

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM



CITY OF

**FORT LAUDERDALE**

**SPECIAL MAGISTRATE  
HEARING  
AGENDA**

November 30, 2023

**9:00 AM**

**MARINE INDUSTRIES  
2<sup>ND</sup> FLOOR MEETING ROOM**

**221 SW 3 AVENUE, FORT LAUDERDALE, 33312**

**Rose-Ann Flynn  
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 judicial evidence upon which the appeal is to be based. All persons speaking on a quasi-judicial manner will be sworn in and be subject to cross examination

**AUXILIARY AIDS AND SERVICES:** If you desire auxiliary aids and services to assist in viewing or hearing the City Commission meetings or reading the agenda and minutes for the meeting, please contact the City Clerk's Office at 954-828-5002 at a minimum of two days prior to the meeting and arrangements will be made to provide these services to you.

**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

-----  
**NEW BUSINESS**  
-----

CASE NO: FC23100003  
CASE ADDR: 2701 MIDDLE RIVER DR  
OWNER: PARK RIDGE NORTH APTS CONDO ASSN INC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: 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: FC23100004  
CASE ADDR: 3240 DAVIE BLVD  
OWNER: SARRIA HOLDINGS II INC  
INSPECTOR: ROBERT KISAREWICH

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

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

VIOLATIONS: NFPA 1:11.1.7.2, FFP  
THE ELECTRICAL PANEL IS OBSTRUCTED.

-----  
CASE NO: FC23100005  
CASE ADDR: 233 SW 24 ST  
OWNER: KMB MCDONALD INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:50.5.6.1, FFP  
UPON INSPECTION, THE EXHAUST SYSTEM HAS BEEN FOUND TO BE CONTAMINATED WITH  
DEPOSITS FROM GREASE-LADEN VAPORS.

VIOLATIONS: MO Sec. 13-58 (b)  
THE FIRE PROTECTION SYSTEM REPORT NEEDS TO BE SUBMITTED TO THE FIRE-RESCUE  
DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

-----  
**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: FC23100006  
CASE ADDR: 800 NW 65 ST  
OWNER: DEZER POWERLINE WAREHOUSE 800NW65 LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:14.4.1, FFPC 6th e  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

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

VIOLATIONS: 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.

VIOLATIONS: NFPA 25:13.6.2.1, 20  
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

VIOLATIONS: 1:4.5.8.6, FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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

-----  
CASE NO: FC23090011  
CASE ADDR: 451 NW 17 ST  
OWNER: GARDENIA PARK HOMEOWNERS ASSOC; %PROPERTY KEEPERS MGMT LLC  
INSPECTOR: ROBERT KISAREWICH

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: FC23090012  
CASE ADDR: 1400 SW 33 PL  
OWNER: SD-FT LAUDERDALE LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 13-58 (b) `   
THE FIRE PROTECTION SYSTEM REPORT NEEDS TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE) .

VIOLATIONS: 1:4.5.8.6 , FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

-----  
CASE NO: FC23100002  
CASE ADDR: 500 SE 22 ST  
OWNER: ACS 1095 LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 9-313, 4/21/  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

-----  
CASE NO: CE23090714  
CASE ADDR: 1409 NE 16 AVE  
OWNER: WILKINSON, BARRY & JULIEANN  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.4.B.1.  
THERE IS STORAGE OF COMMERCIAL VEHICLE(S) AT THIS RS-8 ZONED PROPERTY.

-----  
CASE NO: CE23100910  
CASE ADDR: 74 ISLA BAHIA DR  
OWNER: 400 CORAL WAY PARTNERS LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.  
THERE IS A SPECIAL EVENT OF 50-100 GUESTS AT THIS RS 4.4 RESIDENTIAL SINGLE FAMILY HOME PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE TRANSIENT VIOLATION INVOLVES HINDERING THE PUBLIC USE OF THE ROADWAY BY SETTING UP A VALET SERVICES AT THE PROPERTY, PARKING AND STORAGE OF NUMEROUS VEHICLES IN THE ROADWAY, SWALES, AND VACANT LOT.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23070212  
CASE ADDR: 1327 SW 22 AVE  
OWNER: D N Y HOLDINGS LLC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ON THE GRASS AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION BEHIND THE PROPERTY LINE.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS DISCOLORED AND HAS PEELING PAINT. THE DRIVEWAY APRON IS WORN.

VIOLATIONS: 9-280 (h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS LEANING.

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.

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

VIOLATIONS: 18-1.  
THERE IS AN OFFICE CHAIR, TRASH BIN, EQUIPMENTS, PHOTOGRAPHY STAND UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060855. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060855. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

-----

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23010756  
CASE ADDR: 740 BAYSHORE DR  
OWNER: FLORIDA CUTLER BAY LLC  
INSPECTOR: JEAN CLAUDE NOEL  
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 ON THE NORTH SIDE BY THE WOOD FENCE THAT HAVE DEAD AND/OR MISSING GROUND COVER.

VIOLATIONS: 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, MISSING AND PEELING PAINT.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A 2000 GOLD TOYOTA COROLLA WITH EXPIRED TAG AND A FLAT TIRE.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY UNDER THE STAIRS.

-----  
CASE NO: CE23030618  
CASE ADDR: 1238 NE 17 WAY  
OWNER: TSCHAPEK, MARCUS  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.B.b  
THERE IS GRAVEL ON THE SWALE AREA OF THIS RC-15 RESIDENTIAL ZONED PROPERTY THAT EXCEEDS THE ALLOTTED FORTY (40) PERCENT OF THE LENGTH OF THE PROPERTY LINE ADJACENT/PARALLEL TO THE RIGHT-OF-WAY.

-----  
CASE NO: CE23060967  
CASE ADDR: 701 NE 16 AVE  
OWNER: VICTORIA PARK INVESTORS LLC TYLER PACIFIC VI-VICTORIA B LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.1.  
THERE IS A FOUR (4) YARD DUMPSTER ONSITE WITHOUT THE REQUIRED ENCLOSURE.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE22100342  
CASE ADDR: 707 FLAMINGO DR  
OWNER: VASTLAND NORTHCREST; DEVELOPMENT LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 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: CE23090593  
CASE ADDR: 534 HENDRICKS ISLE 401  
OWNER: BEXA LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

THERE IS A VESSEL WITH A LARGE AMOUNT OF PADDLE BOARDS ON AND AROUND THE VESSEL BEING STORED IN A CONDITION THAT IS UNSIGHTLY AND MAY AFFECT THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 8-91.(c) COMPLIED

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

VIOLATIONS: 8-148(a)

THE VESSEL - HOUSEBOAT AT THIS PROPERTY IS BADLY DETERIORATED. THERE ARE AREAS OF RUST, BARNACLES AND BROKEN OR MISSING PARTS, INCLUDING BUT NOT LIMITED TO THE WINDOWS. THE PAINT IS WORN, DIRTY AND OR MISSING/CHIPPING PEELING PAINT.

VIOLATIONS: 8-146(a) COMPLIED

THERE IS A BOAT ON THIS PROPERTY BEING USED AS A VACATION RENTAL.

CASE NO: CE23100162  
CASE ADDR: 500 HENDRICKS ISLE  
OWNER: 500 HENDRICKS LLC  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 15-34.

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. WEBSITE(S) ADVERTISING THIS PROPERTY ADDRESS AS BUSINESS ADDRESS.

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23060371  
CASE ADDR: 1147 NE 7 AVE  
OWNER: 11 MIDDLE RIVER LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.B.2.A  
THERE IS A HEDGE PLANTED WITHIN THE SIGHT TRIANGLE AT THIS B-3 ZONED COMMERCIAL  
PROPERTY THAT IS IMPEDIING THE CLEAR VIEW OF TRAFFIC.

---

CASE NO: CE23040464  
CASE ADDR: 1712 NW 8 PL  
OWNER: DRAGOSLAVIC, GORAN  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN. THIS IS A REPEAT VIOLATION FOR THIS  
PROPERTY OWNER. PLEASE SEE CASE NUMBER CE21090803. DAILY FINES WILL ACCRUE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. OCCUPANT IS STORING CAR  
PARTS, INDOOR FURNITURE AND OTHER ITEMS IN THE BACK OF THE PROPERTY. THIS IS A  
NON-PERMITTED USE PER ULDR REGULATIONS. THIS IS ALSO A REPEAT VIOLATION FOR THIS  
PROPERTY OWNER. PLEASE SEE CASE CE22100967. DAILY FINES WILL ACCRUE.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23030870  
CASE ADDR: 5410 NW 12 AVE  
OWNER: ISSOY REALTY LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 9-306 COMPLIED  
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. ON THE SOUTH FACING OF THE PROPERTY.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080645. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-21.11.A. COMPLIED  
THERE IS DEAD OR MISSING LIVING GROUND COVER ALONG THE SIDE/SWALE OF THIS LOCATON NEAR NW 54TH ST.

VIOLATIONS: 47-21.11.D. COMPLIED  
THERE IS/ARE PLANT MATERIALS THAT ARE BLOCKING VISIBILITY OF ONCOMING TRAFFIC. THERE IS A TREE ON THE PROPERTY, SWALE AREA THAT IS OBSTRUCTING THE VISIBILITY OF THE STOP SIGN, HEADING WEST ON NW 54TH ST.

-----  
CASE NO: CE23090345  
CASE ADDR: 2025 E SUNRISE BLVD  
OWNER: SUNRISE 2025 LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 2

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

-----  
CASE NO: CE23060880  
CASE ADDR: 1760 NE 56 ST 1-3  
OWNER: TROCI, SULEJMAN  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD TREE STUMP IN THE REAR EAST SIDE OF PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

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. THERE ARE OVERHANGING TREE BRANCHES THAT SHOULD BE TRIMMED UP FROM THE RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE, SILVER MERCEDES BENZ WITH AN EXPIRED TAG QTM-H12 EXPIRATION 04/23 ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THE ASPHALT PAVED PARKING DRIVEWAY IS NOT WELL GRADED OR DUST FREE. THERE ARE CRACKS THROUGHOUT THE DRIVEWAY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-280 (h) (1)  
ON THE FRONT WEST SIDE OF PROPERTY PANELS ON THE WOOD FENCE ARE BROKEN, IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ALSO THROUGHOUT THE PROPERTY THERE ARE FENCE WIRING ALONG THE PROPERTY LINE WHICH IS LEANING AND DOWN IN OTHER AREAS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

CONTINUED

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THIS IS A RMM-25 RESIDENTIAL MULTI-FAMILY PROPERTY. THERE ARE PILES OF WOODS, MILK CRATES, CARPET, SHOVELS, SOD BAGS, MIRROR AND OTHER MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE19070529. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23080566  
CASE ADDR: 729 SW 2 CT  
OWNER: SP FLORIDA LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 24-28 (A)  
THERE IS NO DUMPSTER OR ENCLOSURE AT THIS MULTI-FAMILY RESIDENTIAL PROPERTY OF FOUR PLUS UNITS.

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

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

---

CASE NO: CE23080195  
CASE ADDR: 1401 SW 9 ST  
OWNER: JUDAH, SABRINA  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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

---

CASE NO: CE23010082  
CASE ADDR: 1709 SW 5 ST  
OWNER: TIERNEY, MICHAEL  
INSPECTOR: EDWARD EASON  
COMMISSION 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. THERE IS MISSING/BARE GROUND COVER ON FRONT LAWN AREAS. THIS IS A REPEAT VIOLATION FROM CASE CE21050900 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH OBSERVED ON  
PROPERTY FRONT LAWN/GRASS AREAS.

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

-----  
CASE NO: CE23080372  
CASE ADDR: 817 SW 8 AVE  
OWNER: CLARKE, ALLISON A  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-308 (b)  
THERE IS LANDSCAPING MATERIAL OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE  
ROOF.

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY TO THE REAR  
OF THIS PROPERTY ALONG SW 8TH WAY.

-----  
CASE NO: CE23090562  
CASE ADDR: 3100 SW 21 ST  
OWNER: SORTO, ELIZABETH  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS ZONED RS-6.85B - IRREGULAR RESIDENTIAL  
PROPERTY. ITEMS OBSERVED IN THE DRIVEWAY AND FRONT YARD INCLUDED BUT NOT LIMITED  
TO SHELVING AND BUCKETS.

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 BUT NOT  
LIMITED TO THE FRONT YARD. THIS IS A RECURRING VIOLATION FROM CASE CE22080575.  
THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES  
INTO COMPLIANCE PRIOR TO THE HEARING DATE.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPING IS ENCROACHING ONTO THE SIDEWALK AND IS HANGING LOW OVER THE ROADWAY BICYCLE LANE. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AREA IS IN DISREPAIR WITH WEEDS GROWING THROUGH. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE22080575 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

-----  
CASE NO: CE22060640  
CASE ADDR: 2120 E OAKLAND PARK BLVD  
OWNER: 2120 EAST OAKLAND LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD AND/OR DISEASED TREE ON PROPERTY.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE IS A SECTION OF THE FENCE MISSING A BUFFER.

VIOLATIONS: 15-28

BUSINESS IS BEING CONDUCTED ON THIS PROPERTY WITHOUT THE PROPER LICENSE

VIOLATIONS: 18-4 (C)

THERE ARE SEVERAL DERELICT VEHICLES, NO TAGS AND EXPIRED TAG, ARE BEING KEPT AT THIS PROPERTY.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23080016  
CASE ADDR: 6 FORT ROYAL ISLE  
OWNER: MANFRE, GASPARE  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH DRIVEWAY  
PAVERS.

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

-----  
CASE NO: CE23080587  
CASE ADDR: 4901 NE 26 AVE  
OWNER: 4901 NE 26 AVENUE LLC; 2501 NE 49 STREET LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE  
BROKEN AND FADED WHEELSTOPS, SURFACE NOT BEING MAINTAINED IN A SMOOTH, WELL  
GRADED CONDITION.

-----  
CASE NO: CE23060072  
CASE ADDR: 1222 BAYVIEW DR  
OWNER: JULIA B NEUFELD LIV TR  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 24-27. (b)  
COMPLIED

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING  
FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE  
STAINS AND MISSING, PEELING PAINT. THE FASCIA ARE DIRTY AND RUSTED. THERE ARE  
TREES AND PLANTS GROWING IN THE GUTTERS.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THERE IS AN ACCUMULATION OF DEAD LEAVES AND PALM FRONDS ON THE PROPERTY AS WELL  
AS IN THE DRIVEWAY.

VIOLATIONS: 24-7 (b)  
COMPLIED

VIOLATIONS: 47-21.15.A COMPLIED  
IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL  
PERMIT.

-----  
CASE NO: CE23070712  
CASE ADDR: 2650 E OAKLAND PARK BLVD  
OWNER: PESCARA ENTERPRISES INC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.U.1  
THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT EXCEED 20% OF THE SURFACE OF  
THE WINDOW.

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT  
LAUDERDALE.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING  
FACILITIES NEEDS TO BE RESURFACED AND RESTRIPEDED, WHEELSTOPS ARE LOOSE AND BROKEN.

VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE FADED,  
SCRATCHED AND MISSING.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING  
BUILDING SIGNS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS  
AND MISSING, PEELING PAINT. THE SIGN ON THE BUILDING IS BROKEN AND HANGING.

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

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23090674  
CASE ADDR: 3418 N OCEAN BLVD  
OWNER: OCEAN PLACE LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. UNPERMITTED FEATHER FLAG SIGN ON THE SWALE AND WINDOW SIGN.

VIOLATIONS: 47-22.3.U.1  
WINDOW SIGNS EXCEEDING 20% OF THE GLASS SURFACE.

-----  
CASE NO: CE23080072  
CASE ADDR: 8 FORT ROYAL ISLE  
OWNER: COATES, SHANNON NEELY; NEELY, FRANCES J ETAL  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. IT IS BROKEN AND CRACKED IN MULTIPLE AREAS.

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

-----  
CASE NO: CE23080643  
CASE ADDR: 2501 NE 49 ST  
OWNER: 4901 NE 26 AVENUE LLC; 2501 NE 49 STREET LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.  
THERE IS AN ACCUMULATION OF TRASH 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.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 24-28(c)

THE DUMPSTER AT THIS PROPERTY IS NOT KEPT WITHIN THE DUMPSTER ENCLOSURE.

---

CASE NO: CE23080802  
CASE ADDR: 2541 E SUNRISE BLVD  
OWNER: SHAWNICK GALLERIA LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.U.1

THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT EXCEED 20% OF THE SURFACE OF THE WINDOW.

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED IN THE WINDOWS OF THE BUSINESSES IN THE PLAZA WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

---

CASE NO: CE23080806  
CASE ADDR: 2500 E COMMERCIAL BLVD  
OWNER: ALTO PROPERTY MANAGEMENT LLC; % F&A OF FORT LAUDERDALE LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.b.1.

THERE IS A TWO YARD DUMPSTER ON THE SWALE.

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED IN THE WINDOWS WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1

THE WINDOW SIGNS ON THE PROPERTY EXCEED 20% OF THE GLASS SURFACE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23090673  
CASE ADDR: 3440 N OCEAN BLVD  
OWNER: LMC MARGO INC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.U.1  
WINDOW SIGNS EXCEEDING TWENTY PERCENT (20%) OF THE GLASS SURFACE.

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. UNPERMITTED FEATHER FLAG SIGNS ON THE SWALE AND A-FRAME SIGNS IN THE PARKING LOT.

-----  
CASE NO: CE23080200  
CASE ADDR: 808 NW 3 AVE  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23070345 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES PARKED/STORED WITHIN THE PROPERTY. VEHICLES INCLUDED ARE BUT NOT LIMITED TO A CADILLAC PARKED AT THE REAR OF THE PROPERTY, A BLACK RANGE ROVER AND A WHITE VAN.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH OF FOLIAGE WITHIN THE SURROUNDING AREA OF THE PROPERTY. THIS IS A RECURRING VIOLATION OF CASES CE23030240, CE21070217, CE23060864, CE23031000, CE18071404 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23080275  
CASE ADDR: 525 N FEDERAL HWY  
OWNER: T-C THE MANOR AT FLAGLER; VILLAGE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.  
UNPERMITTED FEATHER SIGNS ARE DISPLAYED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO BEING STACKED ON OR POSTED ON OR PLACED ON THE SWALE/RIGHT-OF-WAY.

---

CASE NO: CE23080858  
CASE ADDR: 505 NE 3 AVE  
OWNER: KMAJCTL LLC  
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 AROUND THE BUILDING.

---

CASE NO: CE23080859  
CASE ADDR: 509 NE 3 AVE  
OWNER: KMAJCTL 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. THERE IS EXPOSED SOIL CREATING DUST AND SOIL EROSION.

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN AND REQUIRES TO BE PLACED PROPERLY.

VIOLATIONS: 9-276(B)(3)  
THERE IS A NEED FOR THE EXTERMINATION OF TERMITES, RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE REAR COTTAGE ROOF IS DIRTY WITH VEGETATION GROWING ON IT.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23090637  
CASE ADDR: 910 NW 2 AVE  
OWNER: 2ND AVENUE HOLDINGS LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 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: CE23090552  
CASE ADDR: 910 NW 2 AVE  
OWNER: 2ND AVENUE HOLDINGS LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE UNDER THE CARPORT AREA THAT INCLUDES BUT NOT LIMITED TO REFRIGERATOR, SOFA.

VIOLATIONS: 18-4. (c)  
THERE IS A WHITE DERELICT VEHICLE PARKED/STORED ON THE SWALE/RIGHT-OF-WAY OF THE PROPERTY.

---

CASE NO: CE23090638  
CASE ADDR: 934 NW 4 AVE  
OWNER: WALTERS, BOBBY L JR  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23100196  
CASE ADDR: 911 NE 4 AVE  
OWNER: RECHTER HOLDINGS INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE20050640. THIS CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE  
BEFORE THE HEARING.

---

CASE NO: CE23090376  
CASE ADDR: 615 SE 7 ST  
OWNER: RIO VISTA 112 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE NOT BEING MAINTAINED. THE PAVED DRIVEWAY AREA  
AND SIDEWALK HAVE STAINS ON IT.

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

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THERE ARE TREE BRANCHES AND OTHER FOLIAGE ON THE ROOF.

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.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23090763  
CASE ADDR: 208 SE 9 ST  
OWNER: AIDS HEALTHCARE FOUNDATION INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-12. (a)  
THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE AREA. THIS IS A RECURRING VIOLATION; PREVIOUS CASE CE22080441 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

---

CASE NO: CE23090379  
CASE ADDR: 711 SE 11 CT  
OWNER: COLANER, JOSEPH  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)  
THE PARKING AREA IS NOT WELL GRADED AND/OR DEFINED. THERE ARE WEEDS GROWING FROM THE GRAVEL DRIVEWAY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE IN THE CARPORT AREA. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO MOPS, BROOMS, BUCKETS AND OTHER PERSONAL BELONGINGS THAT NEEDS TO BE PROPERLY STORED OUT OF VIEW.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, A TARP OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND FOLIAGE ON THE ROOF AND ROOF LINE.

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

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

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23090767  
CASE ADDR: 1721 SE 7 ST  
OWNER: 1721 RIO VISTA LLC; %LEGAL SERVICES LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

---

CASE NO: CE23090802  
CASE ADDR: 824 SE 11 CT  
OWNER: ROSA, MEGAN; ROSA, RICHARD  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH AT THE REAR SIDE OF THIS PROPERTY AND/OR ITS SWALE.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

-----  
VACATION RENTALS  
-----

CASE NO: CE23100053  
CASE ADDR: 2905 CENTER AVE  
OWNER: BERMAN, ARIEL  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278 (7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. PROPERTY IS ADVERTISING 3 BEDROOMS AND 8 GUESTS.

VIOLATIONS: 15-281. (a)

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

-----  
CASE NO: CE23100901  
CASE ADDR: 2612 NE 32 AVE  
OWNER: 2612 NE 32ND AVENUE LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (1)b.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.

-----  
CASE NO: CE23110013  
CASE ADDR: 405 HENDRICKS ISLE  
OWNER: DOWDING, TERRY; ALONSO, CARLOS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (1)c.

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 425 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23100188  
CASE ADDR: 505 SW 16 CT  
OWNER: BLAIR, KIMBERLY RAE; HOFER, DAVID  
INSPECTOR: EVAN OAKS  
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. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23070645) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

---

CASE NO: CE23100706  
CASE ADDR: 2525 MARATHON LN  
OWNER: 2525 FORT LAUDERDALE LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-282. (d) (1)b.

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE22120096 -RESPONSIBLE PARTY FAILURE TO RESPOND; CE23100480 - PARKING & NOISE AND CE23020879 - AD OCCUPANCY.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

-----  
**ADMINISTRATIVE HEARING**  
-----

CASE NO: CE23090587  
CASE ADDR: 5401 NE 16 TER  
OWNER: ANDERSONE, DIANA  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS ONE (1) BLACK OLIVE  
WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

-----  
CASE NO: CE23100747  
CASE ADDR: 5731 NE 19 TER  
OWNER: MITCHALK, MARIE A  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.D.

TREE ABUSE - THE HAT RACKING OF (1) MANGO TREE IN FRONT OF PROPERTY.

-----  
**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
**WWW.FORTLAUDERDALE.GOV**

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

-----  
HEARING TO IMPOSE FINES  
-----

CASE NO: CE23060036  
CASE ADDR: 1015 NE 17 AVE  
OWNER: SANCHEZ, FREDERICK; SANCHEZ, ALICIA & SANCHEZ, KATHRYN  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.16.A  
THERE IS A DEAD PALM TREE IN THE PARKING AREA BY THE DUMPSTER ENCLOSURE.

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

-----  
CASE NO: CE22120129  
CASE ADDR: 316 NE 4 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

-----  
CASE NO: CE23020602  
CASE ADDR: 1559 W SUNRISE BLVD  
OWNER: IAG FOUNDATION INC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308(a)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23031029  
CASE ADDR: 1212 NW 15 ST  
OWNER: FANESIE, ANGELO  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE FENCE IS FALLING, BROKEN, AND DISCONNECTED.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

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 SWALE AREA.

VIOLATIONS: 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: CE23090770  
CASE ADDR: 405 HENDRICKS ISLE  
OWNER: DOWDING, TERRY; ALONSO, CARLOS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (1) a.  
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23100335  
CASE ADDR: 1705 NE 11 ST  
OWNER: 1705 NE 11TH STREET LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. THIS IS A RECURRING VIOLATION OF CASE CE23090365.

CASE NO: CE23100568  
CASE ADDR: 1705 NE 11 ST  
OWNER: 1705 NE 11TH STREET LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE PALM FRONDS COVERING THE SIDEWALK AND SWALE.

VIOLATIONS: Sec. 24-27(g)

THE GREEN YARDWASTE BIN IS PLACED AT THE CURB CONTAINING HOUSEHOLD TRASH.

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. THIS IS A RECURRING VIOLATION OF CE23100335 AND CD23090365.

CASE NO: CE23081091  
CASE ADDR: 3070 NE 43 ST  
OWNER: RASHID, OMAR M  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

TREE HAS BEEN REMOVED WITHOUT A PERMIT.

CASE NO: CE23030340  
CASE ADDR: 713 SE 7 ST  
OWNER: LEO, TINA MARIE  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.D.

TREE HAS BEEN ABUSED AND ALTERED OUTSIDE ITS NATURAL SHAPE BY EXCESSIVE CUTTING OF BRANCHES ON ONE SIDE.

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23050836  
CASE ADDR: 3316 NE 38 ST  
OWNER: COHEN, LAWRENCE E & BARBARA F  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-306 WITHDRAWN  
THE FRONT EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT (NORTH FACING SIDE) OF THE BUILDING HAS AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THESE AREAS INCLUDE BUT ARE NOT LIMITED TO ABOVE AND TO THE RIGHT OF THE FRONT DOOR AND TO THE RIGHT OF THE GARAGE DOOR.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS AND UNEVEN AREAS OF PAVEMENT.

-----  
CASE NO: CE23070723  
CASE ADDR: 2780 E OAKLAND PARK BLVD  
OWNER: 2780 E OAKLAND PARK LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1  
THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT EXCEED 20% OF THE SURFACE OF THE WINDOW.

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

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23060162  
CASE ADDR: 1320 NW 3 AVE  
OWNER: WHITE,CAMILE EST; WHITE,CALINE MARIE EST ETAL  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

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

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

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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO TWO BLACK SOCKS, A FORK, MASK AND OTHER VARIOUS TRASH ON THE PROPERTY.

-----  
CASE NO: CE23060720  
CASE ADDR: 1115 NW 7 AVE  
OWNER: BAF ASSETS LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (b)  
THERE ARE WINDOWS ON THIS PROPERTY THAT ARE DAMAGED AND IN DISREPAIR OR NAILED SHUT. THE CEILING IN THE MASTER BEDROOM AND BATHROOM ARE IN DISREPAIR AND HAS EVIDENCE OF LEAKS. ALL EXTERIOR AND INTERIOR BUILDING WALLS SHALL BE STRUCTURALLY SOUND, WEATHER AND WATERTIGHT AND MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

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 TO INCLUDE THE SWALE. THE REAR OF THE PROPERTY IS MISSING GROUND COVER.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

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

---

CASE NO: CE23060508  
CASE ADDR: 1500 NW 7 AVE  
OWNER: COOPER, CORBEL G  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.a.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 PROPERTY. THE PROPERTY  
IS BEING USED FOR OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT  
LIMITED TO TWO BED FRAMES.

VIOLATIONS: 9-313. (a)  
THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE  
NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET. THIS IS A RECURRING  
VIOLATION, SEE PREVIOUS CASE NUMBER CE21040856. THIS CASE WILL PROCEED TO SPECIAL  
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE  
PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND MISSING SLATS, LEANING AND  
NOT SECURED.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE  
WINDOWS ON THIS PROPERTY THAT ARE DAMAGED AND IN DISREPAIR AND BOARDED. THERE ARE  
SEVERAL CRACKS ALONG THE WALLS OF THIS PROPERTY. ALL EXTERIOR BUILDING WALLS  
SHALL BE STRUCTURALLY SOUND, WEATHER AND WATERTIGHT, AND MAINTAINED IN A SECURE  
AND ATTRACTIVE MANNER.

VIOLATIONS: 9-304 (b)  
THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE  
SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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 TO INCLUDE THE SWALE.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO RED BULL CAN AND OTHER VARIOUS TRASH ON THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21040856. THIS CASE WILL PROCEED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

-----  
CASE NO: CE23060509  
CASE ADDR: 653 NW 15 ST  
OWNER: COOPER, CORBEL G & COOPER, HILDA  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK JAGUAR WITH A FLAT TIRE AND EXPIRED FLORIDA TAG LKE-U45 (5-20) AND A FORD EXPLORER WITH EXPIRED FLORIDA TAG PGJ-R23 (5-23).

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 PROPERTY. THE PROPERTY IS BEING USED FOR OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO MOP, SHOPPING CART, LADDER OTHER VARIOUS ITEMS.

VIOLATIONS: 9-306

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

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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-304 (b)

THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH, LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO BEER BOTTLE, WOODEN DEBRIS, AND OTHER VARIOUS TRASH ON THE PROPERTY.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23050290  
CASE ADDR: 1106 NW 7 ST 1-4  
OWNER: LEVINTIN REAL ESTATE LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE SOFFIT HAS AN AREA WITH MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22040546.

VIOLATIONS: 9-280(b)  
THERE IS A WINDOW ON THE PROPERTY THAT IS CRACKED AND IS IN NEED OF REPAIR.

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.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22040546.

---

CASE NO: CE22100523  
CASE ADDR: 3065 NW 19 ST  
OWNER: ACHSAH'S PLAZA LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: BCZ-39-215(f)  
THE PARKING FACILITIES AT THIS LOCATION ARE NOT BEING MAINTAINED. THE SURFACE AND STRIPES ARE FADED. THIS IS A RECURRING VIOLATION FOR THIS PROPERTY, SEE CASE CE20121043. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

VIOLATIONS: 18-1.

THERE IS STANDING WATER ACCUMULATING IN THE PARKING LOT 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: CE23021015  
CASE ADDR: 2700 W BROWARD BLVD  
OWNER: 101 SW 27TH AVE LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.11.A.  
THE LANDSCAPING IS NOT BEING MAINTANED. THERE ARE AREAS OF DEAD AND/OR MISSING GROUND COVER, DEAD SHRUBS/PLANTS/TREES.

-----  
CASE NO: CE23060456  
CASE ADDR: 1527 NW 7 ST  
OWNER: SOUTHEASTERN CONFERENCE ASSN OF; SEVENTH-DAY ADVENTISTS INC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363.  
FAILURE TO REGISTER THE RESIDENTIAL DWELLING UNIT(S) WITH THE CITY. THE FREE APPLICATION FOR REGISTRATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 24-29 (a)  
THERE ARE INADEQUATE COLLECTION SERVICES AT THIS PROPERTY. THERE IS TRASH SCATTERED ABOUT THE TRASH CARTS WHICH ARE OVERFLOWING.

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

VIOLATIONS: 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.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

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

VIOLATIONS: 9-304 (b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA OF THIS PROPERTY. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS FADED, HAS CRACKS/DAMAGE AND IS COVERED WITH TRASH/DEBRIS.

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTION WHICH ARE NOT SECURED AND HAVE DAMAGED/BENT POSTS.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A WINDOW AT THE REAR UNIT WHICH IS CRACKED/BROKEN. THE CONCRETE WALKWAY WHICH ALLOWS ACCESS TO EACH UNIT AS WELL AS THE PROPERTY IS ALSO IN DISREPAIR HAVING CRACKS AND DAMAGE INCLUDING BEING STAINED WITH DIRT.

VIOLATIONS: 9-279 (g)  
THERE IS A WATER SPIGOT AT THE REAR OF THE PROPERTY WHICH IS DAMAGED AND HAS A BENT POLE AND IS ALSO MISSING THE KNOB TO OPERATE IT. THERE IS ANOTHER PLUMBING PIPE WHICH IS OPEN TO THE ELEMENTS AND SHOULD HAVE A COVER TO NOT ALLOW ANYTHING TO ENTER OR EXIT THE PLUMBING PIPING AND ENSURE IT IS OPERATING PROPERLY.

VIOLATIONS: 9-278 (G)  
THERE ARE SEVERAL WINDOWS THROUGHOUT BOTH UNITS ON THE PROPERTY WHICH DO NOT HAVE REQUIRED SCREENS TO PROTECT AGAINST MOSQUITOES, FLIES OR OTHER INSECTS.

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

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

-----  
OLD BUSINESS  
-----

CASE NO: FC23060015  
CASE ADDR: 17 S FTL BEACH BLVD  
OWNER: THOR GALLERY AT BEACH PLACE LLC %RYAN LLC - DIVINA TAVERAS  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 101:7.2.1.8.1,  
DOOR(S) THAT IS/ARE REQUIRED TO BE KEPT CLOSED IS/ARE BEING HELD OPEN.

VIOLATIONS: NFPA 1:12.3.3.1, 5th  
REQUIRED FIRE-RESISTIVE CONSTRUCTION, INCLUDING FIRE BARRIERS, FIRE WALLS,  
EXTERIOR WALLS DUE TO LOCATION ON PROPERTY, FIRE-RESISTIVE REQUIREMENTS BASED ON  
TYPE OF CONSTRUCTION, DRAFT-STOP PARTITIONS, AND ROOF COVERINGS, HAVE NOT BEEN  
MAINTAINED AND HAVE BEEN DAMAGED, ALTERED, BREACHED, PENETRATED, REMOVED, OR  
IMPROPERLY INSTALLED.

VIOLATIONS: NFPA 101:7.10.5.2.1,  
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:11.1.2.2, FFP  
ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL ELECTRICAL CODE.

VIOLATIONS: NFPA 101:7.2.1.8.1,  
SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

VIOLATIONS: NFPA 1:1.7.7.2, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

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

VIOLATIONS: F-111.1.3, BCBRA, 3/  
THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A BROWARD COUNTY  
LICENSED TEST AND BALANCE COMPANY.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE22040523  
CASE ADDR: 1470 N DIXIE HWY  
OWNER: WISTERIA COURT CONDO ASSN INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

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 LANDSCAPE AREA.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, MISSING SLATS LEANING AND NOT SECURED.

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE WOOD FENCE SURROUNDING THE ENCLOSURE IS MISSING ON THE SOUTHSIDE AND THE BROKEN POSTS WHICH SECURED IT HAVE BEEN LEFT PORTRUDING FROM THE GROUND. THERE ARE FENCE SLATS WHICH ARE DAMAGED AND MISSING. THE ENCLOSURE FENCE GATES ARE BEING LEFT OPEN.

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.

VIOLATIONS: 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.

VIOLATIONS: 18-1.  
THERE ARE COCONUT PALM TREES AT THIS PROPERTY WHICH ARE NOT BEING MAINTAINED AND IS CREATING A PUBLIC NUISANCE. THERE IS AN ABUNDANCE OF COCONUTS ON SEVERAL TREES ON THE EXTERIOR AND INTERIOR COURTYARD OF THE PROPERTY WHICH MAY THREATEN OR ENDANGER THE PUBLIC HEALTH OR SAFETY OF THE RESIDENTS OR PEDESTRIANS IN THE COMMUNITY.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23050960  
CASE ADDR: 1301 NE 4 AVE  
OWNER: R S HOLDINGS II LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.  
THERE IS GRAFFITI ON THE FENCE 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.

VIOLATIONS: 47-22.9.  
SIGN(S) HAS BEEN ERECTED ON THE CHAINLINK FENCE WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT HAVE CRACKS, HOLES, OIL STAINS AND WIRES STICKING OUT OF THE GROUND.

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

VIOLATIONS: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR NORTH WALL THAT HAVE MISSING AND PEELING PAINT.

-----

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23080099  
CASE ADDR: 301 SW 13 AVE  
OWNER: HISTORIC WESTSIDE SCHOOL LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE BUILDING THAT ARE STAINED AND DISCOLORED.

CASE NO: CE23060850  
CASE ADDR: 1414 NE 12 ST  
OWNER: OSHU 3 LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 9-276(B) (3)

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. THERE IS EVIDENCE OF TERMITE DUST IN THE DWELLING UNIT.

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE BATHTUB IN ONE BATHROOM IS NOT DRAINING AND HAS EVIDENCE OF SAND RESIDUE INDICATING A BROKEN PIPE.

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, NON-COVERED OUTLET(S), AND OUTLET(S) NOT SEALED PROPERLY TO THE WALLS. THE STOVE IS MISSING A KNOB FOR THE BOTTOM RIGHT ELEMENT.

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23030547  
CASE ADDR: 2218 NE 17 CT  
OWNER: COSTELLO, RAYMOND; COSTELLO, CAROL  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 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. THE SEA WALL HAS CRACKS AND APPEARS TO HAVE BEEN REPAIRED WITH SAND AND PARTS OF THE SEAWALL IS LEANING AND NOT IN A STABLE CONDITION.

VIOLATIONS: Sec. 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. THE DOCK BOARDS ARE LIFTING FROM THE SEAWALL AND THERE ARE MISSING PIECES OF THE WOOD.

-----  
CASE NO: CE23080058  
CASE ADDR: 712 NW 17 AVE  
OWNER: MAXHAUS LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATES ARE NOT PROPERLY ALIGNED AND DO NOT CLOSE PROPERLY. THIS IS A REPEAT VIOLATION AS PER CASE CE21090803. FINES WILL ACCRUE FROM THE DATE THE VIOLAION WAS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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. THIS IS A REPEAT VIOLATION AS PER CASE CE21090803. FINES WILL ACCRUE FROM THE DATE THE VIOLAION WAS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION AS PER CASE CE21030265. FINES WILL ACCRUE FROM THE DATE THE VIOLAION WAS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

-----  
DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23030064  
CASE ADDR: 1544 NW 15 TER  
OWNER: BAKER, ERMEISE SUELEAN  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THE BOTTOM PART OF THE FENCE IS BENT AND NEEDS TO BE FIXED.

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.

---

CASE NO: CE23080790  
CASE ADDR: 807 NW 2 AVE 1-3  
OWNER: JACKSON FAUSTIN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h) (1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE ARE AREAS OF THE WOODEN FENCE THAT ARE BROKEN OR HAVE MISSING  
SLATS.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE PARKED/STORED ON THIS PROPERTY, INCLUDING BUT NOT  
LIMITED TO A BLACK PICK UP TRUCK.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY AT THIS PROPERTY IS NOT BEING MAINTAINED, REQUIRING TO BE  
RESURFACED AND RESTRIPEDED.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE22110014  
CASE ADDR: 966 NW 17 AVE  
OWNER: LAWSON, CATHY ANNETTE & RAYMOND L  
INSPECTOR: GUY SIEDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED TO BE BROKEN AND MISSING PIECES. IN ADDITION, THE WOOD FENCE WAS OBSERVED TO BE LEANING AND MISSING PROPER SUPPORT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS COVERED BY A BLUE TARP AND THERE IS UNPERMITTED STORAGE OF DERELICT VEHICLES ON THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY ON THE PROPERTY WAS OBSERVED TO BE IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY. AS PER THE DEFINITION OF DERELICT UNDER SECTION 18-3, VEHICLES WERE OBSERVED WRECKED, IN AN OVERALL STATE OF ABANDONEMENT AND NEGLECT, EXPIRED REGISTRATIONS AND INOPERABLE.

VIOLATIONS: 9-308 (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.

VIOLATIONS: 9-280 (b)  
THE ROOF OF THE SUBJECT PROPERTY APPEARS TO BE DETERIORATED AND NOT PROPERLY MAINTAINED. THERE IS A BLUE TARP COVERING THE ENTIRETY OF THE ROOF.



DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23060991  
CASE ADDR: 1126 NW 6 AVE  
OWNER: VILLOLDO, EVA; VILLOLDO, GUSTAVO  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL  
OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A WATER HEATER, PALLET AND OTHER  
MISCELLANEOUS ITEMS.

VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED  
TO BATTERIES, STOVE, BUCKETS, PAINT, GENERATOR 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.

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

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

VIOLATIONS: 9-304(b)  
THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE  
SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS  
SWALE, INCLUDING BUT NOT LIMITED TO BOTTLES, AND OTHER VARIOUS TRASH ON THE  
PROPERTY.

---

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

CASE NO: CE23060733  
CASE ADDR: 1343 NW 13 AVE  
OWNER: OSBORNE, ZULA MAE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT BLACK BMW KEPT IN A STATE OF NEGLECT PARKED/STORED AT THIS PROPERTY WITH FLAT TIRES, COVERED WITH TREE LEAVES AND THERE IS VEGETATION GROWING UNDERNEATH IT.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE COVERED WITH HURRICANE SHUTTERS.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND AWNINGS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

VIOLATIONS: 9-304 (b)  
PARKING ON THE LAWN DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

-----

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 30, 2023  
9:00 AM

| INSPECTOR                       | PAGES                 |
|---------------------------------|-----------------------|
| Acquavella, Wanda               | -                     |
| Aguilera, Marco                 | -                     |
| Caracas, Gustavo                | 18-23, 27, 42         |
| Champagne, Leonard              | 24                    |
| DelGrosso, Paulette             | 4, 6, 27, 40          |
| Eason, Edward                   | 11-12                 |
| Exantus, Bovary                 | 27-28, 42, 45         |
| Gavin, Patt                     | 24, 28-29             |
| Jolly, Patrice                  | 8, 34-35, 41          |
| Kisarewich, Robert              | 2-4, 37               |
| Koloian, Dorian                 | 7                     |
| Krock, Robert                   |                       |
| Moore, Rachel                   |                       |
| Murray, Malaika                 |                       |
| Noel, Jean Claude               | 31-33, 44             |
| Oaks, Evan                      | 25                    |
| Proto, Karen                    |                       |
| Saimbert, Bernstein             | 4, 6, 12, 38-40       |
| Sandiford, David                | 13-18, 29-30, 41      |
| Santos, Diego                   | 5                     |
| Santos, Rafael                  |                       |
| Siederman, Guy                  | 43                    |
| Simmons, Fitzgerald             |                       |
| Smart, Paul                     |                       |
| Thelusma, Jani                  | 9, 26                 |
| Williams, Gail                  |                       |
|                                 |                       |
|                                 |                       |
| <b>New Cases:</b>               | <b>Pages: 2 - 23</b>  |
| <b>Vacation Rental:</b>         | <b>Pages: 24 - 25</b> |
| <b>Administrative Hearing:</b>  | <b>Pages: 26</b>      |
| <b>Hearing to Impose Fines:</b> | <b>Pages: 27 - 36</b> |
| <b>Return Hearing:</b>          | <b>Pages: 37 - 45</b> |

**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)