

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM



CITY OF  
**FORT LAUDERDALE**  
**SPECIAL MAGISTRATE**  
**HEARING**  
**AGENDA**

December 12, 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  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

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**NEW BUSINESS**  
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CASE NO: CE23080923  
CASE ADDR: 1424 NE 53 CT  
OWNER: STEFFANINA, MATTHEW JEFFREY  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b) COMPLIED  
NUMEROUS CARS ARE BEING PARKED ON THE GRASS/LAWN AREA.

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

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CASE NO: CE23080768  
CASE ADDR: 1441 SW 32 ST  
OWNER: FRANJAQ PROPERTIES LLC  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)  
THERE IS A BOAT PARKED ON THE GRASS/LAWN AREA ON THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE ARE DAMAGED WOOD SLATS ON THE REAR GATE.

VIOLATIONS: 9-308 (a)  
THE ROOF IS NOT IN GOOD REPAIR WITH A DAMAGED/BROKEN PORTION NEAR THE DAMAGED  
AWNING AND COLLAPSED SECTION ALONG THE REAR DUE TO FIRE.

VIOLATIONS: 47-19.1 (b)  
THERE IS AN UNPERMITTED ACCESSORY STRUCTURE/CARPORT LOCATED AT THIS RS-8 ZONED  
PROPERTY.

VIOLATIONS: 9-280 (d)  
THE MAILBOX IS LEANING DUE TO DETERIORATED/ROTTEN POST. THE AWNING(S) ARE  
RIPPED/DAMAGED.

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, RUBBISH AND DEBRIS SUCH AS TIRE, CONTAINER AND OTHER  
MISCELLANEOUS ITEMS ON THIS PROPERTY.

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CASE NO: CE23020904  
CASE ADDR: 201 S FORT LAUDERDALE BEACH BLVD  
OWNER: TRD OF FORT LAUDERDALE LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.16.D.

THERE IS A HALF OF A DEAD TREE AND OR STUMP ON THE PROPERTY THAT IS DECLARED A PUBLIC NUISANCE.

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: 9-305 (a)

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS AND UNEVEN/MISSING SECTIONS OF ASPHALT.

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.

CASE NO: CE23090826  
CASE ADDR: 1111 SE 9 AVE  
OWNER: GIUSTI, GIANPIERRE  
INSPECTOR: GUSTAVO CARACAS  
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.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES, TREE BRANCHES AND OTHER FOLIAGE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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CASE NO: CE23080801  
CASE ADDR: 700 S FEDERAL HWY  
OWNER: SURF CAPITAL LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.3.U.1

THERE IS WINDOW SIGNS EXCEEDING THE TWENTY PERCENT (20%) OF THE GLASS SURFACE TO WHICH IT IS DIRECTLY APPLIED.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY NEEDS TO BE RESTRIPE. WHEEL STOPS NEEDS TO BE RETOUCHE.

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, INCLUDING BUT NOT LIMITED TO THE FRONT MAIN ENTRANCE DOOR.

CASE NO: CE23080571  
CASE ADDR: 1750 NW 25 AVE  
OWNER: NAVES, BRUCE L H/E; NAVES, ANNE F & NAVES, BRUCE L JR  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THE PRE-EXISTING GRAVEL DRIVEWAY AND DRIVEWAY APRON IS WORN WITH DIRT SHOWING AND GRASS GROWING THROUGH THE ROCKS. THIS IS A RECCURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

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 RECCURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWN GRASS IN THE BACK YARD CAN BE SEEN FROM THE SIDEWALK. THIS IS A RECCURRING VIOLATION AS PER CASE CE23080929. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 9-279(f) COMPLIED

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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CASE NO: CE23080314  
CASE ADDR: 1719 S ANDREWS AVE  
OWNER: RECHTER HOLDINGS INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

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

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CASE NO: CE23090250  
CASE ADDR: 1344 SEABREEZE BLVD  
OWNER: SEABREEZE PROPERTY LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF HEDGES AND LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION OF CASE CE23070971. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23100014  
CASE ADDR: 1600 S FEDERAL HWY  
OWNER: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL - A TREE OBSTRUCTING THE STOP SIGN ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND SIDEWALK. THIS IS A RECURRING VIOLATION CASE NUMBER CE22090251. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23090016  
CASE ADDR: 909 CORDOVA RD  
OWNER: CUNNINGHAM, DAVID L JR & JESSIE; CUNNINGHAM LIV TR  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 47-21.5.  
THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

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CASE NO: CE23100134  
CASE ADDR: 2 ISLE OF VENICE DR  
OWNER: CADVIL LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 8-91.(e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

VIOLATIONS: 8-144.(9)

THERE IS A VESSEL RAFTED TO ANOTHER AT THIS PROPERTY.

CASE NO: CE23090018  
CASE ADDR: 1109 CORDOVA RD  
OWNER: SHOOK, ANDREW & AMY  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.5

THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

CASE NO: CE23090796  
CASE ADDR: 2406 FLAMINGO LN  
OWNER: FEDERAL HOME LOAN MORTGAGE CORP; %MCCALLA RAYMER LEIBERT PIERCE  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. MAILBOX, MAILBOX POST AND DRIVEWAY POSTS ARE DIRTY/STAINED AND HAVE CHIPPING/PEELING PAINT. MAILBOX IS BROKEN AND FALLEN OVER.

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY (ALONG RIVERLAND RD) IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE DEAD ARECA PALMS IN THE FRONT AND SIDE YARD.

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CASE NO: CE23100128  
CASE ADDR: 3920 RIVERLAND RD  
OWNER: JASMELLY INVESTMENTS LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION - THE VAULT - IS OPERATING WITHOUT BUSINESS TAX RECEIPT FROM THE CITY OF FORT LAUDERDALE.

CASE NO: CE23070771  
CASE ADDR: 2901 NW 18 ST  
OWNER: BROWARD MULTIFAMILY LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS CRACKS AND POTHOLES. IT NEEDS TO BE RESURFACED AND RESTRIPEDED.

CASE NO: CE23070929  
CASE ADDR: 1220 NW 23 AVE  
OWNER: NW 23RD RLTY LLC; % SUPERIOR PRINTING INK CO INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22070663 AND IT WILL BE BROUGHT TO A HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20.(H)

THE PARKING LOT HAS NOT BEEN MAINTAINED. THERE ARE CRACKS, POTHOLES AND MISSING WHEELSTOPS. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND RESTRIPEDED.

VIOLATIONS: 9-306 COMPLIED

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

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

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS BROKEN AND THE SUPPORTING POLES ARE BENT.

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CASE NO: CE23070935  
CASE ADDR: 1190 NW 23 AVE  
OWNER: L & P PROPERTIES LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS CRACKS AND POTHOLES. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND RESTRIPIING.

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: CE23080988  
CASE ADDR: 2761 NW 24 CT  
OWNER: BORA BORA REALTY TR; PERPETUAL TRUSTEE SVC LLC TRSTEE  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. A GRAY CHEVY WITH NO TAG, A SILVER FORD FOCUS WITH NO TAG, AND A BLUE MAZDA WITH NO TAG. THIS IS A RECURRING VIOLATION OF CASE CE20100163 AND WILL BE BROUGHT TO A SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

CASE NO: CE23090512  
CASE ADDR: 2439 NW 21 AVE  
OWNER: H & S AUTO MECHANIC & TIRE SERVICE LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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 CE21090078. IT WILL BE PRESENTED TO THE MAGISTRATE WHEATHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE23100003  
CASE ADDR: 1650 NW 23 AVE  
OWNER: J & E INVESTMENTS LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23070906 AND WILL BE  
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE23060815  
CASE ADDR: 1208 NW 3 ST 1-4  
OWNER: FADI INVESTMENT CORP  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

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

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

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CASE NO: CE23070740  
CASE ADDR: 528 NW 23 AVE 1-2  
OWNER: LAD WORLDWIDE INVESTMENTS; 528 LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION. IT  
HAS SEVERAL CRACKS AND WEEDS 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.

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

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CASE NO: CE23060860  
CASE ADDR: 422 NW 15 TER  
OWNER: LANDTRUST 422 NW 15 TER CORP  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, INCLUDING IN THE REAR YARD. THERE ARE ALSO VEHICLES BLOCKING THE SIDEWALK.

CASE NO: CE23080717  
CASE ADDR: 537 NW 16 AVE  
OWNER: MAHAISA LLC  
INSPECTOR: WANDA ACQUAVELLA  
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.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY APRON IS WORN AND HAS AREAS WITH DIRT SHOWING, AND WATER IS PUDDLING AT THE ENTRANCE. THE DRIVEWAY HAS MISSING GRAVEL AS WELL AS WEEDS GROWING THROUGH THE EXISTING GRAVEL.

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

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

CASE NO: CE23090265  
CASE ADDR: 401 NW 14 TER  
OWNER: SMITH, EDWENA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A BLUE FORD SUV, NO TAG, A SILVER MERCEDES, NO TAG AND A JET SKI TRAILER EXPIRED TAG 21AQRV 06-23.

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CASE NO: CE23090701  
CASE ADDR: 1700 NW 5 ST  
OWNER: FAMILY LAND TRUST #1700; RIGGS, JERRY TRSTEE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY AT THIS LOCATION IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION. THERE ARE AREAS OF MISSING GRAVEL AND/OR WEEDS GROWING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION PER CASE CE23070810 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23070810 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

CASE NO: CE23090724  
CASE ADDR: 1133 NW 5 ST  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. 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. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS DISCONNECTED PARTS AND IS LEANING. THIS IS A REPEAT VIOLATION, SEE CASE CE21120149, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CONTINUED

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VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING THE REAR SWALE AND ALLEYWAY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808, AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE23090760  
CASE ADDR: 1131 NW 5 ST  
OWNER: BUY RENT SELL NOW LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-305 (b) COMPLIED

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, SEE CASE CE22100808 AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIED.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING THE SWALE AND ALLEYWAY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100808 AND WILL BE SCHEDULED FOR MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIED.

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CASE NO: CE23100283  
CASE ADDR: 1217 NW 4 ST  
OWNER: BLACK BRICK PROPERTIES LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FENCED AND LOCKED VACANT LOT AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE22100624 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES WILL ACRUE SINCE THE DAY IT WAS FIRST OBERSERVED UNTIL COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE22100548  
CASE ADDR: 3251 AUBURN BLVD  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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: 18-1.  
THERE IS CLOTHING, SHOES AND PLASTIC BINS 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: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE IS HINDERING PASSAGE ALONG THE SIDE WALK.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS STORAGE OF A CAR MOTOR IN THE DRIVEWAY OF THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED AND HAS GRASS GROWING THROUGH THE CRACKS.

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

VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF IS STAINED/DIRTY AND THE WINDOW SCREEN ON THE LEFT SIDE OF THE HOME IS FALLING OUT OF THE WINDOW.

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CASE NO: CE23080489  
CASE ADDR: 800 ALABAMA AVE  
OWNER: ALEXANDER, RAQUEL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47.19.HH.II.4.a  
THERE IS AN ORANGE/RED, STORAGE CONTAINER BEING STORED ON THE REAR DRIVEWAY OF THIS PROPERTY.

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700 NW 19 AVENUE, FORT LAUDERDALE 33311  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23060187  
CASE ADDR: 211 LONG ISLAND AVE  
OWNER: MOTTLEY, DARCY E  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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 SOFFITS AND FASCIA WERE OBSERVED TO BE RUSTED AND THE AREA OUTSIDE THE CARPORT IS BROKEN/CHIPPED.

VIOLATIONS: 18-1. COMPLIED  
THERE ARE BOARDS, SLABS OF WOOD, BINS AND BOXES 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: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED AS WORN, CRACKED IN PLACES AND UNEVEN ASPHALT.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ON BOTH SIDES AT THIS PROPERTY WAS OBSERVED AS DETERIORATED. SLATS ARE TURNING GREEN AND BLACK IN COLOR.

CASE NO: CE23090685  
CASE ADDR: 2790 W BROWARD BLVD  
OWNER: 2790 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH, TRASH AND DEBRIS SCATTERED THROUGHOUT THE FRONT AND SWALE OF THIS PROPERTY, CONSISTING OF MISCELLANEOUS ITEMS THAT WERE DISGARDED BY HOMELESS PEOPLE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23040327. THIS RECURRING VIOLATION WILL BE SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23070621  
CASE ADDR: 3724 JACKSON BLVD  
OWNER: NAIRNE, OSWALD L LE; NAIRNE, DALTON O  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE ARE MISCELLANEOUS ITEMS BEING STORED ON THE OUTSIDE WALKWAY OF THE TWO ROOMING FACILITIES.
- 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: 9-307 (a)  
THERE ARE WINDOWS WHERE THE TWO ROOMING FACILITIES ARE BEING RENTED, WHICH ARE NOT ABLE TO OPEN TO ALLOW AIR TO THE OUTSIDE. THESE TWO WINDOWS ARE ALSO SHUTTERED TO PREVENT THE WINDOW FROM OPENING.
- VIOLATIONS: 9-306 WITHDRAWN  
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. THE PAINT AT THIS PROPERTY WAS OBSERVED AS HAVING AREAS THROUGHOUT THAT WERE MISSING PAINT.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES AND CRACKS THROUGHOUT. THERE IS ALSO GRASS GROWING THROUGH THE ASPHALT.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY, WHICH LEADS TO THE TWO ROOMING FACILITIES IS DETERIORATED, ROTTED IN AREAS, DISCOLORED, AND WARPED.
- VIOLATIONS: 9-279 (i)  
UNLAWFUL STORAGE OF STOVES IN ROOMING UNITS. THERE ARE TWO STOVES THAT ARE PROHIBITED IN THE TWO ROOMING UNITS THAT ARE BEING OCCUPIED BY ELDERLY DISABLED TENANTS.
- VIOLATIONS: 9-280 (g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES AND AIR CONDITIONERS NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THERE ARE WIRES ON THE OUTSIDE OF THIS PROPERTY THAT HAVE BEEN RIGGED IN ORDER TO PROVIDE ELECTRICITY TO TWO ROOMS THAT ARE BEING RENTED OUT. ALSO, THE AC UNITS IN THESE ROOMS ARE ONLY BLOWING HOT AIR.
- VIOLATIONS: 9-276 (C) (1)  
THE COURTYARD THAT IS BEING USED BY THE TENANTS OF THE TWO ROOMING FACILITIES ARE NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23080222  
CASE ADDR: 3750 SW 8 ST  
OWNER: BUNSIE, DWAYNE EST  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 9-280 (h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE DOOR IS DETERIORATED, AND HAS A PERMANENT OUTWARD CURVE, WITH A BROKEN LATCH TO OPEN.
- VIOLATIONS: Sec. 24-27 (f)  
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION, FILLED WITH GARBAGE.
- VIOLATIONS: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THERE IS A WOODEN BOARD COVERING THE FRONT WINDOW OF THIS PROPERTY.
- VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- 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: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY., OBSTRUCTING THE STOP SIGN, AND STREET SIGNS.
- 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 THROUGHOUT THE PROPERTY.
- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- 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.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23090510  
CASE ADDR: 1000 SW 29 WAY  
OWNER: CULP, ROBERT M & MIRNA E  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-27(b)

THERE IS (ARE) CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE TRASH CARTS ARE BEING STORED OUTSIDE OF THE GATE OF THIS PROPERTY. THIS IS A RECURRING VIOLATION OF CASE CE22031303 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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 AND MISSING, PEELING PAINT. THE PORTION OF THIS PROPERTY WHICH CAN BE SEEN FROM THE RIGHT OF WAY, WAS STAINED WITH DIRT, AND MISSING AND CHIPPED PAINT.

VIOLATIONS: 9-305(b) WITHDRAWN

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. IT WAS OBSERVED THAT THE ENTIRE SWALE, AND FRONT YARD OF THE PROPERTY, WHICH COULD BE SEEN FROM THE RIGHT OF WAY, IS COMPLETELY COVERED IN GRAVEL. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED TO BE DETERIORATED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. IT WAS OBSERVED FROM THE RIGHT OF WAY, CRATES, WOODEN SLATS, PORTABLE TOILET, A BATH CHAIR, LADDER AND OTHER MISCELLANEOUS ITEMS, STORED OUTSIDE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE PROPERTY HAS OVERGROWN VEGETATION PROVIDING AN OBSTRUCTION FROM BEING ABLE TO FULLY SEE THE ENTIRE PROPERTY FROM THE RIGHT OF WAY. THIS VIOLATION IS RECURRING PER CASE NUMBER CE22031303 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 9-278(e)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23090732  
CASE ADDR: 601 SW 27 AVE C  
OWNER: AZALEA 27 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-27(f)

THERE IS A DUMPSTER WITH THE LID OPEN AT THIS LOCATION. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23060789. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE ENCLOSURE IS ALWAYS OPEN, SHOWING THE TRASH AND GARBAGE SCATTERED THROUGHOUT. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE22060103, CE21020781 AND CE18031977. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

VIOLATIONS: 24-29(a)

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

VIOLATIONS: 18-1.

THERE IS TRASH, A DOOR, A MATTRESS, AND MISCELLANEOUS ITEMS, SCATTERED IN THE DUMPSTER ENCLOSURE 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 RECURRING VIOLATION PER CASE NUMBERS CE23060789, CE22060103, CE21020781, AND CE18031977. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23070275  
CASE ADDR: 130 FLORIDA AVE  
OWNER: SRP SUB LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE ARE ITEMS AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY, BEING STORED AGAINST THE WALL OF THE PROPERTY AND IN THE DRIVEWAY.

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF A MATTRESS 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.

VIOLATIONS: 18-4.(c)  
THERE ARE SIX (6) DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY. FOUR (4) VEHICLES ARE IN THE DRIVEWAY OF THE PROPERTY, AND TWO (2) ARE ON THE SWALE OF THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: FC23070001  
CASE ADDR: 3340 SE 6 AVE  
OWNER: AGAP ROBOVAULT LLC  
INSPECTOR: ROBERT KISAREWICH  
VIOLATIONS: NFPA 1:1.7.7.2, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

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.

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CASE NO: CE23060769  
CASE ADDR: 1400 SE 2 ST  
OWNER: NUNEZ, KENNETH; PETICCA, RACHEL CHRISTINE  
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.

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CASE NO: CE23030576  
CASE ADDR: 837 N FORT LAUDERDALE BEACH BLVD  
OWNER: 837 NFLBB LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51. (3)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE THE COMMERCIAL SIGN IS ILLUMINATED ONTO THE BEACH AREA.

VIOLATIONS: 6-51. (1)  
THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV'S ABOVE THE BUSINESS AND ADDITIONAL EXTERIOR LIGHTS ARE ILLUMINATED TOWARDS THE BEACH.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23060761  
CASE ADDR: 3120 E SUNRISE BLVD  
OWNER: 3114-20 E SUNRISE BLVD LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51. (1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS ON INSIDE OF THE STORE THAT ARE VERY BRIGHT AND NOT SHEILD FROM BEING SEEN AND OR NOT SHEILD FROM ILLUMINATING ON FORT LAUDERDALE BEACH.

CASE NO: CE23050759  
CASE ADDR: 1815 NW 7 AVE  
OWNER: PINEDA, NESTOR RAFAEL LE; PINEDA, RAFAEL ETAL  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA. ONE AREA BETWEEN THE SWALE AND THE FRONT YARD HAS BEEN COVERED IN GRAVEL AND IS BEING USED FOR PARKING ILLEGALLY. TWO AREAS ALONGSIDE THE DRIVEWAY HAVE BEEN COVERED IN GRAVEL AND ARE ALSO BEING USED FOR PARKING ILLEGALLY.

CASE NO: CE23020665  
CASE ADDR: 6811 NW 32 AVE  
OWNER: LAPI, VALENTINA; LAPI, VALERIE  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A PLANT GROWING ON THE ROOF AND FASCIA.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. 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.

VIOLATIONS: 18-12. (a)

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

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23050206  
CASE ADDR: 2800 DAVIE BLVD  
OWNER: DEFRANCO, LOUIS M  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS BROKEN, ROTTEN, MISSING SLATES, FALLING APART AND THERE ARE WEEDS AND PLANTS GROWING THROUGH IT.

VIOLATIONS: 9-308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR, SOME AREAS IN THE CORNERS THE ROOF IS CAVED IN AND IS NOT WEATHER OR WATER TIGHT.

VIOLATIONS: 9-278 (e)

THERE ARE HURRICANE SHUTTERS COVERING ALMOST ALL OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY THERE ARE SEVEN WINDOWS WHICH IS UNSAFE AND CAN BE A SAFTEY HAZARD.

VIOLATIONS: 9-307 (a)

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THE FRONT GLASS IS CRACKED HELD BY GRAY DUCK TAPE.

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 DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. IT IS DIRTY AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE23100260  
CASE ADDR: 400 ROYAL PLAZA DR  
OWNER: GFM II LLC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278 (3)

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

VIOLATIONS: 15-278. (1) (e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. VEHICLES AT THIS PROPERTY WERE PARKED IN THE ROAD AT THE TIME OF INSPECTION.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23100924  
CASE ADDR: 405 HENDRICKS ISLE  
OWNER: DOWDING, TERRY; ALONSO, CARLOS  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 2

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.

VIOLATIONS: 15-278.(5)(a)

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

CASE NO: CE23100922  
CASE ADDR: 1308 NW 2 ST  
OWNER: CITYFLATS LLC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY.

CASE NO: CE23100480  
CASE ADDR: 2525 MARATHON LN  
OWNER: 2525 FORT LAUDERDALE LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(2)b

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THE PROPERTY HAS FIVE (5) BEDROOMS, SO THE OCCUPANCY SHALL NOT EXCEED FIFTEEN (15) PERSONS. THERE WERE EIGHTEEN VEHICLES PARKED AT THE PROPERTY FOR AN EVENT.

VIOLATIONS: 15-278(1)(e)

THAT ALL VEHICLES ASSOCIATED WITH THE VACATION RENTAL MUST BE PARKED WITHIN A DRIVEWAY LOCATED ON THE SUBJECT PROPERTY AND IN COMPLIANCE WITH THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE.

CASE NO: CE23100727  
CASE ADDR: 1125 NW 5 ST 1-3  
OWNER: MAXHAUS LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY, WHICH WAS PLAINLY AUDIBLE FROM FIFTY (50) FEET OR MORE AWAY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23100923  
CASE ADDR: 3024 SW 11 ST  
OWNER: SBP GROUP LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY.

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CASE NO: CE23100941  
CASE ADDR: 401 NE 5 TER  
OWNER: ROLLER PLACE LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10 P.M.

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-280 (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/REPLACED.

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 AREAS THAT ARE USED AS PARKING AREA.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23080787  
CASE ADDR: 4 NW 7 ST  
OWNER: ADVANTIS MCA FLAGLER TRIANGLE; 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 PERRIMETER WALL THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS ALSO GRAFFITI ON THE EXTERIOR WALLS THAT REQUIRE TO BE REMOVED/PAINTED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE AREA SURROUNDING THE PROPERTY SIDEWALK AND SWALE/RIGHT-OF-WAY ON NW 1 AVE.

CASE NO: CE23050926  
CASE ADDR: 1612 SE 4 AVE  
OWNER: BUSTO, RAFAEL P  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE19051572 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WITHER OR NOT VIOLATION COMPLIED PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

THE BUILDING IS IN COMPLETE DISREPAIR AT THIS PROPERTY WHICH 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: 9-306

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 BUILDING IS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23010329  
CASE ADDR: 1331 S OCEAN DR  
OWNER: ESLIB INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-1.  
THE OVERALL CONDITIONS OF THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO ITEMS COVERED BY TARPS, BUCKETS, PLASTIC BINS AND BOXES. THERE IS ILLEGAL STORAGE OF A DERELICT VEHICLE ON THE PROPERTY.

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

VIOLATIONS: 9-280 (h) (1)   COMPLIED  
THE GARDEN WALL/FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE GARDEN WALL/FENCE THAT ARE BROKEN, AND MISSING SUPPORT. THERE ARE COLUMNS THAT ATTACH TO THE GARDEN WALL/FENCE THAT ARE FALLING.

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

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THE SUBJECT PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE ARE AREAS OF THE DRIVEWAY THAT REQUIRE REPAIRS DUE TO CRACKS, POTHOLES AND UNEVEN SURFACES.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
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VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS DUE TO THE OVERALL STATE OF NEGLECT AND FLAT TIRES.

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CASE NO: CE23060405  
CASE ADDR: 801 SW 18 ST  
OWNER: DEERHURST PARTNERS LLC  
INSPECTOR: RAFAEL 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: 9-308 (b)

THE ROOF IS DIRTY AND STAINED OR HAS ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-280 (H) (1)

THE FENCE/WOOD GATE AT THIS PROPERTY IS IN DISREPAIR MISSING SLATS, LEANING AND APPEARS TO BE OFF THE HINGE AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE23050084  
CASE ADDR: 2017 NW 21 AVE  
OWNER: GILES, LAURA E EST  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR, THE FENCE IS BROKEN AND HAS MISSING SLATS.

VIOLATIONS: BCZ-39-133 (d)

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

VIOLATIONS: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE FOR B-2 COUNTY ZONED PROPERTY PER SECTION 39-295.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23050447  
CASE ADDR: 2521 NW 30 WAY  
OWNER: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL  
INSPECTOR: KAREN PROTO  
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: 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, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED.

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.

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

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CASE NO: CE23060728  
CASE ADDR: 2521 NW 30 WAY  
OWNER: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-279 (f)  
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23010646  
CASE ADDR: 2572 NW 20 ST  
OWNER: GOODRUM, S T EST  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: BCZ-39-275 (6) (B)

THERE IS A NON-PERMITTED LAND USE IN THIS RD-10 ZONING DISTRICT OF UNROOFED OUTDOOR STORAGE. THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT NOT LIMITED TO A TABLE, CHAIR, TIRES, BASKET, GAS CONTAINERS AND OTHER MISCELLENOUS ITEMS.

VIOLATIONS: 9-304 (b) COMPLIED

THE GRAVEL DRIVEWAY IS NOT WELL GRADED THERE IS DIRT AND MISSING GRAVEL IN THE DRIVEWAY.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND DISCONNECTED FROM THE FENCE POLE.

VIOLATIONS: 9-305 (b)

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

CASE NO: CE23030944  
CASE ADDR: 2811 NW 21 CT  
OWNER: PROPHETE, ELIZA B  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE ARE ITEM BEING STORED OUTSIDE OF THE PROPERTY SUCH AS TARPS AND CONSTRUCTION MATERIAL 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: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CHIPPED AND PEELING PAINT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE BEEN STUCCOED AND NEED TO BE PAINTED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23070842  
CASE ADDR: 501 ORTON AVE  
OWNER: GRAND PALM PLAZA LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 24-11(d)

THE CONSTRUCTION DUMPSTER IS COVERFLOWING WITH LARGE BULK TRASH ITEMS. THIS IS A REOCCURRING VIOLATION AS PER CASE #BE21090234. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT VIOLATION COMES INTO COMPLIANCE FOR A FINDING OF A FACT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS ZONE NBRA PROPERTY. THERE IS A LARGE CONSTRUCTION DUMPSTER BEING USED TO STORE TRASH AND BULK ITEMS. THE DUMPSTER IS NOT PERMITTED ON THE PROPERTY. THE TRASH IS BEING BROUGHT TO THIS PROPERTY FROM ANOTHER HOTEL.

VIOLATIONS: 18-11(B)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY IS EMPTY AND HAS NO COMMERCIAL TIGHT-FITTING COVER. THE SWIMMING POOL HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER CE21080833. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT VIOLATION COMES INTO COMPLIANCE FOR A FINDING OF A FACT.

VIOLATIONS: 9-280(H) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DIRTY. THERE ARE BROKEN SLATS THAT NEEDS TO BE REPLACED OR REPAIRED. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE21090338.

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 47-34.4.A.1. WITHDRAWN

THERE IS A COMMERICAL JETSKI TRAILER ON RIGHT OF WAY. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE22030167. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE20090366. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23060507  
CASE ADDR: 2849 SW 9 ST  
OWNER: COOPER, CORBEL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: Sec. 24-27(b) COMPLIED  
THERE ARE CONTAINERS LEFT IN THE FRONT OF THE PROPERTY, NEXT TO THE SIDEWALK, AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE WOODEN BOARDS BEING STORED OUTSIDE IN THE OPEN AIR, ALONG WITH OTHER UNKNOWN ITEMS.
- VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED UNDER THE ROOFED CARPORT, TO CONSIST OF BUT NOT LIMITED TO, PLACTIC BINS, BUCKETS, STACKED UP TABLES 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 VIOLATION IS A RECURRENT VIOLATION PER CASE #CE22080566. THIS CASE IS BEING SENT TO SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-308(b) COMPLIED  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE MANGOS ON THE WEST SIDE OF 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. THIS VIOLATION IS A RECURRING VIOLATION PER CASE NUMBER CE22080566. THIS CASE IS BEING SENT TO SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE EAST SIDE OF THE PROPERTY WAS OBSERVED IN DISREPAIR. THERE IS A BOARD OR SOME UNKNOWN ITEM HOLDING THE GATE CLOSED.
- 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 AND MISSING, PEELING PAINT. THE PROPERTY HAS A COMPLETELY DIFFERENT COLOR PAINT ON THE EAST SIDE OF THE PROPERTY. THE WALLS OF THIS PROPERTY ARE DIRTY.
-

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

December 12, 2023

9:00 AM

CASE NO: CE23100418  
CASE ADDR: 399 FLORIDA AVE  
OWNER: DAVIDSON, DAVE E DAVIDSON, FAITHLYN E  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A  
TWO ACKEE TREES WERE CUT DOWN WITHOUT A PERMIT, FROM THE FRONT OF THE  
PROPERTY.

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CASE NO: CE23010520  
CASE ADDR: 2761 SW 2 ST  
OWNER: NBA ENTERTAINMENT GROUP INC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b) WITHDRAWN  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE CARGO VAN IS  
BEING PARKED ON THE SWALE OF THIS PROPERTY.

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 OF THIS  
PROPERTY.

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

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

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS AN ILLEGAL DUMP OF A TAN COUCH INFRONT OF THIS VACANT LOT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23020841  
CASE ADDR: 181 SW 37 TER  
OWNER: ESTIME, ANALDO C & TAMMI-ANN C  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE AT THIS PROPERTY, 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: 47-39.A.1.b. (6) (b)

THERE ARE WOODEN BOARDS THAT CAN BE SEEN IN THE OPEN AIR ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS, TO INCLUDE TREE LEAVES AND COCONUTS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOODEN FENCE AT THIS PROPERTY THAT IS DETERIORATED ON THE WEST SIDE OF THE HOME. THE FENCE WAS ALSO OBSERVED AS LEANING INTO THE NEIGHBOR'S YARD. THIS IS A RECCURING VIOLATION PER CASE NUMBER CE19091665 AND WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. IN THE FRONT YARD AND THE BACKYARD.

VIOLATIONS: 18-4. (c)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2023  
9:00 AM

CASE NO: CE23010527  
CASE ADDR: 3827 SW 12 CT 1-4  
OWNER: PGK INVESTMENTS LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE POTHOLES, BROKEN CEMENT AND A LARGE SEPERATION OF THE DRIVEWAY CAUSING A DIP/DITCH BETWEEN THE SWALE OF THE PROPERTY AND THE DRIVEWAY. THERE IS ALSO GRASS GROWING THROUGH THE PARKING LOT AS WELL AS FADED PARKING STRIPING.

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY, CONSISTING OF TIRES AND OTHER UNKNOWN ITEMS BEING STORED IN THE BACK OF THIS PROPERTY.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE IS A GARBAGE DUMPSTER EMATING A FOUL ODOR, 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: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE DOORS ARE BROKEN AND VEGETATION HAS GROWN AROUND THE DOORS.

VIOLATIONS: 47-19.4.C.2. COMPLIED

PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THE DUMPSTER IS SITTING IN THE MIDDLE OF THE PARKING LOT, WITH BROKEN WHEELS AND TRASH OVERFLOWING.

CASE NO: CE23060265  
CASE ADDR: 1001 ARIZONA AVE  
OWNER: JACKSON, ROSELIND Y  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363 WITHDRAWN

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

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.

CONTINUED

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  
December 12, 2023  
9:00 AM

VIOLATIONS: 18-1. COMPLIED

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

CASE NO: CE23060545  
CASE ADDR: 631 ARIZONA AVE  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-280 (g)

THERE ARE WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING ACROSS THE FRONT OF THE HOME OBSTRUCTING THE DOORWAY.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ENCLOSURE IN THE FRONT OF THE PROPERTY IS DAMAGED, BENT, WITH A DETACHED MESH AND FENCE POLE. THE WOODEN FENCE ON THE NORTH SIDE OF THE HOME IS SEVERLY DETERIORATED, DISCLORED, AND DETACHED FROM THE HINGES.

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 HOUSE IS DISCOLORED WITH DIRT.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS WORN AND CRACKED. THERE ARE POTHOLES WHICH HAVE WEEDS GROWING THROUGH IT.

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**OLD BUSINESS**  
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CASE NO: CE22100619  
CASE ADDR: 501 HENDRICKS ISLE  
OWNER: 500 HENDRICKS 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.

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CASE NO: CE23010843  
CASE ADDR: 1429 SW 9 ST  
OWNER: RIVERSIDE BREEZES CONDO ASSN INC  
INSPECTOR: DORIAN KOLOIAN  
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.

VIOLATIONS: 9-304(b)

PARKING FACILITIES ARE IN DISREPAIR. THERE ARE HOLES AND SURFACE THAT ARE UNEVEN. WHEELSTOPS NEEDS TO BE PAINTED AND SECURED.

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 AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(h)(1)

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

CITY OF FORT LAUDERDALE  
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