

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

February 11, 2025

**9:00 AM**

**Marine Industries  
2nd Floor Meeting Room:  
221 SW 3rd Ave., Fort Lauderdale, FL 33312**

**ANNETTE CANNON  
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC24110002  
CASE ADDR: 330 SW 20 ST  
OWNER: SOTO, ROBERT  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: FC24110003  
CASE ADDR: 2715 NE 49 ST  
OWNER: DU BARRY CONDO ASSN INC  
INSPECTOR: ROBERT KISAREWICH

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

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

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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CASE NO: FC24110004  
CASE ADDR: 3081 NW 19 ST  
OWNER: SMH 1986 INVESTMENTS LLC  
INSPECTOR: ROBERT KISAREWICH

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

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

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CASE NO: FC24110005  
CASE ADDR: 2881 NE 32 ST  
OWNER: PARROT 33306 LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:4.5.8.1, FFPC  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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CASE NO: FC24110006  
CASE ADDR: 1952 NW 9 AVE  
OWNER: SUNTRAX CORP % HADIGA HAIDER  
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC24110007  
CASE ADDR: 2624 NE 32 ST  
OWNER: GOLDEN EAGLE CONDO ASSN INC  
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC24110008  
CASE ADDR: 2822 E COMMERCIAL BLVD  
OWNER: HESTAR 21 LLC  
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC24110012  
CASE ADDR: 1701 S FEDERAL HWY  
OWNER: BURGER KING CORPORATION %RYAN  
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC24120001  
CASE ADDR: 111 SE 19 ST 1-7  
OWNER: 111 PRINCIPALITIES LLC  
INSPECTOR: ROBERT KISAREWICH

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

CASE NO: FC24120003  
CASE ADDR: 3026 E COMMERCIAL BLVD  
OWNER: 3024-26 INVESTMENTS LLC  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: FC24120004  
CASE ADDR: 432 SE 20 ST  
OWNER: 432 SE 20 ST LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:4.5.8.1, FFPC  
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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CASE NO: FC24120005  
CASE ADDR: 2400 NE 26 ST  
OWNER: S&P TRUST HOLDINGS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:10.19.7, FFPC  
REMOVE THE FUELED EQUIPMENT, INCLUDING BUT NOT LIMITED TO MOTORCYCLES, MOPEDS, LAWN-CARE EQUIPMENT, AND PORTABLE COOKING EQUIPMENT FROM THE BUILDING.

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CASE NO: CE24110127  
CASE ADDR: 917 SW 9 ST  
OWNER: CONOSCENTI, GIUSEPPE JR  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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CASE NO: CE24090460  
CASE ADDR: 3619 DAVIE BLVD  
OWNER: JRD INVESTMENT PROPERTY LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28  
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CASE NO: CE24080420  
CASE ADDR: 2639 NW 20 ST 1-2  
OWNER: JUSMA, MARIE A  
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 FENCE IS BROKEN AND DETACHED FROM SUPPORT POLES.

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CASE NO: CE24050288  
CASE ADDR: 2911 NW 25 ST  
OWNER: GARCIA LEIVA, CARLOS  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. BLACK HONDA ON JACK WITH MISSING FRONT TIRE AND NO TAG.

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CASE NO: CE24110175  
CASE ADDR: 6640 NW 17 AVE  
OWNER: BUYP INTERNATIONAL INC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.1.  
THERE IS A LARGE DUMPSTER SITTING ON THE CORNER SWALE AND NOT IN AN APPROVED ENCLOSURE.

VIOLATIONS: 47.19.2.II.4.b.  
THERE IS A SHIPPING CONTAINER BEING STORED ON THE REAR SWALE OF THIS PROPERTY AND IS PROHIBITTED TO BE ON THE SWALE, RIGHT-OF-WAY.

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CASE NO: CE24070366  
CASE ADDR: 1716 NW 8 ST  
OWNER: HICKS, JAMIYA CEARA JANTEE; HICKS, TAVARIUS  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH THROUGHTOUT THE PROPERTY THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 9-304 (b)  
PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS THAT HAVE WEEDS AND GRASS THROUGH THEM.

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

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CASE NO: CE24090486  
CASE ADDR: 938 NW 17 AVE  
OWNER: PONASA LLC  
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. PARTS OF THE FENCE BENT AND NOT CONNECTED. THE WOODED FENCE HAS MISSING SLATS THAT NEED TO BE REPLACED. THE WOODEN FENCE ALSO NEEDS TO BE MAINTAINED AND CLEANED AS WELL.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA BOARD HAS STAINS AND DARK MARKS THAT NEEDS TO BE CLEANED.

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 CE23070826 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308 (b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF AND ITS STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION FROM CASE CE22020844 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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, INCLUDING BUT NOT LIMITED TO THE SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE23070826, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY ON A NON BULK TRASH DAY. BULK TRASH PICK UP IS ON THE 3RD MONDAY OF EVERY MONTH. THERE IS TRASH, DEBRIS AND FURNITURE ON THE PROPERTY SWALE.

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CASE NO: CE24120394  
CASE ADDR: 2741 NE 29 CT  
OWNER: SORRENTINO, PETER A & STEPHANIE; SORRENTINO FAM REV LIV TR ETAL  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-4.4 PROPERTY WITHOUT A PERMIT.  
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CASE NO: CE24120659  
CASE ADDR: 3327 E OAKLAND PARK BLVD  
OWNER: OCEANCROSS LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. A SANDWICH BOARD IS ON THE SIDEWALK IN FRONT OF THIS CB BUSINESS IN VIOLATION OF CITY SIGN REQUIREMENTS. THIS IS A RECURRENCE OF CASE CE24030315 AND AS SUCH WILL BE SCHEDULED TO APPEAR BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CASE NO: CE24120608  
CASE ADDR: 3315 E OAKLAND PARK BLVD 202  
OWNER: OCEANCROSS LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28 COMPLIED

THE BUSINESS TAX RECEIPT FOR THIS RETAIL BUSINESS (ASTROLOGY BOOKS AND TAROT) IS EXPIRED AND HAS NOT BEEN RENEWED.

VIOLATIONS: 47-6.2.B.9.h

THERE IS A PSYCHIC OPERATING IN THIS CB ZONE, WHICH IS AN AREA WHERE THIS ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2 ZONES.

VIOLATIONS: 15-34.

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION WITHOUT FIRST OBTAINING THE REQUIRED BUSINESS TAX RECEIPT (BTR). THE BTR FOR THIS BUSINESS IS ONLY FOR RETAIL, NOT FOR PSYCHIC ACTIVITY,

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED AT THIS CB BUSINESS LOCATION WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A SIGN IN THE WINDOW ADVERTISING PSYCHIC ACTIVITY.

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CASE NO: CE24110598  
CASE ADDR: 1008 S ANDREWS AVE  
OWNER: SUNBEAM TELEVISION CORP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT ON THE BUFFER WALL OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24120413  
CASE ADDR: 200 S FEDERAL HWY  
OWNER: LAS OLAS WALK OWNER LP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 24-29. (a)  
THE GARBAGE CONTAINER IS OVERFLOWING WITH TRASH.

CASE NO: CE24120059  
CASE ADDR: 1126 SE 2 AVE  
OWNER: HUDSON, ROBERTA J EST  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-19.1.D.  
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT WHITE DODGE PICK-UP TRUCK WITH FLAT TIRES AND A BLUE 4 DOOR MERCURY ON THE PROPERTY THAT HAS FLAT TIRES AND EXPIRED TAG (KGT-R72 EXP. 07/24).

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

CASE NO: CE24120416  
CASE ADDR: 709 SE 7 ST  
OWNER: BRYANT, MARIA VIRIGINIA & MATHEW  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

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CASE NO: CE24120419  
CASE ADDR: 1014 SE 5 CT  
OWNER: NIARCHOS, GEORGE M  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY APPROACH IS MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR YELLOW WALL REQUIRES TO BE PAINTED/MAINTAINED.

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CASE NO: CE24120422  
CASE ADDR: 1020 SE 5 CT  
OWNER: ORTSAC INVESTMENTS #8 LLC  
INSPECTOR: GUSTAVO CARACAS  
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 FROM THE CITY OF FORT LAUDERDALE.

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CASE NO: CE24010612  
CASE ADDR: 2180 NE 62 ST  
OWNER: KOSH  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IN FRONT OF THIS PROPERTY IS DIRTY/DISCOLORED/FADED/MILDEWED/STAINED. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE NUMBER CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DIRTY/DISCOLORED/MILDEWED. THIS IS A REPEAT OF CASE CE21080035 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. FINES WILL ACCRUE UNTIL COMPLIANCE IS ACHIEVED. PROPERTY WILL BE FINED \$25 EACH DAY WHEN FOUND IN VIOLATION.

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9:00 AM

CASE NO: CE24060638  
CASE ADDR: 6200 N FEDERAL HWY  
OWNER: 6200 NORTH FEDERAL LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

THE BUSINESS (BLACK ROCK BAR & GRILL) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CASE NO: CE24090067  
CASE ADDR: 6916 NW 29 AVE  
OWNER: GARCES, JOHN W  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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 CASE WILL GO TO SPECIAL MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE FOR FINDING A FACT ON CASE CE23060940.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY WAS WEED GROWING ON THE PAVERS. THE DRIVEWAY IS NOT BEING KEPT IN A WELL-GRADED APPEARANCE.

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 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENTS WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE PARTICLES AND LEAVES ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS CASE WILL GO TO SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE FOR FINDING A FACT ON CASE CE21080927.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE SUBMITTED FOR SPECIAL MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE REFERENCING CE23060940.

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE24090398  
CASE ADDR: 3310 NW 66 ST  
OWNER: MAZZANTI, JAMES N EST; %ALICIA RICHARDS  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A BROWN TARP ON THE ROOF OF THIS PROPERTY.

VIOLATIONS: 9-279(F) COMPLIED  
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION REFERENCING CASE CE21090742 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. PROPERTY WILL BE FINED \$50 FOR THE DAYS IT WAS FOUND OUT OF COMPLIANCE.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA AT THIS PROPERTY ARE STAINED AND/OR DIRTY. THIS IS A REPEAT VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. REFERENCING CASE CE21090742. PROPERTY WILL BE FINED \$50 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 9-305(b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE TREES AND HEDGES THAT NEEDS TO BE TRIMMED AND MAINTAINED AT THIS PROPERTY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY HAS WEEDS GROWING THROUGH IT AND IS NOT BEING KEPT IN A WELL-KEPT APPEARANCE. THE DRIVEWAY IS DIRTY AND/OR STAINED. THIS IS A REPEAT VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE. REFERENCING CASE CE21090742. PROPERTY WILL BE FINED \$50 EACH DAY WHEN FOUND IN VIOLATION.

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REGARDING CASE CE23070603 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE FOR A FINDING OF FACT.

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9:00 AM

CASE NO: CE24100036  
CASE ADDR: 5200 NE 29 AVE  
OWNER: JACOBS, TERI  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 8-144 (9)  
THERE IS A WHITE AND BLUE VESSEL (FL 7681 NR) RAFTING THE KING RICHARD VESSEL MOORED AT THE DOCK.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND/OR DIRTY.

VIOLATIONS: 18-1.  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE MULTIPLE ITEMS TO INCLUDE BUT NOT LIMITED TO: GAS CANS AND BUCKETS BEING STORED UNDER THE BACK PORCH OF THIS PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT KING RICHARD VESSEL EXPIRED FL3962SK ON THE SWALE (OR) ON THE PROPERTY.

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CASE NO: CE24100464  
CASE ADDR: 3392 NW 63 ST  
OWNER: CAPOTE, BRIAN H/E; MARIN, MICHELLE  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS DICOLORED AND FADED. THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL KETP APPEARANCE.

VIOLATIONS: 47-34.1.A.1 COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE PAVERS BEING STORED BEHIND THE TRASH CAN ON THIS RS-5 ZONE PROPERTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE24100634  
CASE ADDR: 3121 NW 65 DR  
OWNER: SANZERI, CONNIE & JOSEPH  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-5 ZONED PROPERTY INCLUDING PAVERS ON THE DRIVEWAY UNDER THE TRAILER, BUCKETS AND OTHER MISCELLANEOUS ITEMS ON THE FRONT OF THE PROPERTY. THERE ARE MULCH BAGS ON THE EAST SIDE OF THE PROPERTY AND SWALE AREA.

VIOLATIONS: 9-304 (b)

THIS PROPERTY IS DIRTY AND/OR STAINED. THERE IS DEBRIS ON THE DRIVEWAY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24110221  
CASE ADDR: 2900 NW 69 CT  
OWNER: CARMONA, MARIA ALEXANDRA; MANN, AMBER  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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: 9-305 (b) COMPLIED

THE LANDSCAPE HEDGES ON THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE INCLUDING THE BACK OF THE PROPERTY.

VIOLATIONS: 9-280 (h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THE BACK OF THIS PROPERTY.

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CASE NO: CE24090516  
CASE ADDR: 5403 NE 22 TER  
OWNER: KNEZEVICH, DAVID  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS MUILT FAMILY PROPERTY IS CRACKED, HAS WEEDS GROWING OVER THE DRIVEWAY. THE DRIVEWAY IS NOT BEING MAINTAINED AND A WELL-KEPT APPEARANCE.

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 THE REAR OF THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24110476  
CASE ADDR: 904 SE 13 ST  
OWNER: 13TH STREET LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN REAR OF PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE24100326. 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: CE24110477  
CASE ADDR: 820 SW 13 ST 1-2  
OWNER: HONORE, J G & DUROSIER, M H/E; DUROSIER, C & PETITBEAU, E H/E ETAL  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

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 OCCURRING AT THIS PROPERTY. OUTDOOR STORAGE CONSISTING OF WOOD PALLETS, PVC PIPES, BROOM AND MOPS.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IN FRONT YARD BY DRIVEWAY IS IN DISREPAIR (BENT) AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES INCLUDING THE CONCRETE DRIVEWAY THAT IS STAINED AND THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING THE ASPHALT DRIVEWAY APRON.

CASE NO: CE24080612  
CASE ADDR: 110 SE 22 ST 1-2  
OWNER: DEL MONICO, DANIEL  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS ZONED RMM-25 RESIDENTIAL PROPERTY. THERE IS GRASS GROWING THROUGH THE GRAVEL. AS PER 47-20.13.B.1.B GRAVEL IS ONLY PERMITTED FOR SINGLE-FAMILY PROPERTIES.

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 COMPLIED

THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304 (b) WITHDRAWN

THE GRAVEL DRIVEWAY HAS WEEDS GROWING THROUGH THE GRAVEL.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE24120403  
CASE ADDR: 706 SE 12 ST  
OWNER: MILLENNIUM A1A BUILDERS LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING CASE FROM CE22080512 THAT WILL BE PRESENTED TO THE MAGISTRATE  
WHETHER OR NOT IT COMES INTO COMPLIANCE.

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CASE NO: CE24100326  
CASE ADDR: 904 SE 13 ST  
OWNER: 13TH STREET LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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CASE NO: CE24100661  
CASE ADDR: 320 SE 23 ST  
OWNER: MOSCOSO BERMUDEZ, JULIO CESAR  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA

VIOLATIONS: 18-12. (a)

THERE IS 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 INCLUDING THE SWALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE24050617  
CASE ADDR: 3421 SW 14 ST  
OWNER: SRP SUB LLC  
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. WHITE CHEVROLET 4 DOOR SEDAN FL TAG  
PWDW38 EXP 03-23 IN SWALE.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. DRIVEWAY IS IN A STATE  
OF DISREPAIR, ASPHALT HAS BROKEN CRACKED/MISSING AREAS AND WEEDS GROWING  
THROUGHOUT.

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 INCLUDING IN SWALE.

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CASE NO: CE24100343  
CASE ADDR: 904 SE 12 ST  
OWNER: MCOWEN, JAMES DOUGLAS  
INSPECTOR: RAFAEL SANTOS

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/LAWN AREA.

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: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE BLUE TOYOTA SUV ON THE PROPERTY WITH A FLAT TIRE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE24090410  
CASE ADDR: 1911 SW 37 AVE  
OWNER: JOHNSON, ERIC M  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IN THE CARPORT IS MISSING SLATS. THE WOOD FENCE TO THE RIGHT OF THE CARPORT HAS A MISSING SLAT AND THE PAINT IS FADED.

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS CRACKED AND HAS GRASS GROWING THROUGH IT.

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

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

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

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CASE NO: CE24090229  
CASE ADDR: 2323 W STATE ROAD 84  
OWNER: CF RV HAVEN LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A  
6 COCONUT PALM TREES WERE REMOVED FROM THIS B-2 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPRABLE AND IRREVERSABLE VIOLATION.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24090507  
CASE ADDR: 3632 SW 16 CT  
OWNER: WILLIAMS, DOMINIQUE H/E; WILLIAMS, DANNIE PHILLIP  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

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

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

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

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE A RED SEMI TRUCK CAB AT THIS 8S-8 ZONED LOCATION.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT SEMI TRUCK CAB WITH NO TAG AND A DERELICT RED BUICK LACROSSE LICENSE PLATE KEA X66 WITH EXPIRED TAG ON THE PROPERTY.

CASE NO: CE24100529  
CASE ADDR: 2630 SUGARLOAF LN  
OWNER: CAAMANO, CARMEN  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT TRAILER WITH NO TAGS ON THE PROPERTY. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24020054. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY. THIS FINE WILL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A BLACK PACE ARROW RV PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24020054. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY. THIS FINE WILL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24100648  
CASE ADDR: 1821 SW 38 AVE  
OWNER: RAMPERSAD, RAJIV H/E; RAMPERSAD, ROMAH  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED

THERE IS UNDER THE CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CARDBOARD BOXES, A METAL GRATE AND A PET CARRIER 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.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE LEXUS WITH NO TAGS, AND NO WHEELS UP ON JACKS VIN NUMBER JTHRD192230071243.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A PILE OF MULCH ON THE PROPERTY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE IS GRASS OR WEEDS GROWING THROUGH IT AND IT IS STAINED. THE APRON OF THE DRIVEWAY IS IN DISREPAIR. IT IS CRACKED AND MISSING PIECES AND THERE IS GRASS 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. THE FASCIA IS STAINED ON THE SIDE OF THE CARPORT.

CASE NO: CE24120203  
CASE ADDR: 1917 SW 28 WAY  
OWNER: KONOVER, CHARLES & KONOVER, NATALIE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (7) (a) 1. COMPLIED

THERE ARE THREE COMMERCIAL VEHICLES, TWO OF THEM WITH TRAILERS ATTACHED AND BEARING THE MARKINGS DUBON LAWN ON THEM PARKED OVERNIGHT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24110082  
CASE ADDR: 3371 SW 23 ST  
OWNER: MALONE, DAVID  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF TRAFFIC CONES AND METAL POLES IN THE DRIVEWAY.

VIOLATIONS: 9-305 (a) WITHDRAWN

THERE IS A PALM TREE GROWING IN SUCH A WAY AS TO ENCROACH ONTO THE PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 9-308 (b)

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

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: 9-278 (e) WITHDRAWN

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS STAINS. THE BRICK WALL NEXT TO THE CARPORT IS IN DISREPAIR, IT HAS STAINS.

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 AND THE SHUTTERS HAVE STAINS.

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CASE NO: CE24110550  
CASE ADDR: 2467 CAT CAY LN  
OWNER: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD AVOCADO TREE IN THE REAR OF THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE25010577  
CASE ADDR: 3100 SW 20 CT  
OWNER: SRP SUB LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS PLANT MATTER GROWING ON THE ROOF. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20030574. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGSITRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THERE IS GRASS OR WEEDS GROWING THROUGH IT ON THE EAST SIDE AND THERE ARE CRACKS AND HOLES THROUGHOUT THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24120026. 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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE METAL ABOVE THE FASCIA HAS STAINS. THE SHUTTER ON THE EAST SIDE OF THE PROPERTY HAS STAINS AND PLANT MATTER GROWING ON IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070056. 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: 47-39.A.1.b. (6) (b) COMPLIED

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BLACK PALLETS OR BLACK BRICKS AT THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE DEAD PALM FRONDS AND COCONUTS SCATTERED THROUGHOUT THE PROPERTY AND THE SWALE ON 20<sup>TH</sup> CT AND 31ST AVE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070056. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGSITRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24110094  
CASE ADDR: 2249 SW 33 WAY  
OWNER: NETTLENTON, GEORGE & BLANCA  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE METAL PORTION ABOVE THE FASCIA BELOW THE TARP ON THE ROOF IS STAINED.

VIOLATIONS: 9-280 (C) COMPLIED  
THE SIDEWALK LEADING TO THE GATE TO THE BACKYARD IS STAINED.

VIOLATIONS: 18-12. (a) COMPLIED  
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)  
THE DRIVEWAY HAS STAINS.

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

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CASE NO: CE24090542  
CASE ADDR: 2454 TORTUGAS LN  
OWNER: RUFFNER, MICHAEL  
INSPECTOR: MATTHEW FLESHER

VIOLATIONS: 18-12. (A)  
THERE IS TRASH AND DEBRIS IN THE REAR OF THE PROPERTY. PALM FRONDS ARE SCATTERED THROUGHOUT THE REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.  
THERE ARE ITEMS BEING STORED OUT OF DOORS ON THIS RS-6.85A ZONED PROPERTY INCLUDING BUT NOT LIMITED TO FENCE PIECES AND A SINK. REMOVE ALL ITEMS BEING STORED OUTDOORS TO A PROPER LOCATION.

VIOLATIONS: 18-11. (b) WITHDRAWN  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY DOES NOT HAVE THE REQUIRED SAFEGUARDS TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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VACATION RENTALS  
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CASE NO: CE24110223  
CASE ADDR: 2525 OKEECHOBEE LN  
OWNER: JAHANGARD, FINIA Z  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

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CASE NO: 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: CE24120229  
CASE ADDR: 1637 N VICTORIA PARK RD  
OWNER: STREAM HOLDINGS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

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CASE NO: CE24110726  
CASE ADDR: 5310 NE 32 AVE  
OWNER: BRUNO & MARA ANGILLETTA FAM TR; ANGILLETTA, BRUNO & MARA TRSTEEES  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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**ADMINISTRATIVE HEARING**  
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CASE NO: CE24120481  
CASE ADDR: 2328 AQUA VISTA BLVD  
OWNER: DEANGELO, PAUL D; PAUL D DEANGELO REV TR  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278. (5) (a)  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT CAN BE HEARD 50 FEET FROM THE PROPERTY LINE BEFORE 10PM. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-278. (2)b.  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THERE WERE 18- 20 VEHICLES PARKED AT THE PROPERTY WITH A VAN SHUTTILING PEOPLE TO THE PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-278. (1) (e)  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THERE WERE 18 TO 20 VEHICLES PARKED ON THE PROPERTY, AND 5 VEHICLES PARKED ON THE RIGHT OF WAY. THIS VIOLATION IS TRANSIENT IN NATURE.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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**HEARING TO IMPOSE FINES**  
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CASE NO: CE24120330  
CASE ADDR: 1418 NE 57 CT  
OWNER: ISLA, JUAN  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 1

CITATION

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE VEHICLES AT THIS PROPERTY PARKED ON THE SIDEWALK AND ON THE LAWN.

CASE NO: CE24120351  
CASE ADDR: 3151 NW 69 ST  
OWNER: 3151 NW 69 ST LLC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 1

CITATION

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A VEHICLE PARKED ON THE LAWN OF THIS PROPERTY.

CASE NO: CE24010049  
CASE ADDR: 733 NE 2 AVE  
OWNER: AP FLAGLER UPTOWN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER AROUND THE PROPERTY HAS BEEN REPLACED WITH ARTIFICIAL TURF.

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

VIOLATIONS: 47-20.13.E.3

THE SOD IS PROJECTED ABOVE THE PAVED SURFACE OF THE ROADWAY AND SIDEWALK SO AS TO INHIBIT DRAINAGE INTO THE DEPRESSED SWALE.

VIOLATIONS: 25-100

THERE ARE LARGE BOULDER ROCKS ON THE SWALE AREA THAT ARE NOT PERMITTED.

DEVELOPMENT SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24010796  
CASE ADDR: 2624 NE 32 ST  
OWNER: GOLDEN EAGLE CONDO ASSN INC  
INSPECTOR: GAIL WILLAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES IN DISREPAIR AND NOT MAINTAINED AT THIS PROPERTY.  
THE SURFACE IS CRACKED AND DISCOLORED IN AREAS. WHEELSTOPS ARE CRACKED AND PAINT  
IS CHIPPED AND PEELING IN SOME AREAS.

CASE NO: CE24010671  
CASE ADDR: 2501 MIDDLE RIVER DR  
OWNER: MILLER, MALCOLM EDOUARD  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-4 ZONE PROPERTY. THERE IS A  
COMMERCIAL DUMPSTER NOT PERMITTED AT THE PROPERTY.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR WITH CRACKS AND DISCOLORED ASPHALT.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE DOOR  
APPEARS TO BE BENT WITH CRACKS IN THE DOOR AND NOT CLOSED PROPERLY.

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. THE FENCE IS LEANING FORWARD WITH BROKEN PANELS.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT BOAT TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A  
TRAILER WITH AN EXPIRED TAG FL PLATE LZWP25 EXPIRED ON 03/22.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE  
CONSISTING OF A BUCKET, GAS CONTAINER, BOX AND OTHER MISCELLANEOUS TRASH.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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

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

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

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

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 (d)  
THERE IS A CANOPY ATTACHED TO THE PRINCIPLE STRUCTURE THAT WAS OBSERVED STAINED, RIPPED AND TORN.

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

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

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE23080600  
CASE ADDR: 3650 SW 12 PL  
OWNER: MORGAN, ROYDEL C  
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.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE BOARDS, A SHEET OF GLASS, WOODEN PLANKS, AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

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

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, IS LEANING AND IS NOT SECURED.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDE BUT NOT LIMITED TO THE WALKWAY LEADING TO THE FRONT DOOR NEEDS TO BE CLEANED AND REPAIRED OR REPAINTED.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A SECTION ON THE FRONT LAWN THAT IS BEING USED AS A DRIVEWAY AND IT IS NOT AN APPROVED/PERMITTED DRIVEWAY.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

CASE NO: CE24030101 S  
CASE ADDR: 172 SW 35 TER  
OWNER: REAL SF INVESTORS LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY HAS CRACKS, HOLES AND VEGETATION GROWING THROUGH THE ASPHALT.

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)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE AT THE PROPERTY HAS BEEN COVERED WITH A BOARD DUE TO THE ACTUALLY GARAGE DOOR BEING REMOVED.

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

VIOLATIONS: 9-308 (a)  
WITHDRAWN

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 AND VEGETATION GROWING ON THE WALLS.

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CASE NO: CE24090771  
CASE ADDR: 321 NE 3 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS LANDSCAPE DEBRIS CONSISTING OF PALM FRONDS. THIS IS A REPEAT VIOLATION, SEE CASE CE23110199. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR IMPOSITION OF FINES. FINES SHALL BEGIN TO ACCRUE FORM THE DATE THE VIOLATION WAS FIRST OBSERVED.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE PAVEMENT AND THERE ARE ALSO POTHOLES THROUGHOUT THE FACILITY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING. THERE IS A LARGE STORAGE POD BEING STORED AT THIS RAC-CC ZONED PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24090009  
CASE ADDR: 316 NE 4 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.M.

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

CASE NO: CE24070126  
CASE ADDR: 1111 SW 2 CT  
OWNER: 2017 BETTON-SMALL FAM LAND TR;  
SMALL, JOHN WINSTON TRSTEE ETAL  
INSPECTOR: EDWARD EASON  
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. THIS IS A RECURRING VIOLATION FROM CASE CE21010455, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS. THERE IS A SUNKEN AREA IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION FROM CASE CE21010455, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

DRIVEWAY IS NOT BEING MAINTAINED 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 AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT YARD.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THIS IS A RECURRING VIOLATION FROM CASE CE20010904 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY - OUTDOOR STORAGE OF COMMERCIAL EQUIPMENT.

CASE NO: CE23081018  
CASE ADDR: 520 NW 22 AVE  
OWNER: DAUGHTRY, WILLER EST  
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. THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR IN THAT IT HAS POTHOLES, CRACKS AND STAINS.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A TEAL SONOMA WITH FLAT TIRES AND EXPIRED TAG (6/23), A BLACK CHEVY PICKUP EXPIRED TAG (6-/3) WITH ITEMS STORED UNDER IT, A RED AND WHITE DUALY THAT IS MISSING A TIRE AND HAS AN EXPIRED TAG (6-23). THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE23120704  
CASE ADDR: 859 NW 16 TER  
OWNER: ALLIANCE PROPERTY DEVELOPMENT; LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT MANNER. IT IS NOT IN A SMOOTH AND WELL GRADED CONDITION. DRIVEWAY APPROACH IS MISSING GRAVEL.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE23120151  
CASE ADDR: 532 NW 16 AVE  
OWNER: ATTERBERY, MARY  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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: 18-1.  
THERE IS OUTDOOR STORAGE IN 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: 9-304 (b)  
THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THE CONCRETE IS CRACKED AND PATCHY AND HAS MISSING PIECES. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

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

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

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CASE NO: CE24070064  
CASE ADDR: 604 SE 14 CT  
OWNER: COLANER, JOSEPH A  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23030267. 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.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THEY ARE FADED, NEEDS RESTRIPING AND POTHOLES FILLED IN AND THERE ARE MISSING WHEEL STOPS BOTH IN THE FRONT PARKING AREA AND REAR PARKING AREA.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BOTH STAIRS LEADING TO THE SECOND FLOOR.

VIOLATIONS: 9-280(h)(1)

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

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CASE NO: CE24030192  
CASE ADDR: 3924 SW 14 ST 1-2  
OWNER: DAHAB FAM REV TR  
INSPECTOR: MATTHEW FLESHER  
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 (GRASS).

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING/CHIPPING/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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, LADDERS, DOLLIES, BIKES, WATER JUGS, ETC.

VIOLATIONS: 47-20.20.H

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. GRAVEL IN THE SWALE IS IN DSIREPAIR, UNEVEN AND HAS WEEDS GROWING THROUGHOUT. AS PER 47-20.13.F GRAVEL IS NOT PERMITTED FOR MULTIFAMILY PROPERTIES.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24100008 S  
CASE ADDR: 3160 SW 17 ST  
OWNER: PHAM, HIEN DUC; TRAN, THANH VAN THI  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060751. 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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BRICK HAS STAINS AND THE GUTTER AND FASCIA HAS STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110026. 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: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. REMNANTS OF BLUE MATERIAL HANGING FROM THE ROOF AND ON THE ROOF.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAYS ARE IN DISREPAIR. THERE IS GRASS GROWING THROUGH THEM. THE CEMENT DRIVEWAY HAS CRACKS AND THERE IS GRASS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060751. 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: 18-1.

THERE IS STORAGE UNDERNEATH THE CARPORT, ITEMS INCLUDING BUT NOT LIMITED TO PROPANE TANKS, BUCKETS, AND PAINT CANS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110026. 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: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE EAST SIDE IS MISSING A SLAT AND THE GATE ON THE WEST SIDE IS FALLING OVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20110026. 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 11, 2025

9:00 AM

CASE NO: CE24090419  
CASE ADDR: 100 NW 7 AVE  
OWNER: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.h.  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THERE ARE WEEDS GROWING THROUGH CRACKS AND POTHOLES.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THIS IS A RECURRING VIOLATION, SEE CASE CE23050829. THIS CASE WILL BE PRESENTED  
TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 11, 2025  
9:00 AM

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