

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

August 29, 2024

**9:00 AM**

**MARINE INDUSTRIES  
2ND FLOOR MEETING ROOM:  
221 SW 3RD AVE., FORT LAUDERDALE, FL 33312**

**ANNETTE CANNON  
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  
August 29, 2024  
9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC24050028  
CASE ADDR: 1015 SE 17 ST  
OWNER: SMALLWOODS 13 LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 13-58 (b)  
THE FIRE PROTECTION SYSTEM REPORT FOR THE KITCHEN HOOD SUPPRESSION SYSTEM  
HAS NOT BE SUBMITTED TO THE FIRE DEPARTMENTS ELECTRONIC DATA BASE, THE COMPLIANCE  
ENGINE (TCE).

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CASE NO: FC24050029  
CASE ADDR: 1079 SE 17 ST  
OWNER: YANG'S BROTHERS INVESTMENTS INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 13-58 (b)  
THE FIRE PROTECTION SYSTEM REPORT FOR THE KITCHEN HOOD SUPPRESSION SYSTEM  
HAS NOT BE SUBMITTED TO THE FIRE DEPARTMENTS ELECTRONIC DATA BASE, THE COMPLIANCE  
ENGINE (TCE).

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CASE NO: FC24060001  
CASE ADDR: 1617 NW 6 AVE  
OWNER: N Y L PROPERTY PORTFOLIO CORP  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:13.6.3.1.3.10  
THE FIRE EXTINGUISHER CABINET(S) DOES NOT/DO NOT HAVE A MEANS FOR EMERGNECY  
ACCESS (STRIKING DEVICE).

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CASE NO: FC24060002  
CASE ADDR: 1115 SW 4 ST 1-7  
OWNER: BUY RENT SELL NOW LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:13.6.3.1.3.8.  
THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: FC24060003  
CASE ADDR: 81 SW 31 AVE  
OWNER: NEW GLOBAL HOLDINGS INC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:13.6.3.1.3.8.  
THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

VIOLATIONS: 1:50.6.2.1, FFPC 8th  
THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE  
LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

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

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CASE NO: FC24060005  
CASE ADDR: 319 E DIXIE CT  
OWNER: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: FC24060006  
CASE ADDR: 1396 SE 17 ST  
OWNER: 1300 SEVENTEENTH LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:13.6.3.1.3.8.  
THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

VIOLATIONS: NFPA 1:14.4.1, FFPC  
THE PATH OF EGRESS IS OBSTRUCTED / BLOCKED.

VIOLATIONS: NFPA 101:7.1.10.2.1,  
FURNISHINGS, DECORATIONS, OR OTHER OBJECTS ARE OBSTRUCTING THE EXITS, ACCESS  
THERETO, EGRESS THEREFROM, OR VISIBILITY THEREOF.

VIOLATIONS: NFPA 101:7.9.1.1, FF  
EMERGENCY LIGHTING IS NOT PROVIDED IN ACCORDANCE WITH THE CODE.

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

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August 29, 2024

9:00 AM

CASE NO: FC24060008  
CASE ADDR: 9 N BIRCH RD  
OWNER: 9 BIRCH LLC  
INSPECTOR: ROBERT KISAREWICH

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

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

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

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

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

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

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

VIOLATIONS: NFPA 1:14.4.1, FFPC  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: NFPA 1:12.6.6.5, FFP  
GLASS AND/OR OTHER GLAZING MATERIALS ARE NOT FIRE RATED.

VIOLATIONS: NFPA 1:13.2.3.1, FFP  
THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS DESIGNED.

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

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August 29, 2024  
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CASE NO: FC24070001  
CASE ADDR: 1521 SE 2 CT  
OWNER: SOLE PROPERTIES HOLDING LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: 1:13.3.1.1, FFPC 8th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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

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CASE NO: FC24070002  
CASE ADDR: 1221 E LAS OLAS BLVD  
OWNER: ALL AROUND LAS OLAS LLC  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: FC24070004  
CASE ADDR: 1 E LAS OLAS BLVD  
OWNER: NOVA SOUTHEASTERN UNIVERSITY INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 13:10.3.6.2.1.1  
STORAGE IS WITHIN 18 INCHES (457 MM) OF THE SPRINKLER HEAD DEFLECTOR.

VIOLATIONS: 1:13.3.1.1, FFPC 8th  
ESCUTCHEON RING IS MISSING.

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

VIOLATIONS: NFPA 1:14.14.1.2.1,  
EXIT SIGN(S) IS (ARE) NOT PROVIDED AT THE (ALL) REQUIRED EXIT(S).

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CASE NO: FC24070009  
CASE ADDR: 425 SW 4 AVE  
OWNER: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
INSPECTOR: ROBERT KISAREWICH

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

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August 29, 2024  
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CASE NO: FC24070011  
CASE ADDR: 1475 SE 15 ST  
OWNER: EMBASSY CONDO APTS ASSN INC  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: NFPA 1:1.7.8.1, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

VIOLETIONS: NFPA 101:7.1.3.2.1(9)  
THERE IS (ARE) UNPERMITTED PENETRATION(S) AND/OR OPENING(S) INTO AND/OR THROUGH  
THE EXIT ENCLOSURE ASSEMBLY.

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CASE NO: FC24070013  
CASE ADDR: 437 SW 4 AVE  
OWNER: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: NFPA 110:8.4.8, 2013  
THERE IS NO RECORD OF A PASSING OPERATIONAL TEST BEING CONDUCTED IN ACCORDANCE  
WITH NFPA 110 CHAPTER 8.4 OPERATIONAL INSPECTION AND TESTING.

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

VIOLETIONS: BORA F-121.1.1 04/  
THIS STRUCTURE HAS BEEN IDENTIFIED AS A NEW OR EXISTING BUILDING, THAT HAS NOT  
COMPLIED WITH THE APPLICABLE OCCUPANCY CLASSIFICATIONS OF F-121 TO INSTALL AND  
MAINTAIN AED(S) AND SBK(S) AS PER THE BROWARD COUNTY BOARD OF RULES AND APPEALS  
LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

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CASE NO: CE24050400  
CASE ADDR: 1207 SW 21 ST  
OWNER: 1207 SW 21ST LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLETIONS: 18-1.  
THERE IS A LARGE PARTY INVOLVING OVER OCCUPANCY, ILLEGAL PARKING AND PHYSICAL  
ALTERCATIONS AT 1207 SW 21 ST THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING  
MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGERS THE  
PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC  
WELFARE OF ADJACENT PROPERTIES. THE VIOLATION IS IRREVERSIBLE AND THIS CASE WILL  
BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE BEFORE THE  
HEARING DATE. THIS CASE WILL BE REFERRED TO A MAGISTRATE HEARING FOR AN  
IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.00.

CITY OF FORT LAUDERDALE  
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August 29, 2024

9:00 AM

CASE NO: CE24070607  
CASE ADDR: 1401 CORAL RIDGE DR  
OWNER: DICONDINA, MICHAEL & SHELLEY K  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.13.A.

THERE ARE ITEMS PLACED IN THE RIGHT OF WAY OF THIS RS-4.4 ZONED RESIDENTIAL PROPERTY. THERE ARE DRIVEWAY MARKERS ABUTTING THE STREET ALONG THE SWALE.

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CASE NO: CE24020198  
CASE ADDR: 714 NW 15 TER  
OWNER: CRAWFORD, ALEX; CRAWFORD, INDIA  
INSPECTOR: GUY SIEDERMAN  
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. STRUCTURAL PARTS INCLUDING FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (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 INCLUDES BUT NOT LIMITED TO THE SWALE AREA. THE SWALE AREA HAS MISSING GROUND COVER AND A FEW SPOTS BY THE DOOR AREA.

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CASE NO: CE24030595  
CASE ADDR: 429 NW 22 AVE  
OWNER: MCCALL, TATIFITI H/E; MCCALL, SYLVESTER ETAL  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE SURROUNDING THE PROPERTY IS IN DISREPAIR. AREAS OF THE FENCE ARE BENT AND ARE LEANING IN NEED OF REPAIR OR REPLACING.

VIOLATIONS: 9-306 COMPLIED

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

CONTINUED

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August 29, 2024  
9:00 AM

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
MAINTAIN LANDSCAPING AND PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIME.

VIOLATIONS: 9-307 (a) WITHDRAWN  
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF  
MANNER. NONE OF THE WINDOWS ON THE PROPERTY HAVE PROPER SCREEN PROTECTION.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND  
MISSING IN SOME AREAS.

VIOLATIONS: 9-278 (g)  
THERE ARE HURRICANE SHUTTERS COVERING THE FRONT WINDOW OF THIS OCCUPIED DWELLING.

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CASE NO: CE23060551  
CASE ADDR: 1328 NE 5 AVE  
OWNER: 1328 NE 5TH AVENUE LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 24-29. (a)  
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS  
BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME  
INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A  
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY  
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT  
PROPERTIES. THERE ARE ITEMS BEEN STORED AT THE FRONT DOOR SUCH AS CLOTHING,  
CONTAINERS, BYCYCLE AND OTHER MISCELLANEOUS ITEMS.

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.

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

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DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
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CASE NO: CE24060412  
CASE ADDR: 1101 N VICTORIA PARK RD 1-2  
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON AN UNAPPROVED SURFACE ON THE SUBJECT RC-15 ZONED PROPERTY. VEHICLES WERE OBSERVED PARKED AND STORED ON AREAS OF THE FRONT OF THE PROPERTY THAT ARE NOT COVERED BY A HARD AND DUSTLESS SURFACE.

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

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: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE PAVERS THAT ARE BROKEN AND DAMAGED.

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CASE NO: CE23100518  
CASE ADDR: 1211 NE 2 AVE  
OWNER: NICHOLS, CHARLES A  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

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

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 TO INCLUDE THE SWALE.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

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.

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DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
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CASE NO: CE24060677  
CASE ADDR: 1325 DIXIE HWY  
OWNER: ALABASTER REAL ESTATE HOLDINGS; LLC % CONSTANTIN A FOCA  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO DEAD OR LIVING PLANT LIFE.

VIOLATIONS: 18-1.  
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME 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: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURING AT THIS PROPERTY INCLUDING, BUT NOT LIMITED TO A SHOPPING CART AND OTHER MISCELLANEOUS ITEMS. THIS IS AN ILLEGAL LAND USE IN THIS RM-15 ZONING.

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CASE NO: CE24020599  
CASE ADDR: 1614 NW 11 PL  
OWNER: GONZALEZ, ROSA MARIE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT ENTRANCE DRIVEWAY AND THE ASPHALT DRIVEWAY ARE IN DISREPAIR. THERE ARE CRACKS AND HOLES IN THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
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VIOLATIONS: 47-39.A.1.b(9) (e) (1) WITHDRAWN  
THIS IS REFERENCE NOT ALLOWING MORE THAN ONE BOAT OR RV TO BE STORED ON THE  
PROPERTY.

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CASE NO: CE24040852  
CASE ADDR: 1204 CHATEAU PARK DR  
OWNER: AMERICAN REAL ESTATE; STRATEGIES FUND LP  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKING ON THE GRASS AND THE GRAVEL DRIVEWAY IS NOT WELL  
MAINTAINED. THERE IS GRASS WEED THROUGH THE GRAVEL DRIVEWAY.

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: 18-1 COMPLIED  
THERE IS A WASHING MACHINE, A MOP AND MISCELLANEOUS ITEMS STORED UNDER THE  
CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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CASE NO: CE24010584  
CASE ADDR: 2064 NW 15 AVE 1-2  
OWNER: DIEURESTIL, JEAN BERRY; DIEURESTIL METAYER, MASELINE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-306 COMPLIED  
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 (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 ON LAWN/DIRT SURFACE PROHIBITED. THE PARKING LOT IS IN DISREPAIR. THERE  
ARE CRACKS AND HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24040854  
CASE ADDR: 1609 NW 11 ST  
OWNER: SCOTT, DONALD  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS 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 INCLUDING THE SWALE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; SCRAP METALS, BOAT ENGINES, CAR ENGINES, CAR PARTS, A VACUUM AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 47-34.4.A.1.

THERE ARE COMMERCIAL VEHICLES, BOATS AND TRAILERS BEING STORED ON THE RIGHT OF WAY.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES STORED/PARKED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO, A WHITE DODGE WITH NO TAG AND A BLACK VOLKSWAGON WITH THE FRONT DAMAGE AND MISSING TAG.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24030968  
CASE ADDR: 1504 NW 5 AVE  
OWNER: BLOCH, ARNONA  
INSPECTOR: MANUEL GARCIA  
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.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE BEING STORED IN THE CAR PORT AREA AT THIS PROPERTY. THE VEHICLE WAS OBSERVED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO THE OVERALL STATE OF NEGLECT, BEING USED FOR STORAGE AND FLAT TIRES.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A DERELICT VEHICLE, TRASH BAGS, BUCKETS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308 (b)  
THERE IS A TOY HORSE ON THE ROOF.

VIOLATIONS: 9-304 (b)  
THE PARKING AREA AT THIS PROPERTY IS IN DISREPAIR. THE GRAVEL PARKING AREA WAS OBSERVED TO BE UNEVEN AND COVERED IN WEEDS AND A NON-DUSTLESS MATERIAL.

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 THAT HAVE STAINS.

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CASE NO: CE24050557  
CASE ADDR: 115 FIESTA WAY  
OWNER: CHAWORTH-MUSTERS, JAMES P  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c)  
THERE ARE DERELICT VESSELS DOCKED AND STORED AT THIS PROPERTY. THE VESSELS WERE DETERMINED TO BE DERELICT DUE TO THE OVERALL STATE OF NEGLECT, REFUSE OR DEBRIS COLLECTED UNDERNEATH AND DOES NOT DISPLAY A CURRENT VALID REGISTRATION. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE23030311. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24050691  
CASE ADDR: 1717 NW 7 TER  
OWNER: JENKINS, MARY D EST  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS VACANT PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. PORTIONS OF THE VACANT PROPERTY WERE FOUND WITH REFUSE AND DEBRIS.

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CASE NO: CE24060629  
CASE ADDR: 721 NW 19 ST  
OWNER: SREIT VENICE COVE FLL LLC; % RYAN LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS ILLEGAL DUMPING OF LANDSCAPE MATERIAL ON THE WATERWAY AT THE REAR OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE AND WAS FOUND TO BE IRREPARABLE AND IRREVERSIBLE IN NATURE. DUE TO THE FINDINGS, THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

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CASE NO: CE24070113  
CASE ADDR: 1100 N ANDREWS AVE  
OWNER: HOPE SOUTH FLORIDA INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE ARE PORTABLE RESTROOMS AND SHOWERS AT THIS PROPERTY THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF PORTABLE RESTROOMS AND SHOWERS IN THE PARKING LOT AREA OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

WITHDRAWN

VIOLATIONS: 47-19.4.D.1.

WITHDRAWN  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24070370  
CASE ADDR: 527 ORTON AVE  
OWNER: GROUP LATITUDE LLC  
INSPECTOR: MANUEL GARCIA

VIOLATIONS: 47-21.15.A

A FICUS AUREA TREE WAS REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AT THIS NBRA ZONED PROPERTY. THE FICUS AUREA TREE REMOVAL IS NOT IN COMPLIANCE WITH LANDSCAPE PERMIT LND-TREE-22030035. DUE TO THIS VIOLATION BEING IRREPERABLE AND IRREVERSIBLE, THIS CASE WILL BE REFERRED TO A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.00.

CASE NO: CE24070840  
CASE ADDR: 616 FIRST KEY DR  
OWNER: MATTHEW B LUXENBERG LIV TR; LUXENBERG, MATTHEW B TRS  
INSPECTOR: MANUEL GARCIA

VIOLATIONS: 8-91(g)

THE SUBJECT RS-4.4 ZONED PROPERTY IS ACTIVELY ADVERTISING AND OPERATING ILLEGAL DOCK RENTAL. THIS PROPERTY WAS PREVIOUSLY CITED UNDER CASE NUMBER CE22110326 FOR ADVERTISING AND OPERATING ILLEGAL DOCK RENTAL UNDER SECTION 8-91(G). DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT.

CASE NO: CE24040930  
CASE ADDR: 521 SW 17 ST  
OWNER: MEYER, MARCIA  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 47-34.1.A.1.

RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY.  
THERE IS UNPERMITTED OUTDOOR STORAGE IN THE REAR OF THIS RD-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO SHOPPING CARTS, BUCKETS, WOOD, PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDER ROOF STORAGE IN CARPORT 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: 18-12.(a) COMPLIED

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

VIOLATIONS: 18-4.(c) WITHDRAWN

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060384  
CASE ADDR: 1515 E LAKE DR  
OWNER: TRENT, ROBERT & DANA; TRENT REV LIV TR  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.  
RS-4.4 - RESIDENTIAL OF SINGLE FAMILY/LOW DENSITY. THE SWALE AREA HAS BEEN ALTERED BY ADDING (ARTIFICIAL TURF) WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO PLACE OBSTRUCTION (BOULDERS) UPON THE CITY RIGHT-OF-WAY/SWALE AREA.

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CASE NO: CE24060386  
CASE ADDR: 610 SE 22 ST  
OWNER: KOLO 20 LLC  
INSPECTOR: RAFAEL SANTOS  
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 IN SWALE AREA FACING SE 22 ST.

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CASE NO: CE24060513  
CASE ADDR: 330 SW 20 ST 1-3  
OWNER: SOTO, ROBERT  
INSPECTOR: RAFAEL SANTOS  
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: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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CASE NO: CE24060579  
CASE ADDR: 1000 SE 14 PL  
OWNER: CLIFF LAKE VILLAS INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A  
ONE JAPANESE FERN TREE WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$150.00 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24070403  
CASE ADDR: 412 SW 12 ST  
OWNER: MILIAN, SANDRA L; QUINONES, JACOBO  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24040688  
CASE ADDR: 1825 SW 10 CT  
OWNER: RIVERSIDE APARTMENTS LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.11.A.

LANDSCAPING AT THIS ZONED RD-15 RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED AS SHOWN ON ORIGINAL PLANS.

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CASE NO: CE24040805  
CASE ADDR: 311 SW 12 ST  
OWNER: NUNEZ RAMIREZ, MARTIN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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: 9-280 (h) (1) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE IS STORAGE ON FRONT PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24040950  
CASE ADDR: 829 SW 12 ST  
OWNER: SMITH, WALTER & KATHLEEN A  
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.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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CASE NO: CE24050033  
CASE ADDR: 1821 SW 10 CT 1-2  
OWNER: RIVERSIDE APARTMENTS LLC; % BANTA PROPERTIES  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.11.A.  
THE LANDSCAPING AT THIS ZONED RD-15 RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED AS SHOWN ON THE ORIGINAL PLANS.

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CASE NO: CE24050034  
CASE ADDR: 1817 SW 10 CT 1-3  
OWNER: RIVERSIDE APARTMENTS LLC; % BANTA PROPERTIES  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.11.A.  
THE LANDSCAPING AT THIS ZONED RD-15 RESIDENTIAL PROPERTY IS NOT BEING MAINTAINED AS SHOWN ON THE ORIGINAL PLANS.

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CASE NO: CE24050221  
CASE ADDR: 455 SW 20 AVE  
OWNER: WALKER, JAMES  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A  
A TREE (SLASH PINE) WAS REMOVED FROM THIS ZONED RM-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24050259  
CASE ADDR: 901 S ANDREWS AVE  
OWNER: HIGHLANDS EQUITY INVESTMENTS LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS 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 AND DOORS THAT HAVE GRAFFITI, STAINS AND/OR MISSING, PEELING PAINT. THE OUTSIDE CANOPY IS IN DISREPAIR HAVING RIPS AND TEARS.

-----  
CASE NO: CE24050633  
CASE ADDR: 712 SW 12 AVE  
OWNER: CLARKE, ROBERT J  
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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
NON-PERMITTED LAND USE IN THIS RS-8 RESIDENTIAL ZONING DISTRICT. THERE IS UNROOFED OUTDOOR STORAGE. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT LIMITED TO BUCKETS, CONTAINERS, TOOLBOXES, CRATES, AND OTHER MISCELLENOUS ITEMS THAT ARE SCATTERED THROUGHOUT ENTIRE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDERROOF STORAGE AT RS-8 RESIDENTIAL PROPERTY SUCH AS BUT LIMITED NOT LIMITED TO METAL BOXES, BRICKS, BUCKETS AND OTHER MISCELLENOUS ITEMS. THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

- VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
THE AWNING ON THE PROPERTY IS RUSTED, DIRTY AND HAVE MISSING AND PEELING PAINT.  
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE  
PRESENTED TO THE MAGISTRATE WHETHER IT 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 REFER TO CASE NUMBER CE20010577 AND  
WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE AND A RV ON THE PROPERTY. WHITE RV WITH FLAT TIRES,  
WHITE FORD FUSION WITH NO TAG.
- VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A VEHICLE AND RV PARKED ON THE GRASS/LAWN AREA. THIS IS A  
RECURRING VIOLATION REFER TO CASE NUMBER CE-20010577 AND WILL BE PRESENTED TO THE  
MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE24050484  
CASE ADDR: 808 SW 14 TER 4  
OWNER: 808 SW 14 TERRACE LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THIS PRIVATE PROPERTY PARKING LOT. SILVER  
MITSUBISHI MIRAGE BEARING WASHINGTON TAG #BMC5679 WITH SEVERE FRONT END  
DAMAGE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RD-15 RESIDENTIAL  
PROPERTY. THERE IS AN OPEN TRAILER IN THE PARKING LOT BEING USED FOR STORAGE OF  
MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

CASE NO: CE24050274  
CASE ADDR: 300 SW 4 CT  
OWNER: MAIC OF QUEENS INC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

- VIOLATIONS: 24-28 (a)  
THE DUMPSTER ENCLOSURE AT THIS PROPERTY IS NOT SECURED AND THERE IS A LARGE  
ACCUMULATION OF TRASH AND FOUL ODORS.
- VIOLATIONS: 24-28 (c)  
THE DUMPSTER AT THIS PROPERTY IS NOT KEPT WITHIN THE DUMPSTER ENCLOSURE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24050721  
CASE ADDR: 2400 DELMAR PL  
OWNER: ROCHE, MARTIN W & DENISE F  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 8-91. (c)

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

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CASE NO: CE24070042  
CASE ADDR: 301 NW 8 ST  
OWNER: MALEC, JOHN J  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE DOORS TO THE APARTMENTS ARE STAINED AND/OR DIRTY.

VIOLATIONS: 9-304 (b)

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

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 LOCATED ON THE EAST SIDE OF THE PROPERTY THAT IS LEANING AND IN A STATE OF DISREPAIR.

VIOLATIONS: 24-27. (b)

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

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.

-----  
CASE NO: CE24070067  
CASE ADDR: 500 NE 3 AVE  
OWNER: 501 NE HOLDINGS LP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE24040041) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060238  
CASE ADDR: 835 NW 3 AVE  
OWNER: CDH MANAGEMENT LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE IS STORAGE OF INDUSTRIAL EQUIPMENT CONSISTING OF A FLAT BED AND A JOHN DEERE TRACTOR.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE20080325, CE19090777) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

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CASE NO: CE24070283  
CASE ADDR: 811 NW 1 AVE  
OWNER: UKAINT HOME CORP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

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CASE NO: CE24070773  
CASE ADDR: 300 NE 4 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.D.  
THERE WERE SEVERAL TREES THAT WERE ABUSED BY REMOVING/CUTTING THEM WITHOUT FIRST OBTAINING REQUIRED PERMIT FROM LANDSCAPE DEPARTMENT. (2 SABEL PALMS, 5 LIVE OAKS, 2 OAKS, 1 WEEPING TREE). THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CASE NO: CE24050293  
CASE ADDR: 510 SE 5 AVE 129  
OWNER: ML NEW RIVER VLG III LLC (BLDG); BROWARD COUNTY (LAND) %METLIFE  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9.A.5.a.  
THERE ARE ITEMS PLACED ON THE FRONT AND AROUND THE BUILDING/PROPERTY INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES AND OTHER ITEMS USED FOR PETS. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE23060496  
CASE ADDR: 800 SE 2 AVE 1-3  
OWNER: 800 SE 2ND AVENUE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-304 (b) COMPLIED  
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, INCLUDING BUT NOT LIMITED TO THE SWALE/RIGHT-OF-WAY AREA AND WITHIN THE SURROUNDING PROPERTY.

VIOLATIONS: 9-304 (b)  
PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THERE ARE PAVERS THAT ARE UNEVEN, BROKEN OR MISSING.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, CLOTHING AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RACC-CC ZONED PROPERTY.

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 AND A BRICK WALL THAT ARE IN STATE OF DISREPAIR.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE LIMBS AND DEAD FOLLIAGE AND SHRUBBERY THAT IS ON THE ROOF.

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

VIOLATIONS: 47-21.16.a COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

VIOLATIONS: 9-278 (e) COMPLIED  
THERE ARE HURRICANE AND WINDOW SHUTTERS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24010421  
CASE ADDR: 205 SE 12 AVE  
OWNER: FELLMETH, JOELLYN; FELLMETH, JOSEPH  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

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 STAINS ON THE PARKING LOT/DRIVEWAY AREAS AS WELL AS THE WALKWAY AREA LEADING TO THE FRONT DOOR. THE PAVERS ARE STAINED. THERE IS SOME WEEDS GROWING WITHIN THE PAVERS.

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.

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CASE NO: CE24050849  
CASE ADDR: 1628 SE 2 CT  
OWNER: MARKS, JEFFREY N & KIM  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.5  
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABBUTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE.

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CASE NO: CE24070500  
CASE ADDR: 510 SE 9 ST  
OWNER: 510 SE 9TH STREET LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 24-29. (a)  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE22070295) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060611  
CASE ADDR: 304 SE 22 ST  
OWNER: POINCIANA GROUP 22 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 6-5. COMPLIED  
THERE ARE CHICKENS AND/OR ROOSTERS ON THE PROPERTY.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO TIRES, HURRICANE SHUTTERS, PROPANE TANK.

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

VIOLATIONS: 9-304 (b)  
THE GRAVEL/PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE. THE GRAVEL DRIVEWAY HAS WEEDS GROWING FROM IT. THE PAVED DRIVEWAY HAS CRACKS AND HAS WEEDS GROWING FROM THE CRACKS.

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

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

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CASE NO: CE24060639  
CASE ADDR: 1104 S RIO VISTA BLVD  
OWNER: ALLOR, DUSTIN  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THE PROPERTY AND/OR ITS SWALE.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060617  
CASE ADDR: 225 SE 16 AVE  
OWNER: LAS OLAS WALK CONDO INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.D.1.  
THERE IS A 3 YARD DUMPSTER ON PROPERTY WITHOUT A DUMPSTER ENCLOSURE.

VIOLATIONS: 47-20.13.G.1.  
THE SWALE/RIGHT-OF-WAY AREA IN FRONT OF THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER AROUND THE PROPERTY HAS BEEN REPLACED WITH ARTIFICIAL TURF.

VIOLATIONS: 18-1. COMPLIED  
THERE IS A METAL WIRE/CABLE ATTACHED TO THE PUBLIC UTILITY POLE FROM THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE METAL WIRE/CABLE IS ATTACHED TO THE PUBLIC POLE IN FRONT OF THE PROPERTY ON THE PUBLIC RIGHT-OF-WAY.

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CASE NO: CE24070281  
CASE ADDR: 23 SE 12 AVE  
OWNER: E N M 23 SE 12 AVE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RC-15 PROPERTY. THERE IS INDUSTRIAL EQUIPMENT CONSISTING OF A FLAT BED TRAILER PARKED/STORED AT THIS VACANT LOT/PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCE(S) AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE PICKET FENCE AND WOODEN FENCE ON NORTH SIDE OF PROPERTY ARE IN A STATE OF DISREPAIR.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24070405  
CASE ADDR: 1140 SE 6 TER  
OWNER: LANZ DEVELOPMENT LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION  
(CE23090803, CE22040534) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE  
HEARING.

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

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CASE NO: CE24070495  
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 SIDEWALK/RIGHT-OF-WAY.

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

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

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CASE NO: CE24060586  
CASE ADDR: 713 SE 6 ST  
OWNER: 713 SE 6 ST LLC  
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, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060149  
CASE ADDR: 3645 SW 22 ST  
OWNER: GROOMS, STEVEN M EST  
INSPECTOR: BERNSTEIN SAIMBERT  
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 ON THE FRONT YARD AND SWALE.

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

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

VIOLATIONS: 9-308 (b)  
THERE IS A TARP WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-304 (b)  
THE PARKING DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS OVERGROWN WITH WEEDS.

VIOLATIONS: 47-19.4.D.1 COMPLIED  
PLACEMENT/STORAGE OF 20 YARD DUMPSTER CONTAINER THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 47-39.A.1.B.5. (A)  
THE SWIMMING POOL SHALL BE ENCLOSED BY EITHER AN OPEN MESH SCREEN ENCLOSURE OR A FENCE OR WALL MINIMUM OF 5 FEET IN HEIGHT.

VIOLATIONS: 47-34.1.A.1  
THERE IS NON-PERMITTED LAND USE IN THIS RS-8 ZONE PROPERTY. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, BUCKETS, HOSES, TIRES AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD STUMP LOCATED ON THE FRONT AND REAR OF THIS RS-8 ZONE PROPERTY THAT MUST BE REMOVED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020377  
CASE ADDR: 1111 SW 29 ST  
OWNER: 182 OCEAN AVENUE LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR NEAR THE ROOF LINE HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304 (b) WITHDRAWN  
POORLY DEFINED GRAVEL PARKING AREA WITH WEEDS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 18-1. COMPLIED  
THERE IS OUTDOOR STORAGE OF APPLIANCES AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT 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: 47-20.20 (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. GRAVEL IN THE SWALE IS IN DISREPAIR, UNEVEN AND HAS WEEDS GROWING THROUGHOUT. AS PER 47-20.13.F GRAVEL IS NOT PERMITTED FOR MULTIFAMILY PROPERTIES.

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CASE NO: CE24040234  
CASE ADDR: 849 SW 21 TER  
OWNER: ENVIROCYCLE INC; % REPUBLIC SVCS PROP TAX  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS A TRASH CAN, GRILL, TARP, BUCKETS, SOFA, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE23080472. 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.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE REAR OF THIS COMMERCIAL PROPERTY LOCATED NEAR THE TRAIN TRACKS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080472. 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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020390  
CASE ADDR: 2512 LAGUNA DR  
OWNER: PATTEN, FOREST; FOREST E PATTEN REV TR  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.  
THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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CASE NO: CE24030623  
CASE ADDR: 1620 W STATE ROAD 84 VAC3  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9. COMPLIED  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE (INCLUDING BUT NOT LIMITED TO ANY BANANA LEAF AND A-FRAME SIGNS).

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE FOOD TRUCK BUSINESSES CALLED VENEZUELAN FAST FOOD AND CAROUSEL BARBEQUE OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCKS.

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CASE NO: CE24030626  
CASE ADDR: 1620 W STATE ROAD 84 VAC2  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)  
WITHDRAWN

VIOLATIONS: 47-19.2.HH.II.1~  
THERE ARE SHIPPING CONTAINERS BEING USED FOR THE PURPOSE OF STORAGE AT THIS B-2 ZONED PROPERTY. SHIPPING CONTAINERS ARE INTENDED FOR THE PURPOSE OF LOADING AND UNLOADING OF GOODS.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT RECREATIONAL VEHICLE ON THIS B-2 ZONE PROPERTY. THE RECREATIONAL VEHICLE IS IN NEGLECT STATE AND WITHOUT A TAG.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE/OUTDOOR STORAGE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A PLYWOOD, CHAIRS, TABLES, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24040618  
CASE ADDR: SW 27 CT  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY WITHOUT A VALID TAG. GMC BOX TRUCK  
EXPIRE TAG JL8TP 12/23.

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.

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CASE NO: CE24040831  
CASE ADDR: 1983 SW 28 LN A-B  
OWNER: GONZALEZ, OSMAN JR  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.D.  
THERE IS A TREE ABUSE OF ONE LAUREL OAK AT THIS RD-12.22 ZONE PROPERTY. THIS CASE  
WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES OF \$150 FOR  
IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-12.22 ZONED PROPERTY. THERE IS  
OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO  
CONSTRUCTIONMATERIAL AND OTHER MATERIALS USED FOR CONSTRUCTION CONSISTING OF BUT  
NOT LIMITED TO BUCKETS, TOILET, FISHING RODS, STORAGE BIN, PLYWOOD, SHUTTERS,  
PAVERS AND OTHER MISCELLANEOUS ITEMS.

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 REAR OF THE  
PROPERTY.

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: 18-4(c)  
THERE IS A DERELICT TRAILER AND VESSELL ON THE REAR OF THE PROPERTY WITH FLAT A  
TIRE AND NO TAG. BOAT AND TRAILER IS NOT ACCESSIBLE FOR TOW.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24050797  
CASE ADDR: 1871 SW 25 ST 1-4  
OWNER: BROWN, JASON  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE22100642 & CE21060430. 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: 9-363

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE IS FADED. THE STRIPPING IS FADED AND/OR MISSING.

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: 9-306

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 IN FRONT OF THE UNITS.

CASE NO: CE24050830  
CASE ADDR: 1007 CITRUS ISLE  
OWNER: AMERICAN HOMES & DEVELOPMENT GROUP LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE HOLES, CRACKS, AND STAINS THROUGHOUT THE DRIVEWAY.

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) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FRONT AND REAR INCLUDING THE SWALE AND REAR.

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  
August 29, 2024  
9:00 AM

CASE NO: CE24060126  
CASE ADDR: 2550 SW 18 TER  
OWNER: MARINA OAKS CONDO ASSN INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE WOOD DUMPSTER FENCE AT THIS RML-25 ZONE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE ARE BROKEN AND MISSING SLATS. THE GATE IS BROKEN/MISSING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040368. 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: 24-27 (f) COMPLIED

THERE IS A DUMPSTER WITH THEIR LIDS OPEN AT THIS LOCATION.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE AT THIS RML-25 PROPERTY CONSIST OF FURNITURE, SUITCASE, PLYWOOD, BOXES, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040368. 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.

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CASE NO: CE24060180  
CASE ADDR: 1324 MANGO ISLE  
OWNER: TYRRELL, JANIS A  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE AREAS ARE STAINED WITH DIRT AND OTHER DEBRIS.

VIOLATIONS: 9-313. (a) COMPLIED

THE APPROVED ADDRESS NUMBERS ARE NOT VISIBLE FROM STREET VIEW.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060245  
CASE ADDR: 2500 SW 9 AVE  
OWNER: RUSSELL W & SON THI PATT REV TR; PATT, RUSSELL W & SON THI TRSTEEES  
INSPECTOR: BERNSTEIN SAIMBERT  
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 INCLUDING THE SWALE.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

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

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A COMMERCIAL VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY IS STAIN AND CRACKED.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 SINGLE FAMILY PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF TIRES, WHEELBARROW, BRICKS, COOLER, CHAIRS, BUCKETS, AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY NOT SCREEN FROM VIEW.

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: 9-280 (C) COMPLIED  
THE EXTERIOR WALKWAY IS IN DIS-REPAIR. PORTION OF THE CONCRETE IS CRACK.

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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060364  
CASE ADDR: 3346 SW 15 AVE  
OWNER: JOHNSON, JUSTIN W  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS RS-8 VACANT LOT PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUBMER CE22100297. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS VACANT LOT PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING OVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUBMER CE22100297. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

CASE NO: CE24060389  
CASE ADDR: 1720 SW 23 AVE  
OWNER: SIERRA, LUZ STELLA LONDONO  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-363 COMPLIED

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

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(SOD) IN THE SWALE.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH OF WEEDS AND LANDSCAPE AS WELL AS LANDSCAPE DEBRIS (DEAD PALM FRONDS) ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT TRAILER ON THE SWALE (OR) ON THE PROPERTY. BOAT TRAILER WITH NO TAG.

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306

THE GARAGE DOOR IS IN A STATE OF DISREPAIR, PARTS HAVE DETERIORATED AND HAVE MISSING/PEELING/CHIPPING PAINT.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS STAINED AND HAS GRASS GROWING THROUGH THE CRACKS.

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  
August 29, 2024  
9:00 AM

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VACATION RENTALS  
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CASE NO: CE24070128  
CASE ADDR: 1101 N VICTORIA PARK RD  
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

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CASE NO: CE24070317  
CASE ADDR: 1417 NE 3 AVE  
OWNER: VNB PROPERTIES LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

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CASE NO: CE24070505  
CASE ADDR: 1444 NE 13 AVE  
OWNER: LUPA MIAMI LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24070506  
CASE ADDR: 5531 NE 31 AVE  
OWNER: N D LANDINGS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CASE NO: CE24070536  
CASE ADDR: 830 SW 14 CT  
OWNER: FOX, SAAR EMIL AMIT  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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. 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: CE24070537  
CASE ADDR: 834 SW 14 CT  
OWNER: FRIENDLY FOX LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. 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: CE24070541  
CASE ADDR: 1617 SW 17 AVE  
OWNER: 1617 SHADY BANKS VILLA LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7) COMPLIED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24070542  
CASE ADDR: 1872 SW 29 AVE 1-3  
OWNER: ZHURAVLEV, ALEX U; IVANCHENKO, IVAN  
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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CASE NO: CE24070740  
CASE ADDR: 314 SE 14 ST  
OWNER: GREEN, RICHARD J  
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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-278(e)

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

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CASE NO: CE24070757  
CASE ADDR: 711 SW 17 ST  
OWNER: DINIZ, VINICIUS & EDUARDA  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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. 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24060671  
CASE ADDR: 507 NW 8 AVE 1  
OWNER: 507 NW 8TH AVE #1 LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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. 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.

CASE NO: CE24060672  
CASE ADDR: 507 NW 8 AVE 2  
OWNER: 507 NW 8TH AVE #2 LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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. 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.

CASE NO: CE24070154  
CASE ADDR: 3617 SW 21 CT  
OWNER: RODRIGUEZ, ARLOY  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

CASE NO: CE24070153  
CASE ADDR: 2310 SW 18 TER 1-2  
OWNER: SPELLACY, PATRICK SHAWN; SPELLACY, JAMIE L  
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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24070250  
CASE ADDR: 2150 TANBARK LN  
OWNER: ROCKFORD INVESTMENT; PARTNERS LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a) COMPLIED

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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY. THIS IS A REPEAT VIOLATON OF CE24030530.

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CASE NO: CE24070257  
CASE ADDR: 2561 LUCILLE DR  
OWNER: 2561 LUCILLE DRIVE LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: CE24050273  
CASE ADDR: 900 SW 31 ST  
OWNER: TAL SHIAR PROPERTIES LLC  
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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CASE NO: CE24050879  
CASE ADDR: 2148 NE 58 ST  
OWNER: BRENNAN, KERRY P  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272 (a)  
THIS VACATION RENTAL 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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CASE NO: CE24050703  
CASE ADDR: 5760 NE 18 AVE  
OWNER: GROUP VENTURES FL II LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281 (a)  
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CASE NO: CE24050666  
CASE ADDR: 6400 NE 19 AVE  
OWNER: TOAL, TIMOTHY MICHAEL & JILLIAN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281 (a)  
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24010689  
CASE ADDR: 921 NW 5 ST  
OWNER: WILLIAM GREEN ENTERPRISES LLC  
INSPECTOR: GUY SEIDERMAN  
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)  
GRAVEL OR PAVED DRIVEWAY IS NOT WELL-GRADED AND/OR DUST FREE.

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

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CASE NO: CE24030579  
CASE ADDR: 1800 SE 23 AVE  
OWNER: GILLESPIE, MARY L  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS AND ROOF HAVE NOT BEEN MAINTAINED. THERE ARE AREAS THAT ARE STAINED WITH A BLACK MILDEW-LIKE SUBSTANCE.

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IS FADED AND HAS CRACKS IN THE SURFACE.

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD TREE IDENTIFIED AS A NORFOLK PINE ON THE PROPERTY THAT MAY BECOME A HAZARD.

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

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

VIOLATIONS: 18-1.  
THERE IS A PALM TREE BLOCKING THE CLEAR VIEW OF A TRAFFIC DEVICE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY THREATEN OR ENDANGER THE PUBLIC HEALTH SAFETY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE23100109  
CASE ADDR: 2101 SW 18 AVE  
OWNER: ROWLETTE, MELODY  
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: 18-4. (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS THAT SHOULD NOT BE STORED OUTSIDE ON THE PORCH 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 (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: 9-308 (b)  
THERE IS PALM FRONDS, DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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

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

VIOLATIONS: 24-27. (b)  
THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY AND IN IMPROPER LOCATIONS OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24050692  
CASE ADDR: 401 N BIRCH RD 1111  
OWNER: MY MINI GROUP LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. 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, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

CASE NO: CE23110687  
CASE ADDR: 2798 NW 20 ST  
OWNER: REGISTERED HOLDERS OF MS ABS TR; %F L W WEISMAN & GORDON LLP  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a)

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

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: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE UNDER THE FRONT PORCH ROOF SUCH AS BUT NOT LIMITED TO BOXES, CHAIRS, GAS CONTAINERS AND OTHER MISCELANEOUS 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: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS INCLUDING THE FASCIA THAT NEEDS TO BE PAINTED.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK TOYOTA WITH NO TAG.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE23090077  
CASE ADDR: 1328 NW 4 AVE  
OWNER: HENDRICKSON, ANDREW J & TOWANA  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
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.

VIOLATIONS: 9-304 (b)  
THE ASPHALT/GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL TO INCLUDE BUT NOT LIMITED TO WHEELSTOPS. THERE IS GRASS WEEDS GROWING THROUGH THE GRAVEL DRIVEWAY.

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A RED NISSAN TOUARED WITH EXPIRED FLORIDA TAG (456-DKH-1/23) AND A NISSAN XTERRA WITH FRONT END DAMAGE. RED STICKER WAS PLACED ON THE VEHICLE. THIS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE22040137. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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CASE NO: CE24050281  
CASE ADDR: 729 SW 2 CT  
OWNER: SP FLORIDA LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-279 (g)  
THE GAS TO THE BUILDING IS NOT OPERATIONAL.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24010378  
CASE ADDR: 631 SW 5 AVE  
OWNER: FERRARESE, NICHOLAS J III  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALL AND SHUTTERS THAT HAVE STAINS AND/OR 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 FRONT AND SIDE YARDS.

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CASE NO: CE22060091  
CASE ADDR: 513 NE 4 ST  
OWNER: 515 INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.1.C.  
THERE IS A STORAGE CONTAINER BEING STORED ON THIS VACANT LOT WITHOUT A PERMIT.

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, GRAVEL WAS PLACED IN LIEU OF LIVE GROUND COVER.

VIOLATIONS: 18-1.  
THERE IS OVERGROWTH, MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THIS VACANT PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020215  
CASE ADDR: 300 SW 22 ST  
OWNER: SANDS REAL ESTATE LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

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

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: 9-305(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: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RM-15 SINGLE FAMILY ZONE PROPERTY.

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

VIOLATIONS: 18-1  
THERE ARE TRASH BAGS AND BUCKETS AT THIS PROPERTY UNDER THE CARPORT 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: 47-20.13.G.1.~  
THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE.THE LIVING GROUND COVER IN AND AROUND THE PROPERTY HAS BEEN REPLACED WITH GRAVEL.

CASE NO: CE24070533  
CASE ADDR: 1617 SW 17 AVE  
OWNER: 1617 SHADY BANKS VILLA LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.(1)(e)  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24030810  
CASE ADDR: 3631 SW 14 ST 1-2  
OWNER: ACHREUS,RODLIN  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.15.D.  
THERE IS A TREE ABUSE OF AN AVOCADO TREE AT THIS RD-15 ZONE PROPERTY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. GRAVEL IN THE SWALE IS IN DISREPAIR, UNEVEN AND HAS WEEDS GROWING THROUGHOUT.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES 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 INCLUDING THE SWALE.

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CASE NO: CE23060214  
CASE ADDR: 1511 NW 12 ST  
OWNER: ROBINSON, OSBURN  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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: 18-1.  
THERE ARE BOXES, BAGS AND OTHER MISCELLANEOUS ITEMS BEING STORED IN THE CARPORT. THE PROPERTY 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 IS A DERELICT GMC DENALI WITH BROKEN WINDOWS, FLAT TIRES AND EXPIRED TAG PARKED/STORED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE23060733  
CASE ADDR: 1343 NW 13 AVE  
OWNER: TAYLOR, JEFFREY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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: 9-306  
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: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE COVERED WITH HURRICANE SHUTTERS.

VIOLATIONS: 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 VEGETATION GROWING UNDERNEATH IT.

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CASE NO: CE23090263  
CASE ADDR: 1840 SW 37 WAY  
OWNER: MERGILLES, VODREGUE & MERGILLES, AGATHE  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS IN A STATE OF DISREPAIR. ASPHALT AREA IS CRACKED/BROKEN AND GRAVEL DRIVEWAY APPROACH IS UNEVEN AND MISSING GRAVEL IN AREAS. GRAVEL DRIVEWAY AREA IS OVERGROWN WITH WEEDS.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS (GLASS PANELS) DUMPED IN THE FRONT YARD ON 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 IN THE SWALE AREA.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24010720  
CASE ADDR: 50 SW 31 AVE  
OWNER: GLAD REALTY CORP  
INSPECTOR: MARCO AGUILERA  
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, SEE CASE CE23060447. 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.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS CRACKED AND FADED.

VIOLATIONS: 18-4. (c)  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A BLACK CADILLAC CTS SEDAN WITH AN EXPIRED MONTANA LICENSE PLATE AND A SILVER INFINITI G35 SEDAN WITH FLAT TIRES AND AN EXPIRED LICENSE PLATE.

VIOLATIONS: 18-1.  
THERE ARE BOXES OF FOOD LEFT TO ROT 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.

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CASE NO: CE24030593  
CASE ADDR: 2016 NW 3 CT  
OWNER: DOOLING, BRENDA B  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE SPRINTER VAN EXPIRED FL TAG AP98FV 05-2023. A SILVER HONDA CRV EXPIRED FL TAG 697WRI 05-2019.

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS LOCATION IS IN NEED OF REPAIR. THERE ARE POTHOLES, CRACKS AND WEEDS GROWING THROUGH THE ASPHALT.

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOOR IS ROTTING AND FALLING APART. THE ROOF NEEDS SHINGLES INSTALLED.

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  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS ILLEGAL STORAGE OF MULTIPLE ITEMS INCLUDING BUT NOT LIMITED TO TIRES, A 55 GALLON DRUM. TRAFFIC SIGN AND CONE, MULTIPLE ITEMS ON THE SIDE OF THE HOUSE.

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CASE NO: CE23080157  
CASE ADDR: 511 NW 17 AVE  
OWNER: GANTT, TILLA LEE; HI-LAND PROPERTIES 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 ON THE SWALE DUE TO PARKING ON IT.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS 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. IT IS BENT AND BROKEN IN PLACES AND RUSTED.

VIOLATIONS: Sec. 25-56(C) COMPLIED

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE CRACKS AND CAN POSE AS A SAFETY HAZARD.

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: 9-278(e)

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

VIOLATIONS: 9-363 COMPLIED

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

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CASE NO: CE24020448  
CASE ADDR: 1633 NW 8 AVE  
OWNER: HICKENBOTTOM, MUSA COUTAIN  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL, UNEVEN SURFACES AND CRACKS.

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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020847  
CASE ADDR: 1615 NW 8 AVE  
OWNER: ALPHA & OMEGA INVESTMENT GRP INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE21100163 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WETHER BROUGHT IN COMPLIANCE OR NOT.

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.

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CASE NO: CE24020363  
CASE ADDR: 2741 NE 30 ST  
OWNER: KROCHTA, KRISTINA; STEFAN & K KROCHTA REV LIV TR  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY 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.

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 AND GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280 (h) (1)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020218  
CASE ADDR: 1317 NE 4 AVE  
OWNER: AGAPE CHURCH OF GOD INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.D.5.  
THE BUFFER WALL AT THIS PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT ARE DISCOLORED AND STAINED.

VIOLATIONS: 47-19.5.E.7.  
THE METAL FENCE ON THE PROPERTY WAS FOUND IN DISREPAIR. THE METAL FENCE WAS OBSERVED BENT TO THE GROUND, FALLING AND WITHOUT PROPER SUPPORT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO INDOOR FURNITURE, SHOPPING CARTS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITY AT THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE BROKEN CURBS, DEAD LANDSCAPE, POT HOLES, UNEVEN SURFACES AND AREAS COVERED WITH NON-DUSTLESS MATERIALS.

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

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

VIOLATIONS: 47-19.4.D.8.  
THE WOODEN DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE WAS OBSERVED TO HAVE BROKEN SLOTS, MISSING SUPPORT AND LEANING.

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE SEVERAL BROKEN WINDOWS AND GLASS DOORS OBSERVED ON THE PROPERTY.

VIOLATIONS: 18-8. (b)  
THERE ARE STRUCTURES ON THE PROPERTY THAT WERE BOARDED WITHOUT FIRST OBTAINING A BOARDING CERTIFICATE.

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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE24020373  
CASE ADDR: 730 NW 19 ST  
OWNER: ST FLEUR, ELIE LE; ROBILLARD, HUDSON  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-18.47.A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THIS PROPERTY HAS NOT REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY AS REQUIRED NOR HAVE OBTAINED A STATE CERTIFICATION.

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PARKING FACILITY THAT WERE OBSERVED COVERED IN A NON-DUSTLESS SURFACE, UNEVEN AND COVERED IN WEEDS.

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 ITS SWALE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO STACKED PLASTIC AND WOOD CHAIRS, TIRES, PLASTIC BINS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS BROKEN GATES. THE GATES WERE OBSERVED BROKEN AND MISSING SUPPORT.

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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: CE24040521  
CASE ADDR: 621 NW 21 AVE  
OWNER: PRECISE PRESSURE CLEANING LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

THE AUTO BODY SHOP BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020440  
CASE ADDR: 1639 NW 8 AVE  
OWNER: DUPERLORD, GHISLAINE  
INSPECTOR: MANUEL GARCIA  
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.

VIOLATIONS: 47-20.20.(H)  
THE PARKING AREA AT THIS RDS-15 IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED UNEVEN, IMPROPERLY GRADED AND COVERED IN NON-DUSTLESS MATERIALS. THE PARKING LINES ARE FADED AND AREAS ARE CRACKED.

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.

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

VIOLATIONS: 9-280(h)(1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PORTIONS OF THE CHAINLINK FENCE WERE OBSERVED BROKEN AND MISSING SUPPORT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF PLASTIC BINS, PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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CASE NO: CE24030235  
CASE ADDR: 1101 NW 2 AVE  
OWNER: SODOSOPA HOUSING LLC  
INSPECTOR: MANUEL GARCIA  
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.

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

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE STUMP AT THE FRONT YARD OF THIS RD-15 ZONED PROPERTY THAT IS CAUSING A PUBLIC NUISANCE.

VIOLATIONS: 9-280(C)

THE WALKWAY ON THE PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE IS OVERGROWTH OF WEEDS AND LANDSCAPE OBSTRUCTING THE PATH. THERE ARE AREAS OF THE WALKWAY THAT ARE UNEVEN AND CRACKED.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWN FOLIAGE THAT EXTENDS ON TO THE RIGHT OF WAY.

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: 9-313.(a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED CONTRASTING COLOR ADDRESS NUMBERS.

VIOLATIONS: 9-280(h)(1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE CHAINLINK FENCE THAT ARE MISSING SUPPORT DUE TO OVERGROWN WEEDS AND OVERGROWN LANDSCAPE ON THE PROPERTY. THERE ARE WEEDS AND VINES OVERGROWING ON THE CHAINLINK FENCE.

CASE NO: CE24070740  
CASE ADDR: 314 SE 14 ST  
OWNER: GREEN, RICHARD J  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED

THERE ARE OVERFLOWING TRASH CARTS WITH TRASH BAGS ON THE GROUND 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: CE24060162  
CASE ADDR: 1420 SW 33 CT  
OWNER: HOWARD, JOHN  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

THIS VACATION RENTAL 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 SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

9:00 AM

CASE NO: CE23080751  
CASE ADDR: 2850 SW 8 ST  
OWNER: CHLOE'S HOUSE LLC; MANGABY TICO LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- 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. THERE IS MISSING GROUND UNDER THE VEHICLES AND TRAILERS PARKED ON THE GRASS AND SWALE AREA. THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE #CE22060104 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.
- 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 #CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.
- VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES AND TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK SEDAN, AND A RED F-150 TRUCK, AND A TRAILER DOES NOT HAVE REGISTERED LICENSE PLATES.
- VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE #CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE. ALSO THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, AND REQUIRES MAINTENANCE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED ON THE DRIVEWAY CONSISTING OF CAR PARTS, A MACHINERY LIFT FOR ENGINES AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE #CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.
- VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: Sec. 25-4 COMPLIED  
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THERE IS A DERELICT TRUCK PARKED ACROSS THE SIDEWALK. THIS IS A RECURRING VIOLATION PER CASE #CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

-----  
OLD BUSINESS  
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CASE NO: CE24030959  
CASE ADDR: 820 NE 26 AVE  
OWNER: SUKHOVITSKY, FELIKS  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON AND THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080860. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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

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

VIOLATIONS: 47-2.2.Q.3  
THERE IS LANDSCAPING THAT CREATING A SIGHT DISTANCE HAZARD BY OBSTRUCTING THE VIEW OF ONCOMING TRAFFIC. IT IS NOT IN THE REQUIRED SETBACK OF 25 FT FROM POINT OF INTERSECTION AT THIS ZONE R-O (RESIDENTIAL OFFICE) PROPERTY.

-----  
CASE NO: CE23100071  
CASE ADDR: 3281 NW 64 ST  
OWNER: BARKER, ERICA A  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING, BROKEN PANELS AND LEANING.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND HOLES IN THE ASPHALT.  
-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 29, 2024

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: 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: 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: 47-22.9.

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

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: 9-306

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

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

VIOLATIONS: 18-12 (a)

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

-----  
CASE NO: CE24040557  
CASE ADDR: 844 NW 10 TER  
OWNER: PERSAUD USA PROPERTY; HOLDINGS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

THE BODY SHOP BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24020769  
CASE ADDR: 4300 N OCEAN BLVD  
OWNER: PLAZA EAST ASSOC INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 1

VIOLATIONS: 17-6.

THERE IS NOISE EMINATING FROM THE EXTRACTOR FANS INSTALLED ON THE PROPERTY IN EXCESS OF THE PERMISSIBLE INDOOR SOUND LEVEL LIMITS EXCEEDING 45 DBA BETWEEN THE HOURS OF 07:00AM AND 10:00PM.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF SURFACE AT THIS BUILDING WAS FOUND TO NOT BE WATERTIGHT OR WEATHERTIGHT. THERE IS DAMAGE TO THE ROOF, CAUSING WATER LEAKS INTO THE INTERIOR OF UNIT PH-H.

-----  
CASE NO: CE23120150  
CASE ADDR: 513 NW 16 AVE  
OWNER: CORNELIUS, MARY LEE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)

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

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: 9-280 (h) (1)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY APRON IS WORN AND HAS AREAS OF MISSING ASPHALT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF MANY ITEMS, INCLUDING BUT NOT LIMITED TO EQUIPMENT, BUCKETS, BRICKS, CINDER BLOCKS, STORAGE BINS, WOOD AND MANY MORE MISCELLANEOUS ITEMS.

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.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES AND OR TRAILERS ON THE PROPERTY.

VIOLATIONS: 47-19.2.II.4.B

THERE IS A PORTABLE STORAGE UNIT ON THIS PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE24030645  
CASE ADDR: 1221 AVOCADO ISLE  
OWNER: REIDY, DAVID STEPHEN  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.C.2.d.  
RECREATIONAL VEHICLE STORED IN A MANNER INDICATING PERSONS ARE SLEEPING ABOARD.  
THERE ARE ELECTRICAL CONNECTIONS HOOKED UP WITH THE CANOPY EXTENDED

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, SEE CASE CE21020393. 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.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY AREA HAS WEEDS/VEGETATION GROWING THROUGHOUT.

VIOLATIONS: 9-308 (b)  
THE ROOF IS DIRTY/STAINED AND IN NEED OF CLEANING.

-----  
CASE NO: CE23070974  
CASE ADDR: 1011 SW 8 ST  
OWNER: REZNICHEK, RYAN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY OUTDOOR STORAGE  
OF COMMERCIAL EQUIPMENT.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THIS IS A RECURRING VIOLATION FROM CASE CE20010904, THE CASE WILL BE PRESENTED  
TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE 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 IN THE FRONT YARD

VIOLATIONS: 9-304 (b)  
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

CASE NO: CE23090698  
CASE ADDR: 809 COCONUT DR  
OWNER: SCHOFIELD, KEVIN JOHN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 8-91.(c)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 29, 2024  
9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	42, 50-51, 60
Aguilera, Marco	49-50, 61
Caracas, Gustavo	21-24, 25-27, 46
Champagne, Leonard	36-37, 41
DelGrosso, Paulette	
Eason, Edward	17-20, 45-46, 61-62
Exantus, Bovary	10-12, 48-49
Flesher, Matthew	
Garcia, Manuel	13-15, 51-55, 59-60
Gavin, Patt	7, 36, 44
Kendrick, Shayqwan	
Kisarewich, Robert	2-6
Krock, Robert	
Martinez, Jessica	
Moore, Rachel	57
Noel, Jean Claude	8-10, 45
Oaks, Evan	37-40, 41, 56
Proto, Karen	44
Saimbert, Bernstein	28-35, 47-48, 59
Santos, Rafael	15-17, 25, 42-43, 47
Seiderman, Guy	7
Simmons, Fitzgerald	6
Smart, Paul	
Williams, Gail	58
Willis, Vanessa	
New Cases:	Pages: 2 - 35
Vacation Rental:	Pages: 36 - 40
Administrative Hearing:	Pages:
Hearing to Impose Fines:	Pages: 41 - 57
Return Hearing:	Pages: 58 - 62