

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

January 30, 2025

**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

January 30, 2025

9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC24100013  
CASE ADDR: 1571 S FEDERAL HWY  
OWNER: FRANZBLAU TRUST HOLDINGS %SMITH MOSES MORRIS & ASSOC  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN

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

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CASE NO: FC24100015  
CASE ADDR: 829 NE 18 AVE  
OWNER: CIANCIULLO, DAVID CIANCIULLO, MICHEL ETAL  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN

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

VIOLATIONS: 1:1.7.8.1, FFPC 8th  
THERE IS STORAGE IN THE ELECTRIC METER ROOM.

VIOLATIONS: FSS 633.222, 12/13/0  
LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL MARK THE STRUCTURE WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL.

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CASE NO: FC24100019  
CASE ADDR: 226 SW 20 ST  
OWNER: ABBOTT, JAMES B  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN

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

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CASE NO: CE24110564  
CASE ADDR: 709 SW 8 TER  
OWNER: CHOKSHI, SAURIN & AUTUMN; SAURIN & AUTUMN CHOKSHI REV TR  
INSPECTOR: EDWARD EASON  
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).

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110464  
CASE ADDR: 1108 SW 22 AVE  
OWNER: 1108 FORT LAUDERDALE LAND TR; GENDRE, ANTOINE TRSTEE  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE HAS BRANCHES ENCROACHING ONTO THE SIDEWALK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070618. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459. 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. COMPLIED

THERE IS OUTDOOR STORAGE UNDERNEATH/INSIDE THE CARPORT CONSISTING OF ITEMS INCLUDING BUT NOT LIMITED TO TARPS AND CARDBOARD BOXES AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF THE ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020459 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE24090178  
CASE ADDR: 1708 SW 13 CT  
OWNER: CARROW, MEGAN & MICHAEL  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A COMPLIED

A LIVE OAK TREE WAS REMOVED AT THIS RS-8 ZONE PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF FORT LAUDERDALE. DUE TO THIS VIOLATION BEING IRREPARABLE AND IRREVERSIBLE, THIS CASE WILL BE BROUGHT TO A MAGISTRATE HEARING TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000.00.

VIOLATIONS: 9-306

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

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.

CASE NO: CE24110611  
CASE ADDR: 651 SW 26 AVE  
OWNER: INDUS LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE DESCRIBED AS A 2008 BLACK BMW SUV DISPLAYING A FL TAG NUMBER 58BHCZ EXPIRED 05-24 WITH A VIN NUMBER WBXPC93488WJO3719. THE VEHICLE WAS DISCOVERED IN DERELICT CONDITIONS AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO THE VEHICLE BEING WRECKED AND WITH AN EXPIRED REGISTRATION.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A DERELICT VEHICLE PARKED ON THE FRONT YARD (GRASS AREA) AT THIS RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090076 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY.

VIOLATIONS: 9-280 (C)

THE WALKWAY OF THIS PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE AREAS OF THE WALKWAY THAT ARE UNEVEN AND OVERGROWN WITH WEEDS.

CASE NO: CE24030232  
CASE ADDR: 2900 N FEDERAL HWY  
OWNER: ETHAN ALLEN INC; % LEASE ADMINISTRATOR  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK ALLEY BEHIND THE BUILDING.

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THE BUFFER WALL IN THE BACK ALLEY IS BROKEN AND FALLEN IN SECTIONS. THERE ARE SECTIONS THAT ARE MISSING AND IN DISREPAIR.

VIOLATIONS: 24-4

THERE IS DEBRIS IN THE ALLEY, STREET AND/OR EASEMENT OF THIS COMMERCIAL PROPERTY. THERE IS A COUCH AND OTHER ITEMS IN THE BACK ALLEY OF THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24050885  
CASE ADDR: 3827 SW 12 CT 1-4  
OWNER: PGK INVESTMENTS LLC  
INSPECTOR: BERNSTEIN SAIMBERT

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 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN APT #1 INSIDE THE BEDROOM HAS CRACKS AND STAINS AND IS NOT BEING MAINTAINED.

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CASE NO: CE24110192  
CASE ADDR: 2415 DAVIE BLVD  
OWNER: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS THAT INCLUDES A LARGE BULK PILE OF LANDSCAPING DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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CASE NO: CE22040199  
CASE ADDR: 812 NE 17 CT  
OWNER: NEEDLEMAN, MARC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY CONSISTING OF CEDAR BLOCKS, WOOD AND BUCKETS.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110107  
CASE ADDR: 108 NE 16 AVE  
OWNER: ALIRE LTD  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, MISSING, FADED STRIPS AND DISCOLORATION.

VIOLATIONS: 9-306

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

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CASE NO: CE24110045  
CASE ADDR: 105 NE 16 TER  
OWNER: 105 NE 16 TERRACE LLC  
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 47-34.4.A.1.

THERE IS A WHITE COMMERCIAL BOX TRUCK ON THE RIGHT OF WAY/SWALE AREA.

VIOLATIONS: 47-19.4.D.1.

THERE IS A 4 YARD DUMPSTER SITTING IN A PARKING SPACE WITHOUT THE REQUIRED ENCLOSURE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, OIL STAINS, NO STRIPING AND DISCOLORATION.

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE24110585  
CASE ADDR: 2396 N FEDERAL HWY  
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 24-27 (f)

THERE IS A DUMPSTER IN THE REAR OF THIS B-1 PROPERTY, BEHIND SEPHORA WITH ITS LID OPEN.

VIOLATIONS: 24-28 (a)

THERE IS AN ACCUMULATION OF TRASH INCLUDING, BUT NOT LIMITED TO WOODEN PALLETS AROUND THIS DUMPSTER.

VIOLATIONS: 47-19.4.D.1.

THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

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9:00 AM

CASE NO: CE24110586  
CASE ADDR: 2374 N FEDERAL HWY  
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.1.

THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE FOR THE DUMPSTER BEHIND BOCONCEPT, AS REQUIRED BY THE ULDR.

VIOLATIONS: 24-27(f)

THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

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CASE NO: CE24110588  
CASE ADDR: 2358 N FEDERAL HWY  
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.1.

THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR. THE DUMPSTER IS LOCATED BEHIND THE POTTERY BARN.

VIOLATIONS: 24-28(a)

THERE IS TRASH IN THE MANNER OF WOODEN PALLETS STACKED UP AGAINST THE DUMPSTER IN THE REAR OF THIS PROPERTY.

VIOLATIONS: 24-27(f)

THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

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CASE NO: CE24110298  
CASE ADDR: 3325 NE 40 CT  
OWNER: GUIDRY, PAUL L JR & ANNE M; GUIDRY FAM REV TR  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.13.G

THE SWALE AREA HAS BEEN ALTERED AT THIS RS.4.4 PROPERTY BY ADDING GRAVEL AND ROCKS WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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CASE NO: CE24090346  
CASE ADDR: 448 NW 21 AVE  
OWNER: ORPHE, FRANK  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE CE23040162 AND SWALE AREA WILL BE ABATED, CASE WILL BE TAKEN TO MAGISTRATE FOR AREA INSIDE THE FENCE.

VIOLATIONS: 47-21.9.M

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER (GRASS) AS REQUIRED.

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January 30, 2025

9:00 AM

CASE NO: CE24090453  
CASE ADDR: 425 NW 14 WAY  
OWNER: SANTAMARIA, DAVID ANDRES  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. ONILI AMERICAS FUSION CUISINE TRAILER ON THE FRONT LAWN.

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO FRONT, SIDE AND REAR WALLS AS WELL AS FASCIA.

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

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CASE NO: CE24100286  
CASE ADDR: 1050 NW 6 ST  
OWNER: 1050 NW 6TH STREET LLC; % RTW RENTALS  
INSPECTOR: VANESSA WILLIS  
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 INCLUDING BUT NOT LIMITED TO FRONT, SIDE AND REAR WALLS AS WELL AS FASCIA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22020932 AND AS SUCH FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST CITED, 10/13/24 AND CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS POTHOLES, FADED/MISSING STRIPING, PARKING STOPS WHICH ARE DIRTY/MISSING PAINT, AND ASPHALT HAS CRACKS THROUGHOUT.

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January 30, 2025

9:00 AM

CASE NO: CE24100091  
CASE ADDR: 837 NE 20 AVE  
OWNER: DUKE AT 837 NE 20TH AVENUE LLC  
INSPECTOR: VANESSA WILLIS

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWN GRASS, TREE'S, HEDGES, PALM FRONDS, FOLIAGE, AND LOW HANGING BRANCHES OBSTRUCTING THE PEDESTRIAN RIGHT OF WAY/PASSAGE. (EAST SIDE OF THE PROPERTY). THERE ARE GARBAGE BAGS AND DISCARDED PALM BRANCHES PILED ON THE WEST SIDE OF THE PROPERTY.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE LOW HANGING BRANCHES ON THE EAST SIDE OF THE PROPERTY THAT ARE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITIES HAVE FADED SURFACES AND STRIPING/SURFACE MARKINGS.

VIOLATIONS: 9-308 (b)

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

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CASE NO: CE24090487  
CASE ADDR: 427 MOLA AVE  
OWNER: HINSON, WILLIAM M JR & JOYLYN  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13. (D) (3)

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 RIGHT-OF-WAY.

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CASE NO: CE24090583  
CASE ADDR: 2320 DELMAR PL  
OWNER: ROCHE, MARTIN W & DENISE F  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13. (D) (2)

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24100776  
CASE ADDR: 19 ROYAL PALM DR  
OWNER: MCKINLEY, CHRISTOPHER W  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED

THE SUBJECT PROPERTY IS BEING UTILIZED AS AN OFF-SITE BOOTH DURING THE FORT LAUDERDALE BOAT SHOW 2024 TO DISPLAY A VESSEL CAUSING HEAVY TRAFFIC, OBSTRUCTING THE ROADS AND WITHOUT ANY PERMITS CREATING A PUBLIC NUISANCE. THESE ACTIVITIES THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-4.4 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO PROMOTING, DISPLAYING, MARKETING AND SALES OF VESSELS AND WATERSPORT RELATED MERCHANDISE. THE PROPERTY IS BEING UTILIZED AS AN OFF-SITE DISPLAY BOOTH DURING THE 2024 FORT LAUDERDALE BOAT SHOW. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

VIOLATIONS: 8-91 (g)

THE SUBJECT RS-4.4 ZONED PROPERTY IS RENTING ITS DOCK TO THE COMPANY NAUTICAL VENTURES FOR THE PURPOSE OF PROMOTING, DISPLAYING, MARKETING AND SALES OF VESSELS AND WATERSPORT EQUIPMENT AND MERCHANDISE DURING THE 2024 FORT LAUDERDALE INTERNATIONAL BOAT SHOW. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

CASE NO: CE24120136  
CASE ADDR: 818 SW 4 PL  
OWNER: MOSDELL INC; NEWDELL LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY AND IT IS CREATING A PUBLIC NUISANCE. THE MAJOR COSMETIC WORK CONSISTING OF BUT NOT LIMITED TO SANDING AND GRIDING IS CAUSING RESIDUE TO DROP AND CONTAMINATE THE INTRACOASTAL WATERWAY. IT WAS DETERMINED THAT THIS MATTER IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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January 30, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON THE VESSEL "AVRAM ROSE" THAT IS MOORED AT THIS RESIDENTIAL PROPERTY. THE WORK CONSISTING OF BUT NOT LIMITED TO SANDING AND GRINDING IS NOT PERMITTED IN A RESIDENTIAL PROPERTY AS PER THE REQUIREMENTS UNDER SECTION 8-149(A).

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CASE NO: CE24110174  
CASE ADDR: 1012 SE 15 ST  
OWNER: PATIO CONDO ASSN INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONE PROPERTY. THERE ARE AREAS OF THE PARKING LOT THAT HAVE CRACKS AND POTHOLES. THE PARKING LOT LINE IS FADED.

VIOLATIONS: 9-308(b)

THE ROOF IS STAINED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE SOFFIT IS STAINED.

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CASE NO: CE24110718  
CASE ADDR: 490 SE 21 ST 1-7  
OWNER: BEBLUK, WILLIAM & ROGOWSKI, RONALD R EST  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS/APARTMENT BUILDING (490 SE 21 ST #1-7) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CASE NO: CE24120041  
CASE ADDR: 1832 S OCEAN DR  
OWNER: BT OCEAN DRIVE LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24100387  
CASE ADDR: 1251 E SUNRISE BLVD  
OWNER: ROSHNI INVESTMENTS INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES PARKED/STORED ON THE PROPERTY.

VIOLATIONS: 18-1.  
THERE IS WATER RUNNING FROM THE A/C UNITS LOCATED ON THE WALL OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. WATER RUNNING TO THE SIDEWALK MAY THREATEN OR ENDANGER THE PUBLIC SAFETY OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CASE NO: CE24100425  
CASE ADDR: 900 S FEDERAL HWY  
OWNER: DAGUR INVESTMENTS III LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA REQUIRES RESURFACING/RESTRIPIING.

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CASE NO: CE24100675  
CASE ADDR: 1715 SE 10 ST  
OWNER: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b) WITHDRAWN  
THE LANDSCAPE ON THIS PROPERTY'S SWALE AREA HAD BEEN COVERED WITH UNPERMITTED ARTIFICIAL TURF AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110553  
CASE ADDR: 1110 S FEDERAL HWY  
OWNER: SOUTH FEDERAL HIGHWAY; DENTAL BUILDING LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE FRONTAGE OF THE PROPERTY THAT HAVE GRAFFITI. THIS IS A RECURRING VIOLATION, SEE CASE CE23070255. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23070255. 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.

CASE NO: CE24090753  
CASE ADDR: 824 NW 15 AVE  
OWNER: Y N INVESTMENTS LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE REAR OF THE PROPERTY HAS MISSING GROUND COVER AND NEEDS GRASS/SOD. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS. THE CHAIN LINK FENCE IN THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE. THIS IS A RECURRING VIOLATION FROM CASE CE24030024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL DRIVEWAY IS NOT DEFINED. THIS IS A REPEAT VIOLATION FROM CASE CE24030024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE STAIRS ARE IN DISREPAIR AND ALSO HAS STAINS AND DARK MARKS BY THE FRONT DOOR. ALSO THE STAIRS ON THE RIGHT SIDE OF THE HOUSE ARE IN DISREPAIR AND RAILINGS ARE NOT PROPERLY ATTACHED AND/OR SUPPORTED, AND FALLING OVER. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-1. COMPLIED

THERE IS A PLASTIC CONTAINERS 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: 9-308 (b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS DARK MARKS AND OR STAINS THAT NEED TO BE POWER WASHED AND OR PAINTED.

CASE NO: CE24070296  
CASE ADDR: 630 NW 22 RD  
OWNER: VILLARD, EDMOND  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE CUPS AND TRASH ON THE SWALE AREA AND THROUGHOUT THE ENTIRE PROPERTY.

VIOLATIONS: 47-21.9.M. 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 INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24090776  
CASE ADDR: 631 NW 22 RD  
OWNER: AUGUSTE, DJUCY PASCALE  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED

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

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. THE AREA INFRONT OF THE DRIVEWAY NEEDS TO HAVE GRASS/SOD IN FRONT OF IT. ALSO THERE ARE A FEW SPOTS ON THE SWALE AREA AND YARD THAT NEEDS GRASS. THIS IS A RECURRING VIOLATION FROM CASE CE24020449, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED. THERE ARE AREAS OF THE CONCRETE PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING CONCRETE. THERE ARE CRACKS THAT NEED TO BE FILLED IN AND MAINTAINED.

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. THERE ARE A FEW PARTS OF THE FASCIA BOARD THAT ARE NOT PAINTED. THE SOFFITS BY THE DRIVEWAY HAVE PEELING PAINT THAT NEED TO BE MAINTAINED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH IN THE FENCED-IN YARD AND THE SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24020449 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED ON THE LEFT SIDE OF THE HOUSE AND ATTACHED PROPERLY. THERE ARE MISSING SECTIONS OF THE FENCE NEAR THE DOOR AND MISSING TOP BAR. THERE ARE PARTS OF THE POLES THAT DON'T HAVE THE TOP CAPS ON THE POLE.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA OF THE PROPERTY BY THE FRONT DOOR. THIS IS A BLACK FOUR DOOR VEHICLE INFINITY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24050074  
CASE ADDR: 824 NW 17 AVE  
OWNER: LOUIS, KERNIDA PIERRE  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ALL FENCING MUST HAVE PROPER PARTS AND IN WORKING ORDER. THE POLES SHOULD ALL BE CONNECTED. THERE IS A FENCE POLE IN THE FRONT LEFT SIDE WITH NO TOP ON IT. ALSO THE TOP POLE TO THE FENCE ON THE RIGHT SIDE GOES THROUGH A BUSH AND IT IS NOT CONNECTED OR ATTACHED PROPERLY WITH THE PROPER PARTS.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS AND GRASS IS GROWING THROUGH. ALSO, THERE ARE OIL OR DIRT STAINS ON THE DRIVEWAY THAT NEEDS TO BE POWER WASHED. THE CRACKS NEED TO BE FILLED IN AND WEEDS AND GRASS REMOVED FROM THE CRACKS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669 AND 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 SWALE AREA IN FRONT OF THE HOUSE. THIS IS A RECURRING VIOLATION FROM CASE CE21060385, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING IN THE FENCE AND THROUGH IT. THE SWALE AREA AND FENCE LINE HAS OVERGROWTH AND WEEDS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE24100593  
CASE ADDR: 1260 SW 32 ST  
OWNER: VARUDE, AMAR; VARUDE, PUJA  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

VIOLATIONS: 24-28(a) WITHDRAWN  
THE SOLID WASTE CONTAINER IS MISSING ITS LID.

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CASE NO: CE24110186  
CASE ADDR: 2831 SW 18 TER  
OWNER: TRUST NO 2831-18; LAND TRUST SERVICE CORP TRSTEE  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED  
A MOBILE HOME TRAILER IS PARKED ON THE PROPERTY WITHOUT A TAG AND IS ENCROACHING UPON THE RIGHT OF WAY.

VIOLATIONS: 9-304(a)  
WITHDRAWN

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(b) COMPLIED  
TWO WINDOW STRUCTURES ARE ABSENT ON THE SOUTHERN SIDE OF THE PROPERTY AND HAVE BEEN REPLACED WITH PLYWOOD.

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

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CASE NO: CE24110256  
CASE ADDR: 909 ORANGE ISLE  
OWNER: BANTON, LOUIS S  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS SIGNIFICANT OVERGROWTH AND TRASH PRESENT, INCLUDING DEBRIS, LEAVES AND A METAL BAR LOCATED AT THE FRONT, SIDE AND REAR OF THE PROPERTY. THIS ISSUE HAS BEEN PREVIOUSLY DOCUMENTED UNDER CASE NUMBER CE23070047 WHICH MAKES IT A RECURRING VIOLATION AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-313.(a) COMPLIED  
THE HOUSE NUMBER BLOCKS ARE THE SAME COLOR AS THE BACKGROUND, RENDERING THEM NEARLY INVISIBLE.

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110287  
CASE ADDR: 941 SW 19 ST  
OWNER: MEREDITH, KYLE  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-21.16.A.

THERE ARE 2 TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-313. (a)

THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

VIOLATIONS: 9-308 (b)

THE ROOF IS NOT BEING PROPERLY MAINTAINED, IT IS STAINED/DIRTY.

VIOLATIONS: 47-21.15.A.1

TWO TREES WERE REMOVED WITHOUT THE NECESSARY PERMIT, A MAHOGANY FROM THE FRONT YARD AND ANOTHER FROM THE SWALE.

CASE NO: CE24100351  
CASE ADDR: 2835 SW 18 TER 1-2  
OWNER: 1571 LAND TRUST LLC  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-363

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

VIOLATIONS: 9-307 (a)

THERE ARE MULTIPLE WINDOWS AND THE FRONT DOOR AT UNIT NUMBER 2 WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THE WESTSIDE WINDOWS ARE NOT OPERABLE AND UNABLE TO OPEN AND CLOSE.

VIOLATIONS: 9-279 (e) COMPLIED

THE KITCHEN SINK/BATHROOM SHOWER DOES NOT SUPPLY HOT WATER AT UNIT NUMBER 2.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 MULTI FAMILY ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF CARDBOARD BOXES AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (C)

THE EXTERIOR WALKWAY IS STAINED AND FADED WITH MULTIPLE CRACKS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110708  
CASE ADDR: 1000 W STATE ROAD 84  
OWNER: 1000 MARINA MILE DEVELOPMENT LLC  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON REAR OF THIS PROPERTY AND ITS SWALE INCLUDING CANS, PLASTIC BOTTLES STYROFOAM PLATES. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER CE24050123 AND CASE WILL BE SCHEDULED FOR MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS NORTHEAST SIDE OF THE PROPERTY, ALONG WITH MULTIPLE CARS AND TRAILERS PARKED ON THE GRASS AT THE REAR OF THE PROPERTY THAT IS VISIBLE FROM PUBLIC RIGHT OF WAY, VIOLATING THE REGULATION AGAINST PARKING ON GRASS.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE MAINTENANCE IS INADEQUATE. THE SWALE AT FRONT AND REAR OF THIS PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT STANDARD, WITH VISIBLE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.20. (H)  
THERE IS A POTHOLE IN THE MIDDLE OF THE PARKING LOT. ALSO, DRIVEWAY AT THE REAR IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION.

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THE REAR OF THE PROPERTY LOCATED ON SW 26 ST IS IN A STATE OF DISREPAIR SHOWING A BENT GATE. THIS IS A RECURRING VIOLATION AS PER CASE NUMBER CE24050123 AND WILL BE SCHEDULED FOR MAGISTRATE REGARDLESS OF COMPLIANCE.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. ITEMS INCLUDING PLASTIC BOXES, BARRELS, CONTAINERS AND TRAILERS ARE BEING STORED OUTDOORS ON THIS B-1 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24080026  
CASE ADDR: 2440 NW 31 AVE  
OWNER: FERTIL, MARCUS; FERTIL, MICHAELA G  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (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 ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

CASE NO: CE24080497  
CASE ADDR: 2781 NW 22 ST  
OWNER: INDUS LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. SILVER HONDA CRV WITH NO TAG. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23050161 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23050161 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-363

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

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24080548  
CASE ADDR: 2101 NW 21 AVE  
OWNER: TABERNACLE OF THE GOSPEL IN ACTION INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLNK FENCE IS BROKEN, LEANING OVER AND DETACHED FROM THE SUPPORT POSTS, AND THERE ARE NO TOP RAILS/SUPPORT POLES.

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CASE NO: CE24090571  
CASE ADDR: 2941 NW 21 ST  
OWNER: CAIN, LARRY  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: BCZ39-275 (7) (a)

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY - BLUE BMW WITH NO TAG, SILVER TAN CHEVY 1500 WITH NO TAG. THIS IS A RECURRRING VIOLATION REFER TO CASE NUMBER CE22110622 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b) COMPLIED

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

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CASE NO: CE24040855  
CASE ADDR: 1605 NW 11 ST  
OWNER: FIGUEROA, SHANEEZ H/E; AMIN, DEORANIE ETAL  
INSPECTOR: BOVARY EXANTUS  
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 SWALE AREA.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A BLUE DERELICT TOYOTA WITH EXPIRED TAG STORED/PARKED ON THE RIGHT OF WAY OF THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

CASE NO: CE24011044  
CASE ADDR: 1601 NW 14 ST  
OWNER: 1601 NW 14TH STREET 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: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE.

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

VIOLATIONS: 9-280 (g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO AIR CONDITIONER AND WATER HEATER ARE NOT WORKING.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING AND THE DOOR OF THE LAUNDRY ROOM ARE IN DISREPAIR.

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CASE NO: CE24060480  
CASE ADDR: 1181 NW 19 ST  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23060467 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23060467 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24020457  
CASE ADDR: 2021 NW 12 AVE  
OWNER: PRIME ONE INVESTMENTS INC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

THERE IS A TREE REMOVED AT THIS PROPERTY WITHOUT PERMIT.

CASE NO: CE24040717  
CASE ADDR: 1518 NW 14 ST  
OWNER: H WESLEY JOHNSON REV TR; JOHNSON, H WESLEY TRSTEE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON PROPERTY AND THE SWALE AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304 (b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: TABLES, CHAIRS, MIRROR, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 18-12. (a)

THERE IS TREE LEAVES, TREE BRANCHES TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN WITH BROKEN AND MISSING SECTIONS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24050046  
CASE ADDR: 1843 LAUDERDALE MANOR DR  
OWNER: WSC COASTLINE PROPERTIES LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD PALM TREE ON THIS PROPERTY.

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

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

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

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.

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CASE NO: CE24050553  
CASE ADDR: 1080 NW 21 ST  
OWNER: JUAN MIGUEL VARGAS  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS A TABLE, DOOR, IGLOO, BOAT CUSHIONS, BUCKETS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE WITH AN EXPIRED TAG PARKED/STORED ON THIS PROPERTY.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE24050598  
CASE ADDR: 1400 CHATEAU PARK DR  
OWNER: PADILLA VALLECILLO, MARLEN M  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAG PARKED/STORED ON THIS PROPERTY AND SWALE.

VIOLATIONS: 9-304 (b)

THERE ARE MULTIPLE VEHICLES AND RVS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO PLYWOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THIS IS A REPEAT VIOLATION OF CASE CE23040148 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24060007  
CASE ADDR: 1617 NW 11 PL  
OWNER: TURNER, LILLIE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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 AND MISSING PARTS.

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

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TIRES, TABLE, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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.

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CASE NO: CE24060271  
CASE ADDR: 1016 NW 10 TER  
OWNER: PAEZ, ALEJANDRO  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF INCLUDING BUT NOT LIMITED TO TARP AND BRICKS.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO LEAKING CEILING.

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.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23070420 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER SWALE AREA.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH IT AND NEEDS TO BE REPAINTED.

CASE NO: CE23090746  
CASE ADDR: 461 SW 30 TER  
OWNER: ALVAREZ, BEATRIZ  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: Sec. 24-7 (b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY, CONSISTING OF BOXES, LAWN DEBRIS AND MISCELLANEOUS ITEMS, NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE FIRST MONDAY OF THE MONTH.
- 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. IT WAS OBSERVED LARGE AREAS OF MISSING GROUND COVER THROUGHOUT THE BACK AND THE SWALE OF THE PROPERTY.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. IT WAS OBSERVED THE OUTSIDE STORAGE OF WOODEN BOARDS AND OTHER MISCELLANEOUS ITEMS IN THE BACK YARD.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS A WASHING MACHINE AND A LARGE INDOOR COFFEE TABLE BEING STORED UNDER THE CARPORT, AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE SEVERAL SHOPPING CARTS FROM WINN DIXIE.

VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. IT WAS DISCOVERED THAT THE PROPERTY OWNER IS RENTING PORTIONS OF HER HOME.

CASE NO: CE24070046  
CASE ADDR: 610 SW 28 DR  
OWNER: AES USA LLC  
INSPECTOR: RACHEL MOORE  
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. ALL THE GRASS AT THIS PROPERTY IS MISSING/DEAD.

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

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

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

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A PICKUP TRUCK IS BEING PARKED ON THE LAWN.

CASE NO: CE24070332  
CASE ADDR: 640 SW 28 DR  
OWNER: 800 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE FIRST MONDAY OF THE MONTH.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

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.

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: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. SEVERAL CARS ARE BEING PARKED ACROSS THE SIDEWALK.

VIOLATIONS: 24-27 (b) COMPLIED

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

CASE NO: CE24070336

CASE ADDR: 1028 LONG ISLAND AVE

OWNER: NAGAR, GAL

INSPECTOR: RACHEL MOORE

COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304 (b)

THERE ARE SEVERAL VEHICLES AND A TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. VEHICLES ARE OBSTRUCTING THE SIDEWALK.

VIOLATIONS: 47-21.15.A WITHDRAWN

THERE WERE TWO MANGO TREES REMOVED FROM THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITHOUT A PERMIT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24070793  
CASE ADDR: 1105 ARIZONA AVE  
OWNER: FKH SFR M LP; % FIRST KEY HOMES LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 24-7 (b)  
THERE IS BULK TRASH CONSISTING OF A WOODEN TABLE, GLASS, GARBAGE BAG AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.
- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH PILED ON THE SOUTH SIDE OF THE PROPERTY, AND OVERGROWTH ON THE NORTH SIDE OF THE PROPERTY.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY OF THIS PROPERTY IS DISCOLORED WITH GRASS GROWING THROUGH.
- VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DETERIORATED WITH GAPS IN THE SLATS AND THE GARDEN WALL IN FRONT OF THE HOUSE IS EXTREMELY DIRTY.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AND THROUGHOUT THE YARD.

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CASE NO: CE24110101  
CASE ADDR: 2870 SW 1 ST 1-4  
OWNER: DRAX INVESTMENTS PROPERTIES; III LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24060603, AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24070920  
CASE ADDR: 620 ARIZONA AVE  
OWNER: ACOSTA, LESLEY; ELLIS, VICTOR G  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH. (AUGUST 13).

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

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

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILER PARKED ON THE GRASS/LAWN AREA. THERE ARE TWO CARS AND A BOAT ON A TRAILER BEING PARKED ON THE LAWN. THERE IS ALSO GRASS/WEEDS GROWING THROUGH PART OF THE DRIVEWAY.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY BEING STORED NEXT TO THE CARPORT CONSISTING OF BUCKETS, CHAIRS, AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED IN OPEN AIR.

VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CHIMNEY AT THIS PROPERTY HAS A BLACK SUBSTANCE AROUND THE STRUCTURE.

CASE NO: CE24090060  
CASE ADDR: 1000 TENNESSEE AVE  
OWNER: SARGENT, BERYL EST  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN PARTS OF THE FENCE WALL AND PARTS THAT HAVE DARK MARKS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE A FEW SPOTS THROUGHOUT THE WALL OF THE PROPERTY THAT HAVE DARK MARKS AND NEED TO BE PAINTED AND OR POWER WASHED. LEFT SIDE OF THE CARPORT AND SEVERAL AREAS THAT THE PAINT IS FADED.

VIOLATIONS: 9-305 (a) COMPLIED

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (d)

THE SCREENED PATIO AND CANOPY AWNING IN THE REAR OF THE PROPERTY ARE IN DISREPAIR. THE SCREENS AND CANOPY ARE TORN.

CASE NO: CE24070846  
CASE ADDR: 670 SW 28 TER  
OWNER: MILLWOOD, OPAL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH CONSISTING OF SOFAS, OTHER HOUSEHOLD FURNITURE, SUITCASES, GARBAGE BAGS, AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY, IN THE FRONT AND SIDE OF THE PROPERTY, NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE SUV IS PARKED ON THE LAWN. ALSO, THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH POTHOLES THROUGHOUT.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-12. (a) COMPLIED

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24120131  
CASE ADDR: 1628 NE 16 AVE  
OWNER: IRVINE, MICHAEL PETER  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE23090687), WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE 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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A BLACK TESLA WITH A BLUE PLASTIC COVERING THE DRIVER REAR WINDOW.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO BUCKETS, PAINT CANS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (C)

THE WALKWAY/PAVERS ON THE PROPERTY ARE DAMAGE AND DIRTY AND HAVE WEEDS/GRASS GROWING THROUGH THEM.

CASE NO: CE24110232  
CASE ADDR: 1771 E SUNRISE BLVD  
OWNER: 1771 E SUNRISE JAD LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG AND ANY OTHER SIGNS IN SWALE AT SMOKE & VAPE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24100709. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110305  
CASE ADDR: 1975 E SUNRISE BLVD  
OWNER: LEASEFLORIDA SUNRISE LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS B-1 COMMERCIAL BUILDING. THERE IS A LARGE SIGN FOR SPROUTS MARKET ON THE EAST SIDE OF THE BUILDING.

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CASE NO: CE24060305  
CASE ADDR: 317 NE 13 AVE  
OWNER: MARKS-MICHAELIS FAM REV TR; MARKS, STEVEN J TRSTEE ETAL  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALKWAY LEADING TO THE FRONT PORCH IS DIRTY WITH STAINS AND DIRTY AND THEIR PARTS THAT IS PEELING AND DAMAGE TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-20.13.F.

THERE IS UNAPPROVED AND PROHIBITED MATERIAL (GRAVEL) ON THE SWALE/RIGHT OF WAY AREA OF A MULTI-FAMILY USE PROPERTY.

VIOLATIONS: 9-363 COMPLIED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

CASE NO: CE24070219  
CASE ADDR: 312 NE 16 TER  
OWNER: STMEDIA GROUP LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)  
THE PAVERS IN THIS DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND/OR OIL.

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

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

VIOLATIONS: 25-4  
THERE IS A VEHICLE (NISSAN FRONTIER) OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

VIOLATIONS: 9-304 (b)  
THE PAVERS AT THIS DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT/OIL.

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

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

VIOLATIONS: 25-4  
THERE IS AN OBSTRUCTION (NISSAN FRONTIER) OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24060427  
CASE ADDR: 1736 NW 7 TER  
OWNER: FETZER, MARC B  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

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

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

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

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

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

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CASE NO: CE24070831  
CASE ADDR: 1240 NE 17 TER  
OWNER: BLANAR, CHRISTOPHER; MCBRIDE, JESSICA IRENE  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

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

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

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

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE OF THE DRIVEWAY IS NOT SMOOTH AND HAS WEEDS AND GRASS GROWING THROUGH THE DIRT.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24080372  
CASE ADDR: 1301 E BROWARD BLVD  
OWNER: VICTORIANA BUILDING LLC  
INSPECTOR: JEAN CLAUDE JC NOEL

VIOLATIONS: 47-20.13.G.1.

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

CASE NO: CE24090544  
CASE ADDR: 1301 NE 5 ST  
OWNER: JADIN, PHILIPPE; LANGHENDRIES, CHARLES  
INSPECTOR: JEAN CLAUDE JC NOEL

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO DEAD PALM FRONDS.

VIOLATIONS: 9-304(b) COMPLIED

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS STAINS AND IS DISCOLORED LEADING INTO THE CARPORT. THERE IS A VEHICLE PARKED ON THE LAWN.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-305(a) COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-308(b) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO LADDER, LAWN MOWER, A CART WITH VARIOUS CONTAINERS AND OTHER VARIOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110046  
CASE ADDR: 105 NE 16 TER  
OWNER: 105 NE 16 TERRACE LLC  
INSPECTOR: JEAN CLAUDE JC NOEL

VIOLATIONS: 24-28 (c)

THERE IS A 6-8 YARD DUMPSTER ON THIS PROPERTY WITHOUT AN ENCLOSURE.

CASE NO: CE24010903  
CASE ADDR: 1134 NE 5 TER  
OWNER: BARTON, NORMAN F  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT ARE COVERED IN OVERGROWTH, DEAD YARD DEBRIS AND IS NOT IN A SMOOTH, WELL GRADED CONDITION.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE TREES THAT REQUIRE TRIMMING AND DEAD YARD DEBRIS.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE IN THE CARPORT AT THIS RMM-25 ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO PLASTIC CRATES, CONSTRUCTION MATERIALS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (b)

THERE IS A BROKEN WINDOW ON THE PROPERTY THAT IS NOT PROTECTING THE INTERIOR FROM THE EXTERIOR ELEMENTS.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (a) COMPLIED

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE WERE OBSERVED COVERED IN VINES, BROKEN AND IN NEED OF SUPPORT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24011037  
CASE ADDR: 1045 NW 2 AVE  
OWNER: GAP HOME LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-279(e)

THERE IS NO SUPPLY OF HOT WATER AT UNIT "A". THE WATER TEMPERATURE AT UNIT "A" WAS FOUND TO NOT BE IN COMPLIANCE WITH THE MINIMUM HOUSING REQUIREMENTS AS PER SECTION 9-279(E) OF 120 DEGREES FAHRENHEIT.

VIOLATIONS: 9-279(g)

THERE ARE BROKEN PLUMBING FIXTURES FOUND AT UNIT "A". THE TOILET WAS OBSERVED TO BE LEAKING AND THE SHOWER FIXTURE HAS A LEAK.

VIOLATIONS: 9-279(i)

THE STOVE IN UNIT "A" WAS OBSERVED DAMAGED AND IN DISREPAIR. THE STOVE WAS OBSERVED TO NOT BE OPERATIONAL DUE TO MAJOR DAMAGE.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED IN UNIT "A". ALL PARTS INCLUDING BUT NOT LIMITED TO THE CEILING IN THE KITCHEN AND THE FRONT DOOR OF THE UNIT WERE OBSERVED DAMAGED AND IN DISREPAIR. THE FRONT DOOR HINGE IS BROKEN AND THE DOOR IS ROTTED. THE DOOR LOCKING MECHANISM IS NOT PROPERLY FUNCTIONING TO PROVIDE ACCESS AND MEANS OF EGRESS. THE CEILING IS DECAYED.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY. THE PARKING AREA WAS OBSERVED DETERIORATED WITH UNEVEN SURFACES AND CRACKS. THERE ARE NO PARKING STRIPES TO PROPERLY DIVIDE EACH INDIVIDUAL PARKING SPACE. THE APPROACH TO THE PARKING AREA IS IN DISREPAIR. THE GRAVEL SURFACE WAS OBSERVED UNEVEN AND OVERGROWN WITH WEEDS.

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24020274  
CASE ADDR: 1219 NE 4 AVE  
OWNER: 1237 CHURCH OF LIGHT LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1 COMPLIED  
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION IN REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237 NE 4 AVE (SAME OWNERSHIP AS PER BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY UNTIL THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 18-12(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A REPEAT VIOLATION IN REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237 NE 4 AVE (SAME OWNERSHIP AS PER BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY UNTIL THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 9-313 COMPLIED  
THE SUBJECT PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-8(a)  
THE SUBJECT PROPERTY HAS BEEN BOARDED WITHOUT FIRST OBTAINING A BOARD UP CERTIFICATE WITH THE CITY OF FORT LAUDERDALE.

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CASE NO: CE24070226  
CASE ADDR: 1423 HOLLY HEIGHTS DR  
OWNER: THE CASCADE AT HOLLY HEIGHTS CON  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS, POTHOLES AND DISCOLORATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24020585  
CASE ADDR: 649 NW 15 ST  
OWNER: FERTILIEU, SADINET  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO OVERALL STATE OF NEGLECT AND ABANDONMENT, FLAT TIRES, MISSING OR EXPIRED REGISTRATION AND WITH MISSING OR BROKEN PARTS FOR SAFE OPERATION.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT VEHICLES, METAL PANELS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED STAINED, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS, UNEVEN AREAS, CRACKED AND MISSING PARKING STRIPES.

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 ARE VEHICLES PARKED ON THE GRASS AREA OF THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING SURFACES 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: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NUMBERS MISSING TO PROPERLY IDENTIFY THE ADDRESS OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24031006  
CASE ADDR: 801 NE 17 CT  
OWNER: JAMES L KRUMME SR REV TR; KRUMME, SARAH ELIZABETH B TRSTEE  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THE SWALE AREA OF ABUTTING THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED

THERE IS GRAFFITI ON THE RIGHT OF WAY ABUTTING THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL. THERE IS LOOSE GRAVEL AND IT IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, STAINED AND MISSING SUPPORT.

VIOLATIONS: 47-19.2.EE

THERE IS A SHED INSTALLED AT THE REAR OF THE SUBJECT RS-8 ZONED PROPERTY THAT IS ENCROACHING ON THE FIVE (5) FOOT SETBACK SET FORTH BY THE UNIFIED LAND DEVELOPMENT REGULATIONS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (a)

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 25-7 (a)

THERE ARE MISCELLANEOUS ITEMS PLACED ON THE RIGHT OF WAY THAT ARE OBSTRUCTING THE RIGHT OF PASSAGE WITHOUT THE CONSENT AND PERMISSION OF THE CITY.

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24070791  
CASE ADDR: 813 NW 17 ST  
OWNER: WRIGHT, VINA J; BOSMA, DENNIS HARLAN ETAL  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

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

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

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

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CASE NO: CE24070821  
CASE ADDR: 1238 NE 3 AVE  
OWNER: SWEENEY, MARGARET  
INSPECTOR: CARY TULLOS  
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.

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CASE NO: CE24080345  
CASE ADDR: 1110 NE 5 AVE  
OWNER: CONTAINER BOX LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24080383  
CASE ADDR: 1516 NE 2 AVE  
OWNER: BOEHME, RENE  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-308 (b)  
THE ROOF STAINED AND OR DIRTY.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-278 (e) COMPLIED  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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CASE NO: CE24090409  
CASE ADDR: 401 NW 17 PL  
OWNER: POWELL, ANTHONY A; POWELL, LATANYA R  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

- VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A MINI VAN IN THE REAR/SIDE YARD THAT IS WRECKED/PARTIALLY DISMANTLED.
  - VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A DERELICT VEHICLE PARKED ON THE GRASS/LAWN AREA.
  - VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE REAR YARD AND SWALE.
  - VIOLATIONS: 18-12. (a)  
THERE IS LANDSCAPE DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PALM FRONDS AND TREE BRANCHES SCATTERED INSIDE YARD.
  - VIOLATIONS: 9-304 (B)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24090042  
CASE ADDR: 1224 NE 5 TER  
OWNER: 1224 SCJJC LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 24-27. (b)

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

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CASE NO: CE24110386  
CASE ADDR: 1024 NW 5 AVE  
OWNER: JULES, LEONOR  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

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

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)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. (CHEVROLET AVEO ON JACKS, NO TAG, SILVER).

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

CASE NO: CE24110463  
CASE ADDR: 1134 NE 1 AVE  
OWNER: VITAL VENTURES LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 25-5  
THERE ARE STONES PLACED IN THE RIGHT OF WAY.

VIOLATIONS: 47-18.47.A.  
THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE ON THIS RD-15 PROPERTY. THEY HAVE NOT REGISTERED WITH THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT WITH THE CITY OF FORT LAUDERDALE.

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

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CASE NO: CE24120033  
CASE ADDR: 1018 NW 6 AVE 1-2  
OWNER: FRAMAVI LLC; %COSMO MANAGEMENT LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY CONSISTING OF A LITTER, A WOODEN DOOR, PLASTIC TRASH BAG AND OTHER MISCELLANEOUS ITEMS ON THE FRONT AND EAST SIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION, SEE CASE CE24010448. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE TIME THE VIOLATION WAS FIRST OBSERVED 12-3-24.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. A RED TWO DOOR PONTIAC FIREBIRD WITH AN INVALID DECAL AND LOW TIRES AND A BROWN TWO DOOR CHRYSLER WITH FLAT TIRES AND NO TAG.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

CASE NO: CE24090462  
CASE ADDR: 1640 NW 3 AVE  
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

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

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

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CASE NO: CE24080266  
CASE ADDR: 1316 NE 5 AVE  
OWNER: BEAUTIFUL HOME 100 LLC  
INSPECTOR: CARY TULLOS

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

VIOLATIONS: 24-28.  
THIS FIVE (5) UNIT MULTIFAMILY PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER. PROPERTY HAS THREE TRASH CARTS.

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

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

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VACATION RENTALS  
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CASE NO: CE24110770  
CASE ADDR: 1471 NE 54 ST  
OWNER: WJ PROPERTIES & ESTATES LLC  
INSPECTOR: ROBERT KROCK  
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.

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CASE NO: CE24110277  
CASE ADDR: 513 W EVANSTON CIR  
OWNER: MENA, BERNIE JR; JEAN, JOSHUA R  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE24110633  
CASE ADDR: 1400 SW 15 AVE  
OWNER: NEW RIVER HAVEN CORP  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE24100764  
CASE ADDR: 1836 SW 9 AVE  
OWNER: ROGOWSKI, RONALD R EST  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE24110057  
CASE ADDR: 400 SW 12 ST 1-2  
OWNER: JARAMILLO, JAY JUAN  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110307  
CASE ADDR: 418 SW 18 ST  
OWNER: FLEMING, LUCY  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24110395  
CASE ADDR: 903 SW 9 AVE  
OWNER: FLYING DUTCHMEN HOLDINGS  
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.

CASE NO: CE24110010  
CASE ADDR: 2230 SW 38 AVE  
OWNER: SKOWRON, JOSHUA  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24120374  
CASE ADDR: 1418 NE 57 CT  
OWNER: ISLA, JUAN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 415 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. (6 VIOLATIONS) CE24100282 - PARKING, TRASH CARTS AND RESPONSIBLE PARTY RESPONSE, CE24100455 - RESPONSIBLE PARTY RESPONSE, PARKING CE24100565 - OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24120375  
CASE ADDR: 3151 NW 69 ST  
OWNER: 3151 NW 69 ST LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. (CE24100136 - PARKING, NOISE , CE24120351- PARKING).

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24110398  
CASE ADDR: 1213 NW 7 AVE  
OWNER: FT PROPERTIES USA LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE24110451  
CASE ADDR: 401 N BIRCH RD 503  
OWNER: CICERO, MARY BETH H/E; PEREZ-WILSON, SUSAN  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE24120379  
CASE ADDR: 1440 NW 7 TER  
OWNER: PETTRONE, GIANFRANCO; SMOLYAR, ALINA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CASE NUMBERS: CE24100113 - OCCUPANCY , PARKING, RESPONSIBLE PARTY RESPONSE AND CE24100153 - OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE24110069  
CASE ADDR: 1212 NW 6 CT  
OWNER: CATCHING GROUP SERIES; LLC-TLYBRE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VALID VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

VIOLATIONS: 18-12.(a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: FC23060015  
CASE ADDR: 17 S FTL BEACH BLVD  
OWNER: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN  
VIOLATIONS: 1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.  
VIOLATIONS: NFPA 1:1.7.7.2, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.  
-----

CASE NO: FC24060008  
CASE ADDR: 9 N BIRCH RD  
OWNER: HARBOR HOUSE EAST CONDO ASSN  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN  
VIOLATIONS: NFPA 101:7.10.5.2.1,  
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.  
-----

CASE NO: FC24060011  
CASE ADDR: 301 SW 13 AVE  
OWNER: HISTORIC WESTSIDE SCHOOL LLC  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN  
VIOLATIONS: NFPA 1:4.5.8.6 , FFP  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.  
VIOLATIONS: NFPA 1:4.5.8.1, FFPC  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.  
VIOLATIONS: MO Sec. 13-58 (b)  
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).  
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CASE NO: FC24090003  
CASE ADDR: 2889 SW 16 ST  
OWNER: R S ROCHA LLC  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN  
VIOLATIONS: MO Sec. 13-58 (b)  
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).  
VIOLATIONS: NFPA 1:4.5.8.6 , FFP  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.  
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DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24020656  
CASE ADDR: 5711 NE 14 AVE  
OWNER: ROMA INVESTMENT PROPERTIES LC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)  
THE PARKING AREA AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE PARKING AREA WAS FOUND WITH POTHOLES AND CRACKS AT THE ENTRANCE, BROKEN CURBS, UNEVEN GRAVEL SURFACES, MISSING PARKING STRIPES AND OVERGROWN WEEDS.

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

VIOLATIONS: 47-19.4.D.1.  
THERE ARE MULTIPLE FOUR (4) YARD DUMPSTERS ON THE PROPERTY THAT ARE STORED OUTDOORS AND NOT WITHIN AN APPROVED DUMPSTER ENCLOSURE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS I ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO WOODEN PALLETS, LARGE STONE MATERIALS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

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

VIOLATIONS: 9-280(d)  
THERE IS A CANOPY ATTACHED TO THE PRINCIPAL STRUCTURE THAT WAS OBSERVED STAINED, RIPPED AND TORN.

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: CE24080611  
CASE ADDR: 1004 SW 19 ST  
OWNER: COLLINS, PATRICK; COLLINS, ZACHARY A  
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

January 30, 2025

9:00 AM

CASE NO: CE24030224  
CASE ADDR: 1470 N DIXIE HWY  
OWNER: WISTERIA COURT CONDO ASSN INC  
INSPECTOR: CARY TULLOS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(C)  
THE HALLWAYS AND CORRIDORS ARE NOT BEING KEPT IN GOOD SANITARY CONDITION. THE  
PAVERS ARE IN DISREPAIR.

VIOLATIONS: 9-306  
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: 9-278(C)  
THERE ARE HALLWAY LIGHTINGS THAT ARE NOT CURRENTLY WORKING THAT CAUSES UNSAFE  
WALKING HAZARD.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THE WHEELSTOPS ARE NOT PROPERLY EVEN. THE PARKING AISLES ARE FADED AND NEEDS TO  
BE RESTRIPEDED.

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

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. THE WOOD FENCE WAS OBSERVED  
ROTTED, LEANING AND MISSING SUPPORT.

-----  
CASE NO: CE24050691  
CASE ADDR: 1717 NW 7 TER  
OWNER: 1717 LAND TR APEX RAPID LLC TRSTEE  
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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24090029  
CASE ADDR: 4008 NE 21 AVE  
OWNER: KUWARSINGH, RACINE; OCON, DAVID  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-11. (a)

THE POOL AT THIS 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 IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

VIOLATIONS: 9-280 (g)

THERE ARE TWO LIGHTS MISSING FROM THE FRONT OF THE GARAGE WITH THE WIRES EXPOSED.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE23100858  
CASE ADDR: 2880 SW 2 ST  
OWNER: CURTIS, MARY  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS VACANT HOUSE HAS AN OVERGROWTH OF GRASS AND VEGETATION THROUGHOUT THE FRONT AND BACKYARD.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-278 (e)

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22020617 AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-308 (b)

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

CASE NO: CE24100153  
CASE ADDR: 1440 NW 7 TER  
OWNER: PETTRONE, GIANFRANCO; SMOLYAR, ALINA  
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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24010383  
CASE ADDR: 1617 NW 5 ST  
OWNER: CHAMBERS, BEVERLY; CHAMBERS, SEFTON  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280(h) (1)  
THE 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 AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

CASE NO: CE24070270  
CASE ADDR: 626 NW 22 RD  
OWNER: SHADY PINE INVESTMENTS LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF MISSING GROUND COVER SOD/GRASS ON THE PROPERTY SWALE. THIS INCLUDES BUT NOT LIMITED TO THE SWALE AREA. THERE IS MISSING GROUND COVER ASO NEAR THE GATE BY DOOR 2 APT. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING, CRACKED AND HAS SLATS THAT ARE BROKEN. THE FENCE IS IN DISREPAIR AND HAS PARTS THAT ARE NOT PAINTED AND PARTS WITH CHIPPED PAINT.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH AND TRASH, ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH GROWING THROUGH THE ROCKS AND FEW SPOTS HANGING OVER THE FENCE. THERE IS ALSO TRASH ON THE PROPERTY AND ITS SWALE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24070772  
CASE ADDR: 801 NW 2 ST  
OWNER: 801 NW 2<sup>ND</sup> ST LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)  
THERE IS A PILE OF TRASH ON THE SIDEWALK. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19031624 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-19.1.E.  
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, 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.

VIOLATIONS: 47-34.4.A.1.  
THERE IS A TRAILER ON THE RIGHT OF WAY.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT TRAILER ON THE SWALE WITH NO TAG.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 RESIDENTIAL PROPERTY. THERE IS NON PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CAR JACKS, MOP BUCKETS, SIGNBOARDS, OIL JUGS ETC. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19031624 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23010848 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET. FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED 07/30/2024.

VIOLATIONS: 9-306  
THE EXTERIOR OF THE BUILDING HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA HAVE STAINS AND MISSING, PEELING PAINT.

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

VIOLATIONS: 24-27(b)  
THERE ARE TRASH CARTS NOT PULLED BACK TO AN APPROVED LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE23110332  
CASE ADDR: 2612 SW 14 AVE  
OWNER: CELENTANO, TAMMI  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS AN UNPERMITTED STRUCTURE ALONG WITH OUTDOOR STORAGE OF ITEMS.

VIOLATIONS: 24-7 (b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS THAT WILL NOT BE REMOVED WITH THE NORMAL BULK TRASH COLLECTION ON THE 1<sup>ST</sup> THURSDAY OF EVERY MONTH.

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

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: CE24090334  
CASE ADDR: 1660 SW 22 AVE  
OWNER: BRYAN, SCOTT L  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.  
THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OVERGROWTH, TRASH, DEBRIS AND OVERALL NEGLECT AT THIS PROPERTY ARE 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24040268  
CASE ADDR: 1324 MANGO ISLE  
OWNER: TYRRELL, JANIS A  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 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.

VIOLATIONS: 9-278(e)

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

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CASE NO: CE24080169  
CASE ADDR: 316 NE 4 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE21060587, CE22040980, CE24030947) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 47-20.13.G.1.

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

-----  
CASE NO: CE23090799  
CASE ADDR: 430 ROYAL PLAZA DR  
OWNER: SPECTOR, JONAS; SPECTOR, LAURIE  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

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

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 RIGHT-OF-WAY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE23110485  
CASE ADDR: 1661 SW 27 AVE  
OWNER: WILL, CLAIRE C  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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 INCLUDING THE SWALE.

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE CONSISTING OF BOXES, REFRIGERATOR, CARPETS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD TREE ON THIS PROPERTY.

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

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

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

VIOLATIONS: 47-21.11.A.  
THERE IS OVERGROWN TREES AND PLANTS AT THIS PROPERTY.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24060295  
CASE ADDR: 729 SW 2 CT  
OWNER: SP FLORIDA LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23080566 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS ZONED RML-25 RESIDENTIAL PROPERTY. THERE IS GRASS GROWING THROUGH THE GRAVEL. AS PER 47-20.13.B GRAVEL IS ONLY PERMITTED FOR SINGLE-FAMILY PROPERTIES.

-----  
CASE NO: CE24020419  
CASE ADDR: 1209 SW 20 ST  
OWNER: KALLAHER, KELLY  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

ONE WATER OAK TREE WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$150.00 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-19.2.HH.II.1

THERE IS STORAGE/SHIPPING CONTAINER BEING USED FOR PERSONAL OR STORAGE AT THIS RS-8 SINGLE FAMILY ZONE WITHOUT A PERMIT.

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CASE NO: CE24070514  
CASE ADDR: 908 SW 7 ST  
OWNER: ROBERTSHAW, MICHAEL JOHN; VALENCIA, ERICA GRISEL  
INSPECTOR: BERNSTEIN SAIMBERT

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, 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 ON THE SWALE AREAS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24080286  
CASE ADDR: 1275 SW 28 RD  
OWNER: SWAY 2014-1 BORROWER LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

THERE IS A GRAY DERELICT GMC TRUCK ON THE PROPERTY WITH A FLAT DRIVER SIDE TIRE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. 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)

THE ASPHALT DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE DRIVEWAY HAS CRACKS AND IS FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23020931. 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 OCCURING AT THIS RS-8 ZONE PROPERTY. OUTDOOR STORAGE OF CAR PARTS AND BATTERIES, BOXES AND TOYS AND LADDER IN THE BACKYARD.

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

VIOLATIONS: NFPA 110:8.4.8, 2013

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

VIOLATIONS: BORA F-121.1.1 04/

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: FC24060012 S  
CASE ADDR: 219 S FTL BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN

VIOLATIONS: NFPA 101:13.1.7.1, F  
APPROVED MAXIMUM CAPACITY CALCULATIONS ARE NOT PROVIDED.

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

VIOLATIONS: NFPA 101:7.2.1.4.5.1  
EXIT DOOR REQUIRES TO MUCH FORCE TO OPEN.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

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OLD BUSINESS  
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CASE NO: CE24030920  
CASE ADDR: 2309 N FEDERAL HWY  
OWNER: ANTWEILER, JUDITH RICKEL; RICKEL, JOHN %STARBUCKS CORP  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.12.A.2.b  
THE LIVING HEDGES AND TREES HAVE BEEN REMOVED BEHIND THE BUFFER WALL ALONG THE WATER.

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

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

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

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

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

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

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DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

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 AND 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 ON AND 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: PAULETTE DELGROSSO  
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 PROPERTY OR PUBLIC RIGHT-OF-WAY.

CASE NO: CE24070775  
CASE ADDR: 301 NW 12 AVE  
OWNER: LITTLE BOSS HOLDINGS LLC  
INSPECTOR: VANESSA WILLIS  
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 PER PREVIOUS CASE CE21070094 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
January 30, 2025  
9:00 AM

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RC-15 PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BRICKS, BOXES, BOTTLES, JUGS ETC. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21070094 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND GUTTERS ARE IN DISREPAIR. FASCIA IS ALSO DIRTY/STAINED.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE AND TRAILER ON THE SWALE WITH NO TAG.

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

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

VIOLATIONS: 47-34.4.A.1.  
THERE IS A TRAILER ON THE RIGHT OF WAY.

-----  
CASE NO: CE24070929  
CASE ADDR: 1209 NW 2 ST 1-4  
OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRSTEE  
INSPECTOR: VANESSA WILLIS  
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: 47-20.20. (H)  
THE PARKING AREA AT THIS RMM-25 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL PORTION OF THE PARKING AREA WAS OBSERVED WITH OVERGROWN WEEDS, UNEVEN AND IN DISREPAIR. AS PER 47-20.13.F, MULTIFAMILY PROPERTIES ARE NOT ALLOWED TO UTILIZE GRAVEL.

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE23040355  
CASE ADDR: 1226 NE 4 AVE  
OWNER: 2010 PROPERTY LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.11.A.

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG TO INCLUDE BUT NOT LIMITED TO A TREE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND OBSTRUCTING THE VIEW FROM ONCOMING TRAFFIC.

VIOLATIONS: 9-306

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

-----  
CASE NO: 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.

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

VIOLATIONS: 47-22.9.

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

VIOLATIONS: 47-34.1.A.1.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

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

VIOLATIONS: 9-304 (b)  
\*WITHDRAWN\*\*

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

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

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

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

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CASE NO: CE24030628  
CASE ADDR: 1620 W STATE ROAD 84 PKG3  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE.

VIOLATIONS: 47-19.5.D.5.  
THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

CASE NO: CE24050836  
CASE ADDR: 231 SW 23 ST  
OWNER: FOERSTER, MARILYN ANN H/E; FOERSTER, MILTON  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS AT THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO ROOFING MATERIAL, BUCKETS, ROOF TILES, PROPANE TANKS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) TRUCKS AT THIS RM-15 ZONED PROPERTY LOCATED IN THE FRONT AND BACKYARD.

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

VIOLATIONS: 47-34.4.2.C  
THERE ARE COMMERCIAL TAR TRAILERS BEING STORED AT THIS AT THIS RM-15 ZONED PROPERTY IN THE SWALE AREA.

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CASE NO: CE24060505  
CASE ADDR: 226 SW 20 ST 4  
OWNER: ABBOTT, JAMES  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)  
THERE ARE ASPHALT PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

January 30, 2025

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	50, 54-55
Caracas, Gustavo	12-13, 58
Champagne, Leonard	49
Dayem, Mohammad	16-19, 57
DelGrosso, Paulette	64
Eason, Edward	2
Exantus, Bovary	21-26
Flesher, Matthew	-
Garcia, Manuel	9-10
Gavin, Patt	6-7, 54
Kendrick, Shayqwan	52
Kisarewich, Robert	2, 51, 61-62
Krock, Robert	48
Martinez, Jessica	-
Moore, Rachel	27-32, 54
Noel, Jean Claude	33-38, 66
Oaks, Evan	48-49, 52, 66
Olivera, Ramon	3-4, 57
Petersen, Karl	2, 51, 61-62
Proto, Karen	20-21
Saimbert, Bernstein	4-5, 58-61, 66-67
Santos, Rafael	11, 68
Seiderman, Guy	13-16, 55
Simmons, Fitzgerald	-
Smart, Paul	-
Tullos, Cary Lee	38-47, 53
Williams, Gail	5-6, 63-64
Willis, Vanessa	7-9, 56, 64-65
New Cases:	Pages: 2 - 47
Vacation Rental:	Pages: 48 - 50
Administrative Hearing:	Pages:
Hearing to Impose Fines:	Pages: 51 - 62
Return Hearing:	Pages: 63 - 68