XII MIAMI OWNER 1 LP
PRESENTER: NADINE BLUE

VIOLATIONS: 24 27. (b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE CONTAINERS ARE BEING STORED IN FRONT OF THE BUILDING LINE AND NOT SCREENED FROM VIEW.

9 280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE BROKEN AND DISCONNECTED.

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.

9 306

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

18 12. (a)

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

MAILED
4/25/2023

CASE NO: CE22100868
CASE ADDR: 1761 NE 55 ST
OWNER: GOD BLESS AMERICA LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 15 281. (A)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

MAILED
4/25/2023

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CASE NO: CE22120826
CASE ADDR: 2130 NE 56 ST
OWNER: KUBRAK, DMYTRO NIKOLAEVICH
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE22110578
CASE ADDR: 2808 NE 26 AVE
OWNER: LINARES, DIEGO
RUIZ, MARTHA
PRESENTER: NADINE BLUE

VIOLATIONS: 9 305 (A)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF
LEAVES ENCROACHING UPON THE PUBLIC RIGHT OF WAY.

MAILED
4/25/2023

CASE NO: CE13011882
CASE ADDR: 3333 NE 33 ST
OWNER: GALT II LLC
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2010)105.1
THE PROPERTY HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK
ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, IN
THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR BUILDOUT, WITHOUT A PERMIT.

FBC(2010)105.4.11
THE COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT
LIMITED TO:
1. THE MECHANICAL SYSTEM IS BEING ALTERED WITHOUT THE REQUIRED
MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010)105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED FOR THE BATHROOM BUILDOUT
WITHOUT A PERMIT.

CONTINUED

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FBC(2010)105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED FOR THE INTERIOR BUILDOUT
WITHOUT A PERMIT.

MAILED
4/25/2023

CASE NO: CE21100456
CASE ADDR: 3333 NE 33 ST
OWNER: GALT II LLC
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE22100743
CASE ADDR: 4345 NE 22 AVE
OWNER: LAU, MICHELLE
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE22110411
CASE ADDR: 5900 NE 14 LN
OWNER: HANNA, SAMMY
HANNA, MAHA
PRESENTER: NADINE BLUE

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

MAILED
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