

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

December 12, 2024

**9:00 AM**

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

**ROSE ANN FLYNN  
PRESIDING**

If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and judicial evidence upon which the appeal is to be based. All persons speaking on a quasi-judicial manner will be sworn in and be subject to cross examination

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

-----  
NEW BUSINESS  
-----

CASE NO: CE24090732  
CASE ADDR: 1501 SE 10 ST  
OWNER: WALD, HARLAN I & KAREN J  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 8-148(a)

THERE IS A SAILBOAT DOCKED AT THE REAR OF THE PROPERTY THAT IS UNSIGHTLY. THE VESSEL HAS AREAS THAT ARE STAINED AND/OR DIRTY AT THE EXTERIOR AS WELL AS CHIPPING/PEELING PAINT. THE SAILS ARE ALSO TORN OR TATTERED. THE VESSEL HAS BARNICLES AND HAS A PLANT GROWING FROM IT ON THE DECK. IT IS ALSO MISSING A WINDOW AS WELL. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT AS A RECURRING VIOLATION (CE23031044, CE24050635) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

-----  
CASE NO: CE24070335  
CASE ADDR: 620 W LAS OLAS BLVD  
OWNER: A&C FUNDING CORP  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A BRANCH FROM TREE THAT IS ENCROACHING ONTO STREET/RIGHT-OF-WAY IMPEDING VISIBILITY OF STOP LIGHT.

-----  
CASE NO: CE24070523  
CASE ADDR: 1 W SUNRISE BLVD  
OWNER: WMA INVESTORS LTD PRTRN; % WALGREEN CO ATTN:RE PROP TAX  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h) (1)

THE WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE SECTION OF THE WALL TOWARDS THE REAR OF THE PROPERTY IS BROKEN AND FALLING OVER.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100228  
CASE ADDR: 1230 NE 2 AVE  
OWNER: GEFFRARD, NICKSON H/E; GEFFRARD, ALANS ETAL  
INSPECTOR: CARY TULLOS

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE IN RD-15 OCCURRING AT THIS PROPERTY. EXTERIOR STORAGE TO INCLUDE BUT NOT LIMITED TO BUCKETS, COOLERS, METAL, EQUIPMENT AND MISCELLANEOUS ITEMS STORED ON DRIVEWAY AREA.

VIOLATIONS: 18-12 A

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE WEEDS GROWING IN THE GRAVEL 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, TO INCLUDE BUT NOT LIMITED TO THE SWALE AREA.

-----  
CASE NO: CE24050102  
CASE ADDR: 101 SW 27 AVE  
OWNER: SPSA RETAIL LLC; % DIAZ LEYVA & GIL PLLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

-----  
CASE NO: CE24100556  
CASE ADDR: 50 SW 31 AVE  
OWNER: GLAD REALTY CORP  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS AN OVERFLOWED DUMPSTER EMITTING AN OFFENSIVE ODOR AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE 24100556, AND WILL BEGIN ACCRUING FINES FROM THE FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MET.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090345  
CASE ADDR: 504 NW 20 AVE  
OWNER: GILES, JACQUELYN A  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IS IN A STATE OF DISREPAIR. THERE IS CRACKS AND BROKEN PARTS, WEEDS GROWING THROUGH THE CRACKS IN THE ASPHALT.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY/STAINED. FASCIA AND BRICK WALL AT THE END OF THE DRIVEWAY.

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

-----  
CASE NO: CE24080384  
CASE ADDR: 3045 N FEDERAL HWY 14  
OWNER: VORINO PROPERTY LLC; % FISHER-BRAY REAL ESTATE GROUP  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH IN THE ALLEYWAY BEHIND THE VACANT BUILDING.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE METAL SCREEN DOOR IN THE REAR OF THIS VACANT BUILDING IS BROKEN AND HANGING OPEN.  
-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090223  
CASE ADDR: 3317 NE 37 ST  
OWNER: SESA LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.13.A.  
THERE ARE METAL PYRAMIDS PLACED IN THE SWALE OF THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-20.13.G.1.  
THERE IS ARTIFICIAL GRASS EXTENDING FROM THE LAWN INTO THE SWALE OF THIS RS-8 ZONED PROPERTY.

-----  
CASE NO: CE24100206  
CASE ADDR: 4306 N FEDERAL HWY  
OWNER: HAZ REAL ESTATE INVESTMENT LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.  
SIGN(S) FOR THE FUTON COMPANY HAVE BEEN PLACED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 15-28 COMPLIED  
THE BUSINESS AT THIS LOCATION (THE FUTON COMPANY) IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

-----  
CASE NO: CE24070133  
CASE ADDR: 1451 SW 11 PL  
OWNER: CASTILLO, MARTHA  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24070124  
CASE ADDR: 1405 SW 9 ST 1-2  
OWNER: HILL, LARRY O & LAURA A  
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: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AT THIS MULTI-FAMILY PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS AND ROOF 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: 47-18.45.E 2. a.  
THERE ARE GRAVEL DRIVEWAYS ON THIS ZONED RD-15 RESIDENTIAL DUPLEX PROPERTY.

-----  
CASE NO: CE24090437  
CASE ADDR: 217 SW 15 ST  
OWNER: ROASO LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-304 (b)  
THERE ARE WEEDS GROWING THROUGH THE GRAVEL SWALE AREA.  
-----

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24070105  
CASE ADDR: 301 SW 22 ST  
OWNER: KENNEDY, LORRAINE A  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-305 (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.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE WEEDS GROWING THROUGH THE GRAVEL PORTION OF THE SWALE THAT HAS GRAVEL.

-----  
CASE NO: CE24090616  
CASE ADDR: 327 SW 20 ST  
OWNER: KANJANAPISAL, ROBERT HERRON; KANJAN, ERICA  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-278 (G)  
THE WINDOWS ARE MISSING THE FITTED WINDOW SCREENS.

VIOLATIONS: 9-276 (c) (3)  
THERE ARE ANTS, RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. FRONT DOOR NOT WEATHER TIGHT, WINDOWS NOT OPERABLE. THE INTERIOR WALLS HAVE WATER STAINS.

VIOLATIONS: 9-280 (g)  
THE OVEN IS NOT HEATING UP AND THE ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

VIOLATIONS: 9-307 (a)  
THERE ARE WINDOWS AND FRONT DOOR WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

VIOLATIONS: 9-280 (g)  
THERE ARE MISSING SMOKE DETECTOR. CLOTHING DRIER IS NOT HOOKED UP PROPERLY, IT IS MISSING THE EXHAUST HOSE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24050110  
CASE ADDR: 1643 NW 11 PL  
OWNER: 1643 PLACE LLC  
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 BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS 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.

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: CE24050254  
CASE ADDR: 1243 NW 14 CT  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: BOVARY EXANTUS  
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 PER PREVIOUS CASE CE20110389. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER IT COMES TO COMPLIANCE OR NOT PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH THE GRASS AND WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20110389. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER IT COMES TO COMPLIANCE OR NOT PRIOR TO THE SPECIAL MAGISTRATE.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN, DISCONNECTED PARTS AND PARTS THAT ARE BENT AS WELL.

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

-----  
CASE NO: CE24050443  
CASE ADDR: 1123 NW 15 AVE  
OWNER: B GOOD RE CORP  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH AND GRASS AND WEEDS ARE GROWING THROUGH IT.

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 INCLUDING THE SWALE.

VIOLATIONS: 47-19.1.D. COMPLIED  
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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100750  
CASE ADDR: 820 NE 26 AVE  
OWNER: SUKHOVITSKY, FELIKS  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-2.2.Q.3.

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE24030959. 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: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE24030959. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 11/19/2024.

---

CASE NO: CE23100021  
CASE ADDR: 418 MOLA AVE  
OWNER: EVANS, JOHN  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 47-19.3.(f)(5) WITHDRAWN

THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

VIOLATIONS: 47-19.13.D(2)

THE TIDAL BARRIER AT THIS PROPERTY IS IN DISREPAIR. A TIDAL FLOOD BARRIER IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER AND ONTO ADJACENT PROPERTIED OR PUBLIC RIGHT-OF-WAY.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24050207  
CASE ADDR: 86 ISLE OF VENICE DR  
OWNER: CARRERAS PROPERTIES ISLE LLC; MCFIG LLC & LAZAROUS PROP LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 8-91.(e)  
THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE23050952 AND AS SUCH THE CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS IF COMPLIANCE IS MET BEFORE THE DEADLINE FOR COMPLIANCE. VESSEL IS 46 FEET LONG, CANAL IS 120 FEET WIDE, MAXIMUM ALLOWABLE ENCROACHMENT IS 36 FEET.

VIOLATIONS: 8-148(a)  
THERE IS TWO UNSIGHTLY VESSELS DOCKED AT THE REAR OF THE PROPERTY. VESSELS ARE DIRTY/STAINED, HAVE BROKEN OR MISSING PARTS, AREAS OF DAMAGED EXTERIOR, ETC.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY NAMED LADY MONIC, NAME IS NOT REGISTERED WITH THE US COAST GUARD AND NO REGISTRATION NUMBERS WERE VISIBLE.

-----  
CASE NO: CE24050662  
CASE ADDR: 904 PONCE DE LEON DR  
OWNER: HURT, COLLEEN  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 4

VIOLATIONS: 25-100 COMPLIED  
THERE ARE LARGE BOULDER ROCKS ON THE SWALE AREA THAT ARE NOT PERMITTED.

VIOLATIONS: 47-20.13.E.3  
THE SOD IS PROJECTED ABOVE THE PAVED SURFACE OF THE ROADWAY AND SIDEWALK SO AS TO INHIBIT DRAINAGE INTO THE DEPRESSED SWALE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090344  
CASE ADDR: 1120 MANGO ISLE  
OWNER: MORRIS L WILLETS III 2014 TR; WATSON, MICHAEL R SR TRSTEE  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED, UNEVEN AND HAVE WEEDS GROWING THROUGH.

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 FRONT, SIDES AND REAR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD TREE IN FRONT OF THE PROPERTY.

VIOLATIONS: 9-308 (b)  
THE ROOF IS STAINED.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VESSEL ON THE REAR OF THIS PROPERTY WITHOUT A VISIBLE REGISTRATION DECAL. THE VESSEL IS DIRTY/STAINED AND HAS WEEDS GROWING ON IT.

VIOLATIONS: 8-148 (a)  
THERE IS AN UNSIGHTLY VESSEL DOCKED AT THE REAR OF THE PROPERTY. VESSEL IS UNSIGHTLY DUE TO OVERALL STATE OF NEGLECT, AREAS THAT ARE DIRTY/STAINED AND WEEDS GROWING ON VESSEL.

-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24030685  
CASE ADDR: 3088 NW 20 ST  
OWNER: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IN THE FRONT OF THE PROPERTY IS BROKEN AND HAS DETACHED FROM THE FENCE POLE. THE WOODEN FENCE IN THE BACK OF THE PROPERTY IS IN DISREPAIR AND IS BROKEN AND IS MISSING SLATS.

VIOLATIONS: 18-1.

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 BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TABLE, WOOD, CRATES, VACUUM CLEANER AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE BACK OF THIS PROPERTY ON ITS SWALE IN THE BACK ALLEY.

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: BCZ39-275 (7) (a)

THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN TOTAL DISREPAIR. THE STRUCTURE HAS A MISSING DOOR AND THE ROOF IS SEVERELY DAMAGED.

-----

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24050492  
CASE ADDR: 1830 NW 26 TER  
OWNER: LIGHTBOURNE, KHAREF G  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS A PILE OF DIRT SITTING IN FRONT OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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 SWALE AREA.

-----  
CASE NO: CE24030759  
CASE ADDR: 2511 NW 27 AVE  
OWNER: TUNNAGE, LEROY L  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304 (b) COMPLIED  
THE DRIVEWAY IS IN DISREPAIR AND NOT WELL GRADED. THE DRIVEWAY HAS CRACKS AND POTHoles AND NEED TO BE RESURFACED.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS ON THE PROPERTY ARE CRACKED AND BROKEN. THE WINDOWS NEED TO BE REPAIRED.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE CHAINLINK FENCE IS IN DISREPAIR; SECTIONS OF THE CHAINLINK HAS BECOME DETACHED FROM THE FENCE POLES. SECTIONS OF THE CHAIN LINK FENCE ARE MISSING AND BEND.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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.

-----  
CASE NO: CE24040245  
CASE ADDR: 2316 NW 15 CT  
OWNER: WEIT, RICHARD C & MELANIE  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110652 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

-----  
CASE NO: CE24040286  
CASE ADDR: 2316 NW 15 ST  
OWNER: THOMAS, BEN A EST  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON THE HOUSE HAVE CHIPPING AND PEELING PAINT.

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

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. BLACK FORD PLATE NUMBER EBCI81 WITH FLAT TIRES AND A BLACK BMW WITH FLAT TIRES.

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 PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24080385  
CASE ADDR: 2461 NW 16 CT  
OWNER: HABERSHAM, TAMMIE D & ; SLAUGHTER, JOHNNIE  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY AND DRIVEWAY APRON IS IN DISREPAIR THE DRIVEWAY HAS FADED PAINT AND CRACKED. THE DRIVEWAY NEEDS TO REPAIRED AND RESURFACED.

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

-----  
CASE NO: CE24080147  
CASE ADDR: 312 NE 12 AVE  
OWNER: FLORIDA INVESTMENT GROUP 200 LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.  
THE SUBJECT PROPERTY WAS OBSERVED DISCHARGING POOL WATER INTO A STORM DRAIN WHICH IS DECLARED A PUBLIC NUISANCE. THE DISCHARGING OF OFFENSIVE FLUIDS IS A VIOLATION AS PER SECTION 25-14 OF THE CITY OF FORT LAUDERDALE'S CODE OF ORDINANCES. THE DISCHARGING OF OFFENSIVE FLUIDS INTO THE CITY'S STORM DRAIN SYSTEM IS A PUBLIC NUISANCE WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION, THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090153  
CASE ADDR: 1100 N ANDREWS AVE  
OWNER: HOPE SOUTH FLORIDA INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE UNEVEN SURFACES, POT HOLES, CRACKS AND COVERED IN A NON-DUSTLESS SURFACE.

VIOLATIONS: 47-19.4.D.8. COMPLIED  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE DUMPSTER ENCLOSURE DOES NOT HAVE FULLY OPERABLE GATES AND LATCHES TO KEEP THE ENCLOSURE CLOSED EXCEPT DURING SCHEDULED COLLECTION PERIODS.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A LARGE STORAGE CONTAINER UNIT.

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.

---

CASE NO: CE24070820  
CASE ADDR: 1229 NE 3 AVE  
OWNER: CHAMPION, MARKUS J  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED TO NOT BE SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. AREAS OF THE DRIVEWAY ARE MISSING GRAVEL, IS OVERGROWN WITH WEEDS AND COVERED IN DIRT.  
THERE ARE VEHICLES BEING STORED IN AN UNAPPROVED SURFACE. THERE ARE VEHICLES AND TRAILERS BEING KEPT ON THE GRASS AREA OF THE 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.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 9-280 (C)  
THE PAVER WALKWAY ON THE PROPERTY IS IN DISREPAIR. THE PAVER WALKWAY WAS OBSERVED UNEVEN, OVERGROWN WITH WEEDS AND IN AN UNSAFE CONDITION. THE EXTERIOR STAIRS HAVE MISSING AND PEELING PAINT.

VIOLATIONS: 9-280 (b) COMPLIED  
THE EXTERIOR FRONT DOOR ON THE PROPERTY IS NOT BEING MAINTAINED. THE FRONT DOOR WAS OBSERVED STAINED AND IN NEED OF PAINT.

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, INTERIOR FURNITURE AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT TRAILER BEING STORED ON THE PROPERTY. THE TRAILER WAS DETERMINED TO BE IN DERELICT CONDITIONS AS IT IS BEING UTILIZED FOR STORAGE PURPOSES.

---

CASE NO: CE24100257  
CASE ADDR: 2525 TORTUGAS LN  
OWNER: GARCIA GUIRIGAY, WENDDY KATHERINE; FUENMASYOR MARTINEZ, FELIPE  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VESSEL DOCKED AT THIS PROPERTY. THE VESSEL WAS DISCOVERED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A CURRENT REGISTRATION AND THE VESSEL WAS FOUND CAPSIZED AND SUNKEN.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 47-39.A.7.A

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THERE IS ILLEGAL DOCK RENTAL ACTIVITIES TAKING PLACE AT THIS RESIDENTIAL PROPERTY WHICH ARE NOT PERMITTED AS PER THE ULDR PERMITTED USES.

VIOLATIONS: 18-1.

THERE IS A SUNKEN VESSEL THAT HAS SPILLED FUEL OR OTHER CHEMICALS IN THE WATERWAY DOCKED AT THIS RESIDENTIAL PROPERTY, CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION, THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

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: CE24070821  
CASE ADDR: 1238 NE 3 AVE  
OWNER: SWEENEY, MARGARET  
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. THERE ARE PALM TREES ON THE PROPERTY THAT HAVE ACCUMULATED DEAD PALMS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS NOT SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24070243  
CASE ADDR: 3543 SW 15 CT  
OWNER: KHAN, IRZAUD M; BROWN, STEPHANEY M  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE ON THE PROPERTY WITHOUT A TAG.

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.

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

VIOLATIONS: 47-19.1.B COMPLIED  
THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, BATTERIES, CAR PARTS, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090310  
CASE ADDR: 651 SW 26 AVE  
OWNER: INDUS LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

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 CE22090076. 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: 9-304 (b) COMPLIED  
THE DRIVEWAY ENTRANCE IN THE SWALE AREA ITS NOT MAINTAINED PROPERLY. THE APRON GRAVEL IS WORN. THERE IS A TRAILER PARKED ON THE GRASS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090076. 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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE/OUTDOOR STORAGE OCCURRING AT THIS AT THIS RS-8 ZONED PROPERTY. THERE IS A ROOFING TAR TRAILER BEING STORED ON THE PROPERTY.

-----  
CASE NO: CE24090572  
CASE ADDR: 2664 SW 6 CT  
OWNER: BAF 2 LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23060826. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

-----  
CASE NO: CE24100268  
CASE ADDR: 1248 SW 32 ST  
OWNER: BRENDEL, JACOB & ALEXZANDRA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100004  
CASE ADDR: 2300 W BROWARD BLVD  
OWNER: RACETRAC PETROLEUM; %SILVER OAK ADVISORS  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 COMMERCIAL ZONE PROPERTY. THERE ARE CONES, PAVERS, MOT SIGNS AND OTHER MISCELLANEOUS ITEMS ON THE EAST SIDE PROPERTY ALONG SW 22 AVENUE.

---

CASE NO: CE24100023  
CASE ADDR: 1012 SW 22 ST  
OWNER: TRILLOS, JONATHAN  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLES BEING STORED AT THIS RS-8 ZONED RESIDENTIAL PROPERTY. THIS VEHICLE IS FOUND TO BE IN DERELICT CONDITIONS DUE TO OVERALL STATE OF NEGLECT, MISSING ENGINE/TRANSMISSION AND DISUSE. THIS INOPERABLE VEHICLE IS BEING USED FOR STORAGE. THIS IS A RECURRING VIOLATION, SEE CASE CE24070140. 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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS AN ENGINE/TRANSMISSION NOT SCREENED FROM VIEW.

---

CASE NO: CE24060608  
CASE ADDR: 2437 GULFSTREAM LN  
OWNER: NAGEN, MARY ELENA  
INSPECTOR: MATTHEW FLESHER/BERNSTEIN SAIMBERT PRESENTING  
COMMISSION DISTRICT 4

VIOLATIONS: 8-91.(e) WITHDRAWN

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

VIOLATIONS: 47-39.A.1.b.(12)(d)

THERE IS A VESSEL MOORED TO A MOORING STRUCTURE MORE THAN THIRTY THREE (33) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE IN THIS RS-6.85A ZONED PROPERTY.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090132  
CASE ADDR: 837 SW 28 ST  
OWNER: VIVAS, ANDRES; DELILLO, MATTHEW  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE AND/OR COMMERCIAL TRUCK ON THE PROPERTY/SWALE. A  
2004 GRAY TOYOTA CAMRY WITHOUT A TAG. VIN NUMBER 4T1BE32K84U831234.

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: 47-34.4.A.1. COMPLIED  
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. 2006 ISUZU NPR VIN NUMBER  
4KLC4B1U26J805001 TAG - AZ79ER FL.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED.

-----  
CASE NO: CE24090509  
CASE ADDR: 1100 W STATE ROAD 84  
OWNER: 1100 HOTELS LLC  
INSPECTOR: BERNSTEIN SAIMBERT

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24090553  
CASE ADDR: 1413 SW 19 ST  
OWNER: DONALDSON, STEWART G  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS ON THE EAST SIDE THAT HAVE STAINS.

VIOLATIONS: 6-34  
THERE ARE KENNEL(S) ON PREMISES NOT BEING MAINTAINED IN COMPLIANCE WITH APPLICABLE ZONING AND LICENSING PROVISIONS PER THE CITY CODE. THIS IS A RECURRING VIOLATION REFER TO CASE CE23010207. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS A DRESSER, DOG CAGE, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE CE23010207. 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: 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: CE23090402  
CASE ADDR: 2601 SW 13 AVE  
OWNER: ALF HEROES LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PARKING AREA IS NOT BEING MAINTAINED. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE HOLES, CRACKS AND UNEVEN SURFACES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING AND THE GATE IS BROKEN. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE.

VIOLATIONS: 9-363 WITHDRAWN

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030852. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. A 4 DOOR BLACK FORD EXPEDITION ON THE PROPERTY WITHOUT A TAG. A 2 DOOR BLACK FORD F-150 ON THE PROPERTY WITHOUT A TAG AND A 2003 BLACK FORD F-150 VIN NUMBER 1FTRX17253NA22051, TAG HZWI28 - EXPIRED 11/23. A BLACK FORD EXPEDITION TAG ELWI19 BELONG TO A 1995 HONDA PRELUDE. VIN NUMBER JHMBB1170SC000181 - EXPIRED TAG 05/24.

VIOLATIONS: 47-20.13.G.1.

THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE WOOD PALLETS ON THE NORTH SIDE OF THE PROPERTY.

-----  
CASE NO: CE24080492  
CASE ADDR: 1531 SW 21 ST  
OWNER: LIN, WENGHUI  
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.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE TWO VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLAITON COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED UNDER ROOF 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 REFER TO CASE CE22110047. 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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 - ZONED PROPERTY, CONSISTING OF PLASTIC BINS, BUCKETS, AND MISC ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE SWALE/PROPERTY. THERE IS A BLACK CADILLAC AND A WHITE BMW SUV PARKED AT THE PROPERTY WITH NO LICENSE PLATES. THIS IS A RECURRING VIOLATION REFER TO CASE CE22110047. 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: 47-21.16.A.  
THERE IS A TREE STUMP IN THE FRONT OF THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE AREA IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24080820  
CASE ADDR: 2461 SW 15 CT  
OWNER: BAID CAPITAL INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING ASPHALT. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE22020964. 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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. A TIRE IS BEING STORED ON THE 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 INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21050934. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

THERE ARE MULTIPLE BOXES, A VANITY, A COOLER AND A JACK 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: CE24090372  
CASE ADDR: 1000 SW 19 ST  
OWNER: NAJI, IAD  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK). THIS IS A RECURRING VIOLATION FROM CASE CE24070004, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THE FRONT/REAR YARDS AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24070004, 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 ON THE FRONT YARD AND SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE24070004 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

-----  
**VACATION RENTAL SUSPENSION**  
-----

CASE NO: CE24100644  
CASE ADDR: 2189 NE 61 CT  
OWNER: CARRANZA, CARLOS E SR; SALCEDO, CONSUELO  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO  
REQUEST A CERTIFICATE SUSPENSION (365 DAY) BEFORE THE SPECIAL MAGISTRATE.  
CE24050188- TRASH CARTS; CE24010877 - PARKING, RESPONSIBLE PARTY;  
CE24100493 -BULK TRASH.

-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

CASE NO: CE24100563  
CASE ADDR: 709 IDLEWYLD DR  
OWNER: FPY IDLEWYLD DEVELOPMENTS LLC  
INSPECTOR: WANDA ACQUAVELLA  
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: CE24100649  
CASE ADDR: 1538 NE 3 AVE  
OWNER: TYLER TUCHOW REV TR; TUCHOW, TYLER TRSTEE  
INSPECTOR: WANDA ACQUAVELLA  
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: CE24100234  
CASE ADDR: 5701 NE 22 WAY  
OWNER: AIM PARTNERS 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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100302  
CASE ADDR: 2031 NE 52 ST  
OWNER: SENFT, SCOTT  
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.

-----  
CASE NO: CE24100565  
CASE ADDR: 1418 NE 57 CT  
OWNER: ISLA, JUAN  
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.

-----  
CASE NO: CE24100587  
CASE ADDR: 2250 NE 53 ST  
OWNER: SEBASTIAN, FORD S & DONNA  
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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24050178  
CASE ADDR: 6711 NW 26 AVE  
OWNER: QUEIROZ DE ALMEIDA, MILTON JR  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281.(a)

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

---

CASE NO: CE24100126  
CASE ADDR: 950 SW 28 ST  
OWNER: SHECK, MARYANNA 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 VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

---

CASE NO: CE24100329  
CASE ADDR: 2413 GULFSTREAM LN  
OWNER: NAHMANI PROPERTY 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 IS A REPEAT VIOLATION, SEE CASE CE24080502, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

---

**DEVELOPMENT SERVICES DEPARTMENT**

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100395  
CASE ADDR: 1617 SW 17 AVE  
OWNER: 1617 SHADY BANKS VILLA 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.

-----  
CASE NO: CE24100398  
CASE ADDR: 1308 SEABREEZE BLVD  
OWNER: 1308 SEABEEZE VILLA 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.

-----  
CASE NO: CE24100690  
CASE ADDR: 1455 SW 18 TER  
OWNER: BITTNER, WARREN; WOOLERY, TARA  
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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100692  
CASE ADDR: 400 SW 15 ST  
OWNER: ESKSTUT, ANDREW  
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.

---

CASE NO: CE24100696  
CASE ADDR: 404 SW 15 ST  
OWNER: MALMUD, ROBERT  
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.

---

CASE NO: CE24100723  
CASE ADDR: 1713 SW 4 CT  
OWNER: HALL, KATYA; HALL, ISSA ADDAE  
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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24100673  
CASE ADDR: 3251 SW 23 CT  
OWNER: LEHMAN, KYLE BRANDON  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

CASE NO: CE23110645 S  
CASE ADDR: 2740 NW 24 CT  
OWNER: SMITH, VIRGINIA R  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-308 (a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IN THE BACK OF THE PROPERTY HAS A LARGE PLASTIC TRAP COVERING IT.

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CONCRETE PILLAR IS CRACKED AND BROKEN AND NEEDS TO BE REPAIRED.

-----  
CASE NO: CE22020010  
CASE ADDR: 524 NE 17 WAY  
OWNER: GODBOLE, JAY & KATHRYN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24040547  
CASE ADDR: 802 NW 10 TER  
OWNER: PRESTIGE HOMES & PROPERTY MGMT LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28 CMP  
THE BUSINESS "SELVIN AUTO BODY WORK" AT THIS LOCATION IS OPERATING  
WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

---

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.

---

CASE NO: CE23100600  
CASE ADDR: 6351 NE 20 WAY  
OWNER: JAEN, ELOY E JR & SUSAN FRANCES  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THE ROOF, OVERHANGS, FASCIA BOARDS AND SOFFITS ARE DISCOLORED, STAINED AND/OR  
DIRTY.

VIOLATIONS: 9-304(b)  
THE ASPHALT DRIVEWAY IN FRONT OF THIS PROPERTY IS NOT WELL GRADED.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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) CMP  
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND HOLES IN THE ASPHALT.

-----  
CASE NO: CE24010050  
CASE ADDR: 900 N FLAGLER DR  
OWNER: AP FLAGLER HIVE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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 AROUND THE PROPERTY HAS BEEN REPLACED WITH ARTIFICIAL TURF.

-----  
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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24040959  
CASE ADDR: 200 SE 19 ST  
OWNER: C ISABEL DREYER LIV TR; DREYER, C ISABEL TRSTEE  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) WITHDRAWN  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE IS A LARGE PILE OF TRASH ON THE EAST SIDE OF THE HOUSE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)  
THE PAVER DRIVEWAY IN THE SWALE IS IN DISREPAIR. PAVERS ARE CRACKED AND BROKEN AND HAVE WEEDS GROWING THROUGHOUT.

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

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

---

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.  
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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE23060359  
CASE ADDR: 411 SW 31 AVE  
OWNER: YG REAL INVESTMENT LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7(b) CMP  
THERE IS BULK TRASH ON THE RIGHT OF WAY, CONSISTING OF SOFA CHAIRS, PLASTIC BINS, CLOTHING, MATTRESS, SIDE TABLE, BED FRAME AND TRASH, NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 9-304(b) CMP  
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. IT IS WORN THROUGH AND HAS GRASS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280(h)(1) CMP  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE POST HAS BEEN BROKEN IN HALF IN THE FRONT OF THE PROPERTY. ALSO ON THE NORTH SIDE OF THE PROPERTY, THE FENCE POST AND MESH WAS OBSERVED PUSHED OUT TOWARD THE SIDEWALK.

---

CASE NO: CE23110153  
CASE ADDR: 2900 W BROWARD BLVD  
OWNER: MELROSE VIEW LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.2.II.4.B CMP  
THERE IS A PORTABLE STORAGE UNIT BEING STORED ON THE PROPERTY AT ALL TIMES OF THIS VACANT B-1 ZONED PARCEL BEYOND THE 30 DAYS ALLOTTED FOR NON-RESIDENTIAL ZONED PROPERTIES.

VIOLATIONS: 9-304(b) WITHDRAWN  
THERE IS A PORTABLE STORAGE UNIT BEING PARKED ON THE GRASS/LAWN AREA OF THIS VACANT LOT.

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

VIOLATIONS: Sec. 24-7(b) CMP  
THERE IS BULK TRASH ON THE RIGHT OF WAY, CONSISTING OF A MATTRESS PLACED ON THE SWALE, NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. A PUBLIC STORAGE UNIT IS BEING STORED ON THIS VACANT B-1 ZONED PARCEL.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24020768  
CASE ADDR: 1020 INDIANA AVE  
OWNER: CLARKE, HYACINTH & CLARKE, WILBERT EST  
INSPECTOR: RACHEL MOORE  
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: 9-280 (g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

VIOLATIONS: 9-280 (b) CMP  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING INSIDE THE LAUNDRY & PORCH HAVE CRACKS AND STAINS AND NOT BEING MAINTAINED.

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

VIOLATIONS: 9-304 (b) CMP  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. COLOR: WHITE; MAKE & MODEL: MERCEDES BENZ GL450; LICENSE PLATE: 456RPR EXPIRED 05/23.

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

VIOLATIONS: 9-306 CMP  
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.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE PILE OF CONSTRUCTION DEBRIS AT THE REAR OF THE PROPERTY AND CONSTRUCTION MATERIAL BEING USE AS STORAGE.

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24030709  
CASE ADDR: 1115 NW 1 AVE  
OWNER: SMITH, THOMAS A  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-363 CMP  
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) CMP  
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) CMP  
THERE IS A VEHICLE PARKED ON AN UNAPPROVED SURFACE. THERE ARE PORTIONS OF THE DRIVEWAY INCLUDING BUT NOT LIMITED TO THE APPROACH THAT WERE OBSERVED MISSING GRAVEL, UNEVEN SURFACES AND COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 9-280(b) CMP  
THE ROOF ON THE PROPERTY IS NOT BEING PROPERLY MAINTAINED. THE ROOF WAS OBSERVED NOT WEATHER-TIGHT AS IT IS BEING COVERED BY A TARP.

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO FUEL CONTAINERS, CAR PARTS, COMMERCIAL EQUIPMENT AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 18-4(c) CMP  
THERE IS A DERELICT VEHICLE BEING STORED AT THE REAR OF THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO BEING WRECKED.

-----

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 47-18.47.A. CMP  
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) CMP  
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 CMP  
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) CMP  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 47-34.1.A.1. CMP  
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) CMP  
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) CMP  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24050691  
CASE ADDR: 1717 NW 7 TER  
OWNER: JENKINS, MARY D EST  
INSPECTOR: CARY TULLOS  
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.

---

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

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

VIOLATIONS: 9-308 (b) CMP  
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 CMP  
THE EXTERIOR BUILDING FASCIA HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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.

-----  
CASE NO: CE24060528  
CASE ADDR: 128 SW 24 AVE  
OWNER: ISAAC, HEATHER M & TORY A  
INSPECTOR: EDWARD EASON  
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 LAWN AND SWALE AREAS.

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

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

VIOLATIONS: 9-304(b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. 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.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

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

VIOLATIONS: 47-19.1.D. CMP  
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 AND 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 VOLKS WAGON WITH THE FRONT DAMAGE AND MISSING TAG.

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

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

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

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 9-306 CMP  
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.

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.

-----  
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 CMP  
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/DIRT SURFACE PROHIBITED. AS WELL AS THE PARKING LOT IS IN DISREPAIR. THERE IS CRACKS, HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 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 EMANATING 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: CE24040829  
CASE ADDR: 1333 NW 4 AVE  
OWNER: VAUGHN, DAVID T  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 9-363 CMP

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

VIOLATIONS: 18-11. (a) CMP

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-313. (a) CMP

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-308 (b) CMP

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

VIOLATIONS: 9-306 CMP

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 47-20.20.(H)  
THE PARKING AREA AT THIS RDS-15 ZONED MULTI FAMILY PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED UNEVEN, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS AND NOT PROPERLY MAINTAINED.

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: 18-4.(c) CMP  
THERE IS A DERELICT VEHICLE BEING STORED ON THIS PROPERTY. THE VEHICLE WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO EXPIRED REGISTRATION AND BEING USED FOR STORAGE.

-----  
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 IRREPARABLE 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.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 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 CMP  
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) CMP  
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) CMP  
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 CMP  
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) CMP  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-280(h)(1) CMP  
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. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF PLASTIC BINS, PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24010583  
CASE ADDR: 101 W SUNRISE BLVD  
OWNER: A 2 Z COMMERCIAL HOLDINGS INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.8. CMP  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE AT THE PROPERTY WAS FOUND ACCUMULATED WITH TRASH AND WITH FOUL ODORS. THE EXTERIOR OF THE ENCLOSURE FURTHER REQUIRES MAINTENANCE. AREAS OF THE EXTERIOR OF THE ENCLOSURE WERE FOUND STAINED. THE DOORS OF THE DUMPSTER ENCLOSURE WERE FOUND UNSECURED AND OPEN MAKING IT ACCESSIBLE.

VIOLATIONS: 18-1. CMP  
THERE ARE FOUL ODORS AND 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 IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 18-4. (c) CMP  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A DARK COLOR NISSAN ALTIMA THAT WAS FOUND IN DERELICT CONDITIONS AS PER SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES AS THE VEHICLE WAS FOUND IN AN OVERALL STATE OF NEGLECT AND ABANDONMENT AND MISSING OR EXPIRED REGISTRATION.

VIOLATIONS: 9-305(a) CMP  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE MATERIAL WAS OBSERVED HINDERING THE SAFE AND CONVENIENT MOVEMENT OF PEDESTRIANS AND OBSTRUCTING THE VIEW OF TRAFFIC.

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

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES AND THE LICENSED ESTABLISHMENT "PUFF & PASS" OPERATING UNDER BUSINESS CERTIFICATE BL-1703016 IS OPERATING A TRUCK RENTAL BUSINESS ON THE PROPERTY.

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

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 47-22.9 CMP  
THERE ARE SIGNS ON THE PROPERTY THAT HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. SIGNS INCLUDE BUT ARE NOT LIMITED TO BANNERS, FLAGS AND FOLDABLE "A-FRAME" SIGNS.

VIOLATIONS: 47-20.20.(H) CMP  
THE PARKING FACILITY AT THIS B-1 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE MULTIPLE CURBS THAT ARE BROKEN AND POSING AS A HAZARD. THE LANDSCAPE ON THE PROPERTY IS NOT IN COMPLIANCE IN ACCORDANCE TO SECTION 47-21.11.A. THERE ARE AREAS OF MISSING GROUND COVER, DEAD TREES AND MISSING SHRUBBERY.

VIOLATIONS: 47-19.4.C.2. CMP  
THERE IS A 4 YARD DUMPSTER IMPROPERLY STORED ON THE PROPERTY. THE 4 YARD DUMPSTER WAS OBSERVED BEING STORED AND MAINTAINED OUTSIDE OF ITS ENCLOSURE.

---

CASE NO: CE24050830  
CASE ADDR: 1007 CITRUS ISLE  
OWNER: 1009 CITRUS ISLE 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)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FRONT AND REAR INCLUDING THE SWALE AND REAR.

---

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

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

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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) CMP  
THE APPROVED ADDRESS NUMBERS ARE NOT VISIBLE FROM STREET VIEW.

-----  
CASE NO: CE24030705  
CASE ADDR: 2700 SW 14 AVE  
OWNER: UZANS LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306 CMP  
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: 47-19.5.E.7. CMP  
THE WOOD FENCE IS NOT BEING MAINTAINED. THERE IS MISSING/BROKEN SLATS.

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO PLYWOOD, BUCKETS, BRICKS AND OTHER PERSONAL BELONGINGS THAT NEED TO BE PROPERLY STORED OUT OF VIEW.

VIOLATIONS: 18-1. CMP  
THERE IS OUTDOOR STORAGE UNDER THE ROOFED PORCH OF A REFRIGERATOR, COOLER, AND OTHER MISCELLANEOUS ITEMS NOT DESIGNED FOR OUTDOOR STORAGE OR COMMONLY KEPT OUT SIDE 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) CMP  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LANDSCAPING INCLUDING THE SWALE.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 9-304 (b) CMP  
THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS DISCOLORED, STAINED AND NEEDS TO BE REPAIRED/RESURFACED.

-----  
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) CMP  
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 CMP  
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) CMP  
THE SWIMMING POOL SHALL BE ENCLOSED BY EITHER AN OPEN MESH SCREEN ENCLOSURE OR A FENCE OR WALL MINIMUM OF 5 FEET IN HEIGHT.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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) CMP

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD STUMPS LOCATED ON THE FRONT AND REAR OF THIS RS-8 ZONE PROPERTY THAT MUST BE REMOVED.

-----  
CASE NO: CE24030919  
CASE ADDR: 1017 SW 22 AVE  
OWNER: CRESPO, REINALDO J; CRESPO, RICHARD ANTHONY  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) WITHDRAWN

THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY. A BLACK CHEVY LICENSE PLATE #GQQM43 EXP 05-21. THERE IS A DERELICT VESSEL ON A TRAILER, REGISTRATION NUMBER FL9115EW PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY WITHOUT A VALID LICENSE DECAL. THERE IS A BLACK CHEVY IMPALA WITH LICENSE PLATE IMMC10 WITH DECALS EXP 03-25, HOWEVER, UPON CONTACTING FORT LAUDERDALE TELETYPE TO VERIFY THE TAG, THIS TAG WAS REPLACED FOR ANOTHER TAG WHICH IS REGISTERED TO A NISSAN, THEREFORE THIS VEHICLE IS ALSO DERELICT VEHICLE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a) CMP

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A LARGE PILE OF TRASH, RUBBISH AND DEBRIS ON THE LEFT FRONT SIDE OF THIS PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b)

THERE IS A DERELICT VESSEL ON A TRAILER, PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY, AND A SMALL BLACK TRAILER. THE DRIVEWAY GRAVEL ENTRYWAY IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT OF THE PROPERTY. THE SWALE IS MISSING GRAVEL AND WEEDS AND OVERGROWTH ARE GROWING THROUGH IT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION FROM CASE (CE22110235) WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE HEARING.

---

CASE NO: CE23110645 S  
CASE ADDR: 2740 NW 24 CT  
OWNER: SMITH, VIRGINIA R  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR, THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IN THE BACK OF THE PROPERTY HAS A LARGE PLASTIC TRAP COVERING IT.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CONCRETE PILLAR IS CRACKED AND BROKEN AND NEEDS TO BE REPAIRED.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

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

VIOLATIONS: Sec. 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE DOCK BOARDS ARE LIFTING FROM THE SEAWALL AND THERE ARE MISSING PIECES OF THE WOOD.

VIOLATIONS: Sec. 47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY. THE SEA WALL HAS CRACKS AND APPEARS TO HAVE BEEN REPAIRED WITH SAND AND PARTS OF THE SEAWALL IS LEANING AND NOT IN A STABLE CONDITION.

-----  
CASE NO: CE24040307  
CASE ADDR: 2823 NE 36 ST  
OWNER: ETCHEVERRY, EDWARD  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A FICUS TREE HAS BEEN REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE24030959  
CASE ADDR: 820 NE 26 AVE  
OWNER: SUKHOVITSKY, FELIKS  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a) CMP  
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) CMP  
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 CMP  
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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

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

VIOLATIONS: 47-34.4.C.2.d. CMP  
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) CMP  
THE GRAVEL DRIVEWAY AREA HAS WEEDS/VEGETATION GROWING THROUGHOUT.

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

CASE NO: CE23010786  
CASE ADDR: 3100 NE 32 AVE  
OWNER: PAKMAN INTRACOASTAL LLC  
INSPECTOR: PAULETTE DELGROSSO/DORIAN KOLOIAN  
COMMISSION DISTRICT 2

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 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR  
FLOORS OF THE SUBJECT PROPERTY ARE IN DISREPAIR. THERE ARE UNEVEN SURFACES AND  
WITHOUT PROPER SUPPORT. THE EXTERIOR WALLS ON THE BUILDING NEAR THE ROOF AREA  
INCLUDING THE SOFFITS REQUIRE MAINTENANCE. THERE ARE AREAS THAT ARE BROKEN AND IN  
A DETERIORATED STATE. THE EXTERIOR CEILING IN THE COVERED PATIO AREA WAS FOUND TO  
BE DECAYING WITH STAINS FROM WATER DAMAGE. THERE ARE AREAS OF THE EXTERIOR ROOF  
THAT ARE COMPLETELY DECAYED, ROTTED AND NOT WATERTIGHT.

CONTINUE

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

- 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: 9-280 (C)  
THERE ARE RAILS IN THE EXTERIOR STAIRS THAT ARE MISSING SUPPORT AND AREAS THAT ARE COMPLETELY MISSING RAILS TO AVOID FALL INJURIES.
  
  - VIOLATIONS: 9-280 (g)  
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES AND OTHER ELECTRICAL PARTS.
  
  - VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS FOUND TO BE COMPLETELY ROTTED AND IN A COMPLETE STATE OF DECAY.
  
  - VIOLATIONS: 18-7. (a)  
THE REAR OPENING OF THE PROPERTY IS OPEN AND UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.
  
  - VIOLATIONS: 47-22.6.G.2  
THERE ARE SIGNS ON THE BUILDING THAT ARE CURRENTLY ADVERTISING THE PREVIOUS BUSINESS AND SERVICES AT THIS VACANT AND ABANDONED PROPERTY.
  
  - VIOLATIONS: 18-12.1. (a)           WITHDRAWN  
THE SUBJECT PROPERTY IS VACANT AND ABANDONED WITHOUT BEING REGISTERED WITH THE CITY OF FORT LAUDERDALE'S VACANT PROPERTY REGISTRY.
- 

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

CASE NO: CE23050197  
CASE ADDR: 915 SW 2 CT  
OWNER: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)  
FRONT PORCH/STAIRWAY IN DISREPAIR. PORCH OBSERVED BROKEN AND NOT LEVEL.

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING  
FASCIA AND ROOF ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR ROOF AND FACIA  
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 YARD.

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

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

VIOLATIONS: 18-1. CMP  
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 CMP  
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 CMP  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
December 12, 2024  
9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	30
Caracas, Gustavo	2, 38
Champagne, Leonard	29, 30-32, 36
DelGrosso, Paulette	59
Eason, Edward	5-6, 44-45, 61
Exantus, Bovary	8-9, 45-47
Flesher, Matthew	
Garcia, Manuel	16-19, 48-51, 57
Gavin, Patt	4-5, 37, 57
Kendrick, Shayqwan	
Kisarewich, Robert	
Krock, Robert	
Martinez, Jessica	
Moore, Rachel	3, 40-41
Noel, Jean Claude	
Oaks, Evan	32-35
Proto, Karen	13-16, 36, 56
Saimbert, Bernstein	20-27, 52-55, 61
Santos, Rafael	6-7, 39
Seiderman, Guy	37
Simmons, Fitzgerald	
Smart, Paul	
Tullos, Cary Lee	2-3, 42-44
Williams, Gail	10-12, 37-38, 58-59
Willis, Vanessa	4
New Cases:	Pages: 2 - 28
Vacation Rental:	Pages: 29 - 35
Administrative Hearing:	Pages:
Hearing to Impose Fines:	Pages: 36 - 56
Return Hearing:	Pages: 57 - 62

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