

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

February 27, 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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

NEW BUSINESS

CASE NO: FC24120006
CASE ADDR: 420 SE 22 ST
OWNER: MH 420 SE 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: FC24120013
CASE ADDR: 2641 MIDDLE RIVER DR
OWNER: 2641 MIDDLE RIVER DRIVE 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: CE24090290
CASE ADDR: 1110 SW 30 ST 1-2
OWNER: MITCHELL, SONIA ELAINE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS AN RV PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED AND AN UNPERMITTED
MATERIAL (GRAVEL). AS PER 47-20.13.B.1.B GRAVEL IS NOT PERMITTED FOR MULTIFAMILY
PROPERTIES.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RD-15
MULTI-FAMILY ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR
STORED WITHIN THE CITY IS NOT PERMITTED.

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

VIOLATIONS: 9-305 (b) 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
THE SWALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE25010047
CASE ADDR: 214 SW 2 ST
OWNER: SECOND CITY ENTERTAINMENT CO
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THE BUSINESS (LUCKY'S TAVERN) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT
YEAR BUSINESS TAX RECEIPT.

CASE NO: CE24070883
CASE ADDR: 1954 RIVERSIDE DR
OWNER: LESHNER, SUSAN MILEY LE; LAMB, CHRISTINA
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. PORTIONS OF THE FENCE ARE COLLAPSED DUE TO A FIRE.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS
NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS ON THE EXTERIOR OF THE DWELLING
IN THE REAR YARD.

CASE NO: CE24110136
CASE ADDR: 909 SW 9 TER
OWNER: LEMPert, ROBERT; DEVINE-LEMPERT, SUSAN
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE WHITE FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS
REQUIRED. THE FENCE WAS OBSERVED HAVING STAINS AND/OR MISSING PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24100432
CASE ADDR: 1810 NW 26 TER
OWNER: JAMES, LILLIAN EST
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FLOWER WALLS ARE STAINED AND DIRTY. 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: 18-1.
THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 ZONED PROPERTY SUCH AS BUT LIMITED TO CHAIRS, BUCKETS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22120272 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT DODGE WITH FLAT TIRES STORED ON THE RIGHT OF WAY OF THIS PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22120272 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

CASE NO: CE24100492
CASE ADDR: 2300 NW 31 AVE
OWNER: ZEBRA TR; REYES, JIM TRSTEE
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20060931 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-278(e) COMPLIED

THERE IS PLYWOOD COVERING THE WINDOWS THAT NEED TO BE REMOVED.

VIOLATIONS: 9-363

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

CASE NO: CE24080102

CASE ADDR: 2921 NW 24 ST

OWNER: MCHUGH, PATRICIA

INSPECTOR: KAREN PROTO

COMMISSION DISTRICT 3

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR. THE DRIVEWAY HAVE CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED IN THE CARPORT AT THIS RS-5 COUNTY PROPERTY SUCH AS BUT NOT LIMITED TO PAINT CANS, COOLERS, CONTAINERS, A LAMP AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR AND NEEDS TO BE REPAIRED THERE ARE AREA OF MISSING AND PEELING PAINT.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24080107
CASE ADDR: 2460 NW 31 AVE
OWNER: ORANGESTAD LLC
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.

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

THERE IS UNROOFED OUTDOOR STORAGE SUCH AS BUT NOT LIMITED TO FURNITURE, LADDER, BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IS DAMAGED AND NEEDS TO BE REMOVED AND/OR REPAIRED.

VIOLATIONS: 18-12. (a) COMPLIED

THERE TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20081171 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-363

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

CASE NO: CE24110619
CASE ADDR: 904 S ANDREWS AVE
OWNER: 904 ANDREWS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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.

CASE NO: CE25010298
CASE ADDR: 212 SE 10 ST
OWNER: KMVC2022 LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A BOAT TRAILER PARKED ON THE FRONT LAWN OF THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24120136
CASE ADDR: 818 SW 4 PL
OWNER: MOSDELL INC; NEWDELL LLC
INSPECTOR: GUSTAVO CARACAS
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.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING 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) .

CASE NO: CE24120188
CASE ADDR: 1500 SE 12 ST 1A
OWNER: WALCHLI,ADRIAN & NATALIA
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 8-91. (e) COMPLIED

THE VESSEL "RUCKUS" IDENTIFIED TO BE A 2008 EVERGLADES 350LX; HULL ID# RJDE0030B808 THAT IS MOORED AT BOAT SLIP TWENTY-ONE (21) IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 47-19.3. (C)

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP TWENTY-ONE (21) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY 27.6 FEET INTO THE CANAL OR WATERWAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 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: 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)
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.

VIOLATIONS: 24-7 (b) COMPLIED
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.

CASE NO: CE24100679
CASE ADDR: 272 SW 28 TER
OWNER: GOMEZ, CAROLINA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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. THE HEDGES ON THE SIDE OF THE PROPERTY ARE NOT BEING TRIMMED.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS FADED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24100689
CASE ADDR: 3680 JACKSON BLVD
OWNER: ARES, ARACELIS; COLEMAN, ANTONE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED STORAGE CONSISTING OF DRYWALL, BOARDS, PAINT BUCKETS, TRASH BAGS, GLASS AND 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: 9-308 (b)

THERE IS A TARP WITH SANDBAGS, DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE LIMBS AND YARD DEBRIS. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

CASE NO: CE24100728
CASE ADDR: 2791 SW 2 CT
OWNER: MIGA GABRIEL, FELIX RICHARD; KIMBASSA, CORRETHA GRACE A
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE SLATS ARE GONE AND ONLY WOODEN POSTS REMAIN.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE WOODEN FENCE SLABS PILED IN THE BACK YARD OF THIS PROPERTY.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS YARD AND TREE DEBRIS PILED ON THE SWALE OF THIS PROPERTY BEFORE BULK DAY. BULK DAY IS THE FIRST MONDAY OF EACH MONTH.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY HAS FADED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24110371
CASE ADDR: 500 E DAYTON CIR
OWNER: CABRAL, JOSE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED
THERE ARE THREE COMMERCIAL VEHICLES BEING PARKED ON THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. A WHITE AND BLUE GREEK FOOD TRUCK IS ON THE SWALE WITH NO LICENSE PLATE. A RED COMMERCIAL TRUCK WITH NO LICENSE PLATE OR A TRAILER IS PARKED IN FRONT OF THE HOME ON THE GRASS, AND A WHITE BOX TRUCK IS BEING PARKED IN FRONT OF THE HOME.

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

VIOLATIONS: 9-304(b)
THERE ARE COMMERCIAL VEHICLES/TRAILERS AND A BOAT BEING PARKED ON THE GRASS/LAWN AREAS ON THIS PROPERTY.

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

CASE NO: CE24030639
CASE ADDR: 625 NE 17 TER
OWNER: 1025 PARK LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 24-29(a)
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER PAD AREA. DUMPSTER IS FREQUENTLY OVERFLOWING WITH LIDS LEFT OPEN.

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.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS IN THE FRONT PORCH AREA, INCLUDING BUT NOT LIMITED TO WASHER AND BOXES.

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 PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24080450
CASE ADDR: 1506 NE 20 ST
OWNER: GIGANTE, MATTHEW J
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON 15 AVE.

CASE NO: CE24090570
CASE ADDR: 731 NE 17 WAY
OWNER: MOON, VICKY ANN
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE21090348) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b)

THE GRAVEL/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED, THERE ARE WEEDS/GRASS GROWING THROUGH THE GRAVEL AND PAVERS.

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 ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS INHIBITING PEDESTRIAN TO WALK ON THE SIDEWALK FREELY.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF TO INCLUDE BUT NOT LIMITED TO PALM FRONDS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24100260
CASE ADDR: 1017 NE 5 ST
OWNER: BUTLER, THOMAS; BUTLER, WILLIAM
INSPECTOR: JEAN CLAUDE NOEL

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THE GRASS IS OVERGROWN, THE TREE BRANCHES ARE OVERGROWN AND OBSTRUCTING THE
RIGHT-OF-WAY AND THERE IS LITTER ON THE PROPERTY.

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.

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 ALSO GRAVEL EMBEDDED INTO THE LANDSCAPE.

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

VIOLATIONS: 9-306
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: 9-280 (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, LEANING AND NOT
SECURED. THE FENCE IS DIRTY AND STAINED. THE FENCE AT THIS PROPERTY IS IN
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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, TREES, HEDGES, PALM FRONDS, FOLIAGE AND LOW HANGING BRANCHES
OBSTRUCTING THE PEDESTRIAN RIGHT OF WAY/ PASSAGE. (EAST SIDE OF THE PROPERTY);
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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-308 (b)

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

CASE NO: CE24090631
CASE ADDR: 1209 NW 6 ST
OWNER: WALKER, VERDELLE T &; WALKER, STEPHON ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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 LEAVES, WEEDS AND GRASS
ENCROACHING THE RIGHT OF WAY ON TO THE SIDE-WALK.

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. THERE ARE DARK STAINS AND CHIPPED AND PEELING PAINT ON THE GARDEN WALL.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THERE IS OVERGROWTH GROWING THROUGH THE CRACKS OF THE PARKING LOT. THERE IS TRASH
AND DEBREE THROUGHOUT THE LOT. THE REAR OF THE LOT NEEDS TO BE MAINTAINED. THERE
IS OVERGROWTH AND GRASS THAT NEEDS TO BE ADDRESSED.

CASE NO: CE24090684
CASE ADDR: 623 NW 9 AVE
OWNER: 6 WEST APARTMENTS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH ON SWALE AND
PROPERTY IS NOT ELIGIBLE FOR BULK TRASH PICKUP FROM CITY.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 24-28.

THIS MULTIFAMILY PROPERTY OF 5 UNITS DOES NOT HAVE THE REQUIRED DUMPSTER.

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
February 27, 2025
9:00 AM

CASE NO: CE24090751
CASE ADDR: 809 NW 15 AVE
OWNER: LUCRATIVE INVESTMENT JUNCTURES; LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.
THIS IS A RECURRING VIOLATION FROM CASE CE22041004, THE CASE 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. THERE ARE FENCE PARTS NOT ATTACHED. THE CHAIN FENCE IS NOT ATTACHED TO
THE TOP LATCH.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE
PARKING LOT NEEDS TO BE RESURFACED. THE PARKING LINES NEED TO BE PAINTED WITH THE
WHEEL STOPS.

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: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION FROM CASE CE22041004, THE CASE 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: 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 FROM CASE CE22041004 AND THE CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24090726
CASE ADDR: 1717 NW 6 PL
OWNER: M C CONTRACTORS CORP
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OBSERVED TRASH ON THE SWALE OF THE PROPERTY, DEBRIS IN A FEW SPOTS OF THE PROPERTY AND OVERGROWTH ALONG THE FENCE AND SWALE AREA OF THE PROPERTY.

CASE NO: CE24100581
CASE ADDR: 2304 NW 9 CT
OWNER: WWA DEVELOPMENT LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE24060233 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE24100483
CASE ADDR: 417 SW 24 AVE
OWNER: E S ROCHA LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE GRAVEL APRON OF THE DRIVEWAY IS NOT BEING MAINTAINED, THE GRAVEL IS WORN. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS WITH CRACKS AND HOLES.

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: CE24110724
CASE ADDR: 1308 SW 21 LN
OWNER: HOLLAND MOBILE HOME PARK LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.5.D.5.

THERE IS A WHITE BUFFER WALL LOCATED ON THE SOUTH SIDE OF THE PROPERTY THAT IS IN DISREPAIR. IT HAS CRACKS, IT IS STAINED AND DIRTY, AND THERE ARE MISSING CONCRETE SLATS WHICH WERE REPLACED WITH WOOD SLATS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24110219
CASE ADDR: 122 SW 22 AVE
OWNER: CHANCE, CLIFFORD M EST
INSPECTOR: RAMON OLIVERA
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: 18-4. (c)

THERE IS A DERELICT 4 DOOR BEIGE LINCOLN LS ON THE PROPERTY, IT HAS AN EXPIRED FL TAG NUMBER MRCMC 3/24.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE FADED AND NOT CLEARLY VISIBLE.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS STAINED. THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED, THE GRAVEL IS MISSING AND WORN AWAY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND PEELING PAINT. THERE ARE AREAS OF THE FASCIA THAT ARE STAINED AND DIRTY.

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE METAL SCREEN DOOR IS STAINED AND DIRTY.

VIOLATIONS: 9-308 (b)

THE ROOF HAS BLACK STAINS AND THERE IS A SANDBAG 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 ITS SWALE.

VIOLATIONS: 9-278 (e)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24110098
CASE ADDR: 1515 SW 23 AVE
OWNER: HAND, DAVID
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

- VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS AN INDESCRIBABLE AMOUNT OF OUTSIDE STORAGE CONSISTING OF LADDERS, DOORS, VACUUMS, BOARDS, BINS, DOORS, GLASS AND MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-278 (e) WITHDRAWN
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL 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. THE LANDSCAPE SURROUNDING THE PROPERTY IS OVERGROWN, AND THERE IS MISSING GROUND COVER ON THE SWALE AREA. THIS IS A REPEAT VIOLATION PER CASE #CE22040252, AND WILL BE FINED BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED 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 PER CASE #CE22040252, AND WILL BE FINED BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL COMPLIANCE IS MET.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE WINDOWS ARE STAINED WITH A BLACK SUBSTANCE.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A RED NISSAN ALTIMA WITH EXPIRED LICENSE PLATE # FL 815 YIV EXPIRED 05/2020 IS PARKED ON THE SWALE WITH FRONT END DAMAGE AS WELL.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS DETERIORATED AND HAS BROKEN SLATS.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24110081
CASE ADDR: 1820 SW 14 CT
OWNER: NOTARI, ADRIA G
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE BRANCHES, LEAVES AND YARD DEBRIS. BULK PICK UP IS THE 2ND WEDNESDAY OF EACH MONTH.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARDEN WALL AROUND THE SWALE AREA IS DIRTY WITH ALGAE AND A BLACK SUBSTANCE.

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED AND DIRTY, IT IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 47-21.16.A.

THERE ARE SEVERAL TREE STUMPS IN THE FRONT YARD OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

CASE NO: CE24120551
CASE ADDR: 2800 DAVIE BLVD
OWNER: DEFRANCO, LOUIS M EST
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOOR. THE ITEMS ARE DESCRIBED AS BUT NOT LIMITED TO BUCKETS, CRATES, A POT, BAKING PAN, CEILING FAN, TOOLS, GALLON, PLASTIC CONTAINERS, LAUNDRY HAMPERS, BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE TRASH AND DEBRIS INCLUDE BUT ARE NOT LIMITED TO CANS, PLASTIC WRAPPERS, BOTTLES, CARDBOARD, PAPER AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION, SEE CASE CE23050206. 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: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO PLASTIC BUCKETS, WOODEN STORAGE BOX, TOOLBOX, PURSE, CARDBOARD, BACKPACK, ALUMINIUM, TARP, LIGHT, BAGS, GREEN BIN, LARGE VASE AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24090632

CASE ADDR: 1881 SE 17 ST

OWNER: BSREP III FORT LAUDERDALE LLC; % BROOKFIELD PROPERTY GROUP

INSPECTOR: RAFAEL SANTOS

COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a) COMPLIED

THERE PALM TREES THAT NEEDS TO BE TRIMMED BY THE PARKING WEST SIDE GARAGE AND PALM LIMBS ON THE GROUND.

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

THE CHAIN LINK FENCE/GATE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED AT THE WEST SIDE PARKING GARAGE.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF OF THE WEST SIDE PARKING GARAGE.

VIOLATIONS: 18-1. COMPLIED

THERE IS GRAFFITI ON THE WEST SIDE PARKING GARAGE BY STAIRS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE WEST SIDE PARKING GARAGE PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY AT THE UNDER ROOF GARAGE. IT IS DIRTY WITH DEBRIS, STAINED, WHEEL STOPS BROKEN AND/OR MISSING AND NOT ANCHORED DOWN AT THE PARKING GARAGE WHERE THE TENNIS COURTS ARE LOCATED.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED ON THE ROOF WHERE THE TENNIS COURTS USED TO BE THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280(g) COMPLIED

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24090528
CASE ADDR: 417 SE 12 CT
OWNER: RAMADHAR 1 LLC; %FLORIDA PROF PROPERTY MGMT INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.b.1.

THERE IS A 2 YARD DUMPSTER NOT BEHIND THE FRONT PROPERTY LINE ON A HARD SURFACE.
2YD DUMPSTER DOES NOT NEED TO HAVE AN CLOSURE ONLY A HARD SURFACE BEHIND THE
FRONT PROPERTY LINE.

CASE NO: CE24120090
CASE ADDR: 2201 SE 18 ST
OWNER: PIER HP LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.A.

PET WASTE DOGIPOT PLACED ON THE SWALE/RIGHT-OF-WAY IN THIS RS-8 - RESIDENTIAL
SINGLE FAMILY/LOW MEDIUM DENSITY AND CONCRETE TRIANGLE OBSTRUCTION BOULDERS ON
CITY RIGHT-OF-WAY.

CASE NO: CE24100725
CASE ADDR: 833 SW 14 CT 1-2
OWNER: MARKWELL, HENRIETTE G
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: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
THE PARKING FACILITY HAS POTHOLES AND THE STRIPING IS FADED.

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED. THE CHAIN LINK FENCE IS MISSING THE TOP BAR.

VIOLATIONS: 9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NO ADDRESS
NUMBERS VISIBLE ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1

THERE IS ILLEGAL LAND USE AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND
DUPLEX/MEDIUM DENSITY PROPERTY. THERE IS A WATER TANK BEING STORED OUTDOORS IN
FRONT OF THE PROPERTY ON THE PARKING FACILITIES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24100588
CASE ADDR: 3200 S ANDREWS AVE
OWNER: MONKEY CAPITAL LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE CONSIST OF TIRES, WOOD PALLETS, TRASH BINS, CHAIRS, BUCKETS, TOOLS, EQUIPMENT, PROPANE TANK, HAND TRUCK AND OTHER MISC ITEMS ON THE ROW/SWALE). THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COMMERCIAL PROPERTY. THERE ARE LADDERS, TENTS, MACHINERY, EQUIPMENT, METAL STEEL FLOORING AND OTHER MISCELLANEOUS ITEMS ON THE RIGHT-OF-WAY/SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.4.C.1. COMPLIED

THERE IS A BUS PARKED AND OR BEING STORED AT THIS B-3 COMMERCIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLES, TRAILERS, AND BOAT TRAILERS ON THE SWALE AT THIS B-3 ZONE COMMERCIAL PROPERTY WITHOUT A VALID TAG ALONG THE SE 32 ST SWALE.

CASE NO: CE24110731
CASE ADDR: 3303 SW 15 AVE
OWNER: CDH PLANNING LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THE PROPERTY. THERE ARE CUPS, PLASTIC BAGS AND PALM FRONDS AT THE FRONT AND THE SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE23100098. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE MAINTENANCE IS INADEQUATE. THE SWALE AT THE PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT STANDARD, WITH VISIBLE AREAS OF DEAD AND MISSING GROUND COVER.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24110656
CASE ADDR: 1430 SW 27 ST
OWNER: SYNEKTA DEVELOPMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b
THERE IS A GRAVEL DRIVEWAY AT THIS MULTIFAMILY RESIDENCE. GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

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

VIOLATIONS: 47-21.16.A.
WITHDRAWN

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

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: 9-363
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 OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BRICKS, A LADDER AND CART. THEY ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

CASE NO: CE24110662
CASE ADDR: 1418 SW 27 ST 1-4
OWNER: SYNEKTA DEVELOPMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b
THERE IS A GRAVEL DRIVEWAY AT THIS MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED AT MULTI-FAMILY RESIDENCES.

VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL AT THIS MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-363

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

CASE NO: CE24110730

CASE ADDR: 1480 SW 33 ST

OWNER: TYLER STREET ASSOCIATES LLC

INSPECTOR: MOHAMMAD MOE DAYEM

COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING CANS, PLASTIC BOTTLES AND STYROFOAM PLATES.

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.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY, A WHITE FORD PICKUP WITH AN EXPIRED FLORIDA TAG #BU50UZ (10/24), IS PARKED ON THE DRIVEWAY.

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A WHITE TOYOTA PICKUP PARKED ON THE GRASS NORTHEAST SIDE OF THE PROPERTY, VIOLATING THE REGULATION AGAINST PARKING ON GRASS.

VIOLATIONS: 47-21.16.A.

WITHDRAWN

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(h)(1) COMPLIED

THE FENCE DOOR ON THIS PROPERTY IS IN STATUS OF DISREPAIR.

CASE NO: CE24120115

CASE ADDR: 3001 SW 18 TER 5

OWNER: CJP-MML INVESTMENTS LLC

INSPECTOR: MOHAMMAD DAYEM

COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

THERE WERE TWO COCONUT PALM TREES REMOVED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A.

THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24120125
CASE ADDR: 908 CITRUS ISLE
OWNER: LORETO, ANTHONY; BORDELON, LAUREN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE THAT IS A RECURRING VIOLATION REF# CE24040589, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA, DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION, SHOWING MISSING AND CHIPPING CONCRETE PARTS. THIS IS A RECURRING VIOLATION REFERENCE CE24040589 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: 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 A LONG WITH DEAD PLANTS.

CASE NO: CE24120155
CASE ADDR: 833 SW 30 ST 1-8
OWNER: WOODLANDS RENTALS LLC
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS IN THE CONCRETE AND THE STRIPING IS MISSING.

VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL FOR THIS MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATE IS IN DISREPAIR AND THERE ARE MISSING AND STAINED PANELS. THERE IS TRASH AND DEBRIS AROUND THE CONTAINER.

VIOLATIONS: 24-27 (F)
THE LID ON THIS WASTE CONTAINER IS NOT CLOSED.

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

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

February 27, 2025

9:00 AM

CASE NO: CE24050444
CASE ADDR: 1118 NW 15 AVE
OWNER: WILLIAMS, CAVESE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

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

CASE NO: CE24050707
CASE ADDR: 1320 CHATEAU PARK DR
OWNER: CLARK, ANGELA
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 INCLUDING RIGHT OF WAY. THIS IS RECURRING VIOLATION PER PREVIOUS CE-20010583. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-12. (a)

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

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: 9-304 (b)

THE GRAVEL APRON DRIVEWAY IS NOT WELL MAINTAINED. THE GRAVEL IS WORN THROUGH GRASS AND HAS WEEDS GROWING THROUGH IT.

CASE NO: CE24060177
CASE ADDR: 1118 NW 19 AVE
OWNER: LOUIS, MARIE MIREILLE EST
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES STORED ON THIS PROPERTY. A GREEN SATURN WITH NO TAG AND BROWN RAM WITH FLAT TIRES.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES 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 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 OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: TABLES, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CASE NO: CE24060179
CASE ADDR: 1113 NW 19 AVE
OWNER: VICTORES, NORMA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORE UNDER THE PORCH OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO PLASTIC BINS, TIRE, IGLOO, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS BROKEN SECTIONS, CRACKS AND HOLES ON THE DRIVEWAY.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47.34.1.A.1

THERE ARE TIRES, COOLERS AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE WHICH IS PROHIBITED AT THIS RS-8 ZONED PROPERTY PER THE ULDR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24060411
CASE ADDR: 1600 NW 15 AVE
OWNER: MEDEROS INVESTMENTS LLC
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 ON THE RIGHT OF WAY.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A BLACK DERELICT MERCEDES WITH EXPIRED TAG STORED ON THE RIGHT OF WAY AT THIS PROPERTY.

CASE NO: CE24070650
CASE ADDR: 1011 NW 20 ST
OWNER: THELISMOND, ROSEMOND & RITA C
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: 18-4. (c) COMPLIED

THERE IS A SILVER DERELICT TOYOTA COROLLA WRECKED/DAMAGE WITH BROKEN WINDSHIELD, AND BROKEN PARTS ON THE SWALE OF THIS PROPERTY.

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 DISCONNECTED PARTS.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND POTHOLES ON THE DRIVEWAY AND THE BLACKTOP FADED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE STUMP ON THE PROPERTY.

VIOLATIONS: 9-363

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: DOORS, BOXES, METAL FRAMES AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CASE NO: CE22070369
CASE ADDR: 4610 BAYVIEW DR
OWNER: BOESEN, KENDAL; JOHNSON, DANIEL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 25-5

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE: LARGE ROCKS HAVE BEEN PLACED ALONG THE SWALE AREA, POSSIBLY CAUSING A SAFETY/TRIPPING HAZARD FOR PASSERSBY IN ADDITION TO CREATING A DANGER TO MOTORISTS.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALMS IN FRONT OF THIS PROPERTY ARE EXTENDING ONTO THE SIDEWALK.

CASE NO: CE24070825
CASE ADDR: 1732 N FEDERAL HWY
OWNER: BAL HARBOUR SQUARE LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9. COMPLIED

A BANNER SIGN HAS BEEN ERECTED ON THE FRONT OF THIS B-1 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-19.9.A.5.a

THE BUSINESS AT THIS LOCATION, JUST SALAD, IS OPERATING OUTDOOR DINING WITHOUT PRIOR APPROVAL AND/OR THE REQUIRED PERMITS.

CASE NO: CE24090391
CASE ADDR: 1275 SEMINOLE DR
OWNER: JOYCE, MICHAEL F & JAN M
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.5.B.1.A.II

THE FENCE AND HEDGES ABUTTING THE WATERWAY ON THIS RS-4.4 PROPERTY ARE NOT AT THE PERMITTED HEIGHT OF 2.5 FEET. THE FENCE DOES NOT HAVE A PERMIT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE25010336
CASE ADDR: 2795 NE 15 ST
OWNER: DASKALOFF, ALEXANDER
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRENCE OF CASE CE21090134 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

CASE NO: CE24120636
CASE ADDR: 1530 N FEDERAL HWY
OWNER: RK 1600 COMMONS LLC; %RK CENTERS
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED AT THIS B-1 PROPERTY FOR THE RESTAURANT, CLUCK FACE, WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ON THE BUILDING AS WELL AS SANDWICH BOARDS THROUGHOUT THE PROPERTY ARE UNPERMITTED.

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION (CLUCK FACE) IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-19.9.A.5.a

THERE ARE TABLES AND CHAIRS IN THE OUTDOOR AREA OF THIS RESTAURANT, WITHOUT THE REQUIRED PERMITS.

CASE NO: CE25010380
CASE ADDR: 2775 E OAKLAND PARK BLVD
OWNER: KODA OAKLAND LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.9.A.5.a

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

CASE NO: CE25010649
CASE ADDR: 3315 NE 37 ST
OWNER: DOYLE, MARK
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.13.G.1.

THERE IS ARTIFICIAL TURF CURRENTLY BEING INSTALLED ON THIS PROPERTY, INCLUDING THE SWALE AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE25010595
CASE ADDR: 2572 NE 26 ST
OWNER: JPV HOME SOLUTIONS LLC
INSPECTOR: PATT GAVIN

VIOLATIONS: 9-305(a)

THERE IS LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON THE MIDDLE RIVER SIDE OF THIS RS-4.4 RESIDENTIAL CORNER PROPERTY.

CASE ADDR: 1312 NW 6 AVE
OWNER: FLASH, AVA MARIE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA OF THE PROPERTY. IN ADDITION, THE PAVED AREA ON THE SWALE IS NOT PROPERLY MAINTAINED. THERE ARE UNEVEN AREAS AND CRACKS WITH OVERGROWN WEEDS.

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) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING THE WINDOWS AT THIS PROPERTY AND NOT ALLOWING ANY MEANS OF EGRESS OR AN OPEN AREA EQUAL TO FIFTY (50) PERCENT OF THE REQUIRED MINIMUM WINDOW AREA FOR VENTILATION.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SHUTTERS OF THE PRINCIPLE STRUCTURE ARE STAINED AND IN NEED OF MAINTENANCE. THE FRONT DOOR OF THE SUBJECT PROPERTY APPEARS TO BE NOT WEATHERTIGHT AS IT IS BEING COVERED BY PLYWOOD.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A TOYOTA CAMRY PARKED ON THE PROPERTY THAT WAS DISCOVERED TO BE IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO HAVING FLAT TIRES AND AN OVERALL STATE OF NEGLECT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL STORAGE OF DERELICT VEHICLES AND COMMERCIAL EQUIPMENT (UTILITY TRAILERS) ON THE PROPERTY. IN ADDITION, THERE IS OUTDOOR STORAGE ON THE NORTH SIDE OF THE PROPERTY. THERE IS AN ACCUMULATION OF BUT NOT LIMITED TO ROOF TILES AND OTHER MISCELLANEOUS ITEMS.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 24-27. (b) COMPLIED

THERE ARE WASTE CONTAINERS IMPROPERLY STORED AT THIS RDS-15 ZONED PROPERTY. THE WASTE CONTAINERS WERE OBSERVED BEING STORED IN FRONT OF THE EXISTING BUILDING LINE.

VIOLATIONS: 9-280 (h)

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

CASE NO: CE24010647

CASE ADDR: 1424 NE 2 AVE

OWNER: 1424 NE 2ND AVE LLC

INSPECTOR: GAIL WILLIAMS

COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE AND AN RV TRAILER STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED TO BE IN DERELICT CONDITIONS AS PER SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO MISSING REGISTRATION, FLAT TIRES AND OVERALL STATE OF NEGLECT AND ABANDONMENT.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS RDS-15 ZONED PROPERTY WAS FOUND IN DISREPAIR. THE GRAVEL AREA ON THE PROPERTY WAS OBSERVED UNEVEN AND POORLY GRADED. AREAS OF THE GRAVEL ARE COVERED IN WEEDS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-19.5.1.a.i

THERE IS A SIGHT TRIANGLE VIOLATION AT THIS RDS-15 ZONED PROPERTY. THE LANDSCAPE AT THE FRONT OF THE PROPERTY WAS FOUND OVERGROWN AND BLOCKING THE VIEW OF TRAFFIC.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT VEHICLES AND TRAILERS, BUCKETS, PLASTIC CONTAINERS, WOOD PALLETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (h) (1)

THE WHITE METAL FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WHITE METAL FENCE WERE OBSERVED DAMAGED, BENT AND LEANING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24030070
CASE ADDR: 1445 NW 7 TER
OWNER: RMC 1445 LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

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

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

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

CASE NO: CE24010651
CASE ADDR: 1336 NE 2 AVE
OWNER: TABOR, MICHAEL BARRY
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. AREAS OF THE GRAVEL WERE FOUND UNEVEN AND POORLY GRADED.

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

VIOLATIONS: 9-280 (e) COMPLIED
THE CHIMNEY AT THIS PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THE CHIMNEY WAS OBSERVED STAINED, LEANING AND IN NEED OF SUPPORT.

VIOLATIONS: 9-278 (e)
THERE ARE HURRICANE SHUTTERS COVERING ALL WINDOWS OF THE PROPERTY AND DO NOT ALLOW MEANS OF EGRESS, NATURAL LIGHTING OR PROPER VENTILATION.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24070160
CASE ADDR: 1224 NE 5 AVE
OWNER: ETIENNE, ISELANNE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY, RED TOYOTA PICKUP.

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

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

VIOLATIONS: 47-20.13.F.
GRAVEL IS PROHIBITED FOR MULTIFAMILY PROPERTIES. THIS PROPERTY IS UTILIZING GRAVEL IN THE SWALE.

CASE NO: CE24080081
CASE ADDR: 1011 NE 17 CT
OWNER: MEAGHER, JOHN S LE; MEAGHER, ROSEMARY LE ETAL
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A RED HYUNDAI ELANTRA WITH A FL TAG# IA54RQ IN DERELICT CONDITIONS ON THE PROPERTY. THE VEHICLE WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO AN EXPIRED LICENSE PLATE AND FLAT TIRES.

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

VIOLATIONS: 47-20.20.(H)
THE PARKING AREA AT THIS RM-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED OVERGROWN, FADED PARKING STRIPES, WHEELS STOPS ARE CHIPPED AND MISSING PAINT AND COVERED IN A NON-DUSTLESS SURFACE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24080680
CASE ADDR: 1741 NW 7 AVE
OWNER: LEON RODRIGUEZ, FABIO ANANIAS; SUAREZ DE LEON, YOLANDA
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE FRONT OF THE WHOLE LAWN IS COVERED WITH UNPERMITTED GRAVEL AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER (SOD).

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAYS AT THIS PROPERTY IS IN DISREPAIR THERE ARE CRACKS THROUGHOUT THE DRIVEWAY. THE DRIVEWAYS NEEDS TO BE RESURFACED. OBTAIN PERMITS IF NECESSARY.

CASE NO: CE24080766
CASE ADDR: 1213 NW 1 AVE
OWNER: RIGROC PROPERTIES LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (b)

THE CEILING IN THE CARPORT IS IN DISREPAIR. THERE ARE PORTIONS OF THE WOOD FRAMING THAT ARE DETERIORATED AND BREAKING APART, CAUSING THE CEILING TO CAVE IN.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. PORTIONS OF THE DRIVEWAY WERE OBSERVED STAINED AND DISCOLORED. THERE ARE OVERGROWN WEEDS IN THE PAVED PORTION OF THE DRIVEWAY. THE DRIVEWAY APPROACH AREA IS MISSING GRAVEL. THE APPROACH AREA OF THE DRIVEWAY IS OVERGROWN BY GRASS, DIRT AND OTHER NON-DUSTLESS MATERIALS.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE PROPERTY WAS OBSERVED OVERGROWN BY WEEDS AND OTHER LANDSCAPE.

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARDEN WALL ON THE PROPERTY IS IN DISREPAIR. AREAS OF THE GARDEN WALL ARE BROKEN AND MISSING. THE EXTERIOR SURFACES OF THE GARDEN WALL HAVE STAINS, MISSING OR FADED PAINT.

CASE NO: CE24090180
CASE ADDR: 1441 NE 3 AVE
OWNER: REYES, JACOB S; FROMHARTZ, WYNTER L
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, POTHOLES, MISSING OR FADED PARKING STRIPES AND IS COVERED IN A NON-DUSTLESS MATERIAL.

CASE NO: CE24090394
CASE ADDR: 539 NE 14 PL
OWNER: DESTINAS, EDLER
INSPECTOR: GAIL WILLIAMS
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: 9-308 (a)

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.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 99-276 (B) (3)

THERE IS AN INFESTATION AT THIS PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS SUCH AS THE ROOF, WALLS AND DOOR, WHICH ARE DETERIORATED AND NOT MAINTAINED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24120338
CASE ADDR: 1409 NE 5 TER 1-2
OWNER: MAXHAUS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-39.A.1.B.10 COMPLIED
AUTOMOTIVE REPAIR WORK, INCLUDING, ENGINE REPAIR, BODYWORK OR FLUID
DISPOSAL IS BEING CONDUCTED ON THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF
PERSONAL ITEMS ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO SHOPPING CARTS, CAR
PARTS, WOOD, TRASH BAGS, TREE DEBRIS VARIOUS MISCELLANEOUS ITEMS.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24120621
CASE ADDR: 1020 NW 6 AVE
OWNER: PINK ROSE TK LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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. THERE ARE OIL STAINS IN BOTH PARKING SPACES. THIS IS REOCCURRING VIOLATION PER CASE CE24010449. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS MET.

CASE NO: CE25010020
CASE ADDR: 1028 NW 6 AVE 1-2
OWNER: MFG SWIFT INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REOCCURRING VIOLATION REFERENCE CASE NUMBER CE24010451. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF FACT.

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 REFERENCE CASE NUMBER CE24010451. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING FOR A FINDING OF FACT.

CASE NO: CE24030239
CASE ADDR: 1013 NE 3 AVE 1-4
OWNER: VOLUNTEERS OF AMERICA COMMUNITY; % CHRIS LANKFORD
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 9-363

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

VIOLATIONS: 9-308 (a) COMPLIED

THE ROOF AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE TRUSS AND JOIST IS COMPLETELY DECAYED AND IN DISREPAIR. AREAS OF THE ROOF WERE OBSERVED BROKEN AND MISSING SUPPORT.

VIOLATIONS: 9-305 (b)

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 47-20.20.(H)

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. AREAS OF THE PARKING FACILITY WERE OBSERVED WITH CRACKS, POTHOLES AND UNEVEN SURFACES.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-276(B) (3)

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

CASE NO: CE24100393

CASE ADDR: 1405 NW 4 AVE

OWNER: JEAN, ELYSEE & MARIE JUNELLE LE; JEAN, KEVIN & JEAN, HERNS ETAL

INSPECTOR: GAIL WILLIAMS

COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THIS PROPERTY TO INCLUDE BUT NOT LIMITED TO A MITSUBISHI SUV BURGUNDY IN COLOR, A WHITE TOYOTA SUV AND A GREY UNKNOWN MODEL CAR.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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.

CASE NO: CE24090436

CASE ADDR: 3031 DAVIE BLVD

OWNER: SUNSHINE STATE HOLDINGS II INC

INSPECTOR: GAIL WILLIAMS

COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES, OIL STAINS, CRACKS AND THE WHEEL STOPS ARE 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 INCLUDING BUT NOT LIMITED TO THE WALKWAY OF THE PROPERTY.

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THERE IS TRASH THROUGH OUT THE PARKING AREA AND SWALE

VIOLATIONS: 47-22.3.U.1

THERE ARE WINDOW SIGNS COVERING ALL WINDOWS AT THIS COMMERCIAL BUSINESS
THAT EXCEEDS TWENTY PERCENT OF EACH WINDOW.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

VACATION RENTALS

CASE NO: CE25010365
CASE ADDR: 4040 GALT OCEAN DR 919
OWNER: KAUFMAN, JODI
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24100611
CASE ADDR: 2709 CENTER AVE
OWNER: 2709 CENTER AVE LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24100623
CASE ADDR: 1240 NE 17 AVE
OWNER: GLACE 2023 REV TR; SEMENOV, IGOR TRSTEE
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CASE NO: CE24110728
CASE ADDR: 1421 NW 7 AVE
OWNER: CENOVSKI, NATHAN; STEPHENSON, LARA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24120285
CASE ADDR: 801 NW 18 ST
OWNER: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

CASE NO: CE24110472
CASE ADDR: 2277 SW 27 LN
OWNER: ZIMMERMAN, FRANK
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24110744
CASE ADDR: 2430 BIMINI LN
OWNER: DABBS, STUART
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24110768
CASE ADDR: 2281 SW 26 AVE
OWNER: AMAYA DIOR ENTERPRISES 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

HEARING TO IMPOSE FINES

CASE NO: FC24090004
CASE ADDR: 1617 SE 17 ST
OWNER: 17TH STREET HOTEL 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: FC24100005
CASE ADDR: 501 W SUNRISE BLVD # 2
OWNER: CHERISOL BOLIVRA
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:11.1.8, FFPC
THERE IS/ARE MISSING ELECTRICAL COVER(S).

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: CE23060733
CASE ADDR: 1343 NW 13 AVE
OWNER: TAYLOR, JEFFREY
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
PARKING ON THE LAWN DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES PARKED ON THE
GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS,
HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT BLACK BMW KEPT IN A STATE OF NEGLECT PARKED/STORED AT THIS
PROPERTY WITH FLAT TIRES, COVERED WITH TREE LEAVES, AND VEGETATION GROWING
UNDERNEATH IT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24030687
CASE ADDR: 1500 NW 19 ST
OWNER: 19TH STREET FAMILY HOLDINGS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D.

THERE IS AN ABUSED BLACK OLIVE TREE ON THE EAST SIDE OF THIS COMMERCIAL ESTABLISHMENT.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 24-27.(b)

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

VIOLATIONS: 47-39.A.1.b(9)(e)(1)

WITHDRAWN

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

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

VIOLATIONS: 18-4. (c) WITHDRAWN

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24020476
CASE ADDR: 500 SW 11 ST
OWNER: LENTZ, RICK
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS WORN.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF CHAIRS, BOXES, AND 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THERE ARE TREES/PLANTS THAT NEED TRIMMING.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE ARE BOXES, EQUIPMENT, TOOLBOXES NOT SCREEN FROM VIEW.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

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

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

VIOLATIONS: 25-100

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

VIOLATIONS: 47-20.13.E.3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE23081018
CASE ADDR: 520 NW 22 AVE
OWNER: DAUGHTRY, WILLER EST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

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: 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: 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.

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24030770
CASE ADDR: 802 SW 25 ST
OWNER: GARDNER, GEORGE S
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH OF VEGETATION AND TRASH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF BUCKETS, REFRIGERATOR, MOP, UTILITY HAND TRUCK AND OTHER MISCELLANEOUS ITEMS. 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 CE20080396. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (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 CE20080396, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF PROPEL FUEL GAS TANK, BRICKS, CRATE, MOP AND OTHER ITEMS NOT SCREENED FROM VIEW.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24090334
CASE ADDR: 1660 SW 22 AVE
OWNER: ELITE PARKING LLC
INSPECTOR: BERNSTEIN SAIMBERT
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.

CASE NO: CE24020120
CASE ADDR: 1208 SW 31 ST
OWNER: CONSEPCION VAZQUEZ, JOSE H/E; VASQUEZ, CATARINO ETAL
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT VEHICLE (WHITE TRUCK) UNDER THE CARPORT WITHOUT A TAG.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE ON 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: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BUT LIMITED TO FASCIA, SOFFITS AND GUTTERS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR SOFFIT THAT HAVE STAINS.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

CASE NO: CE24030659
CASE ADDR: 1006 SW 20 ST
OWNER: LEONARDO, CHRISTINE ANNA
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE19090460. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

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/MISSING GROUND COVER INCLUDING THE SWALE.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAYS IS IN DISREPAIR. THERE ARE CRACKS, HOLES AND UNEVEN SURFACES.

CASE NO: CE23050960
CASE ADDR: 1301 NE 4 AVE
OWNER: R S HOLDINGS II LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT HAVE CRACKS, HOLES, OIL STAINS AND WIRES STICKING OUT OF THE GROUND.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-22.9.

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

VIOLATIONS: 18-1.

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

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-306

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

VIOLATIONS: 47-19.9

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

VIOLATIONS: 18-12(a)

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

CASE NO: CE24090132

CASE ADDR: 837 SW 28 ST

OWNER: VIVAS, ANDRES; DELILLO, MATTHEW

INSPECTOR: BERNSTEIN SAIMBERT

COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE AND/OR COMMERCIAL TRUCK ON THE PROPERTY/ SWALE. 2004 GRAY TOYOTA CAMRY WITHOUT A TAG. VIN# 4T1BE32K84U831234.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. 2006 ISUZU NPR VIN# 4KLC4B1U26J805001. TAG. AZ79ER FL.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED.

CASE NO: CE24070243

CASE ADDR: 3543 SW 15 CT

OWNER: KHAN, IRZAUD M; BROWN, STEPHANEY M

INSPECTOR: BERNSTEIN SAIMBERT

COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE ON THE PROPERTY WITHOUT A TAG.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH THREW OUT THE PROPERTY SWALE. THERE IS ALSO TRASH AND DEBREE NEAR THE CARPORT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

VIOLATIONS: 47-19.1.B

THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 47-34.1.A.1.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 27, 2025
9:00 AM

OLD BUSINESS

CASE NO: CE24030645
CASE ADDR: 1221 AVOCADO ISLE
OWNER: REIDY, DAVID STEPHEN
INSPECTOR: MOHAMMED MOE DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING
VIOLATION, SEE CASE CE21020393. THE CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR
TO THE HEARING DATE.

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

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

CASE NO: 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, 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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

VIOLATIONS: 47-2.2.Q.3

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

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

VIOLATIONS: 47-2.2.Q.3.

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE24030959. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS 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: CE24050830
CASE ADDR: 1007 CITRUS ISLE
OWNER: AMERICAN HOMES & DEVELOPMENT GROUP LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12(a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (C)

THERE ARE RAILS IN THE EXTERIOR STAIRS THAT ARE MISSING SUPPORT AND AREAS THAT ARE COMPLETELY MISSING RAILS TO AVOID FALL INJURIES.

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES AND OTHER ELECTRICAL PARTS.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS FOUND TO BE COMPLETELY ROTTED AND IN A COMPLETE STATE OF DECAY.

VIOLATIONS: 18-7. (a)

THE REAR OPENING OF THE PROPERTY IS OPEN AND UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

VIOLATIONS: 47-22.6.G.2

THERE ARE SIGNS ON THE BUILDING THAT ARE CURRENTLY ADVERTISING THE PREVIOUS BUSINESS AND SERVICES AT THIS VACANT AND ABANDONED PROPERTY.

VIOLATIONS: 18-12.1. (a) WITHDRAWN

THE SUBJECT PROPERTY IS VACANT AND ABANDONED WITHOUT BEING REGISTERED WITH THE CITY OF FORT LAUDERDALE'S VACANT PROPERTY REGISTRY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

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. ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.

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

VIOLATIONS: 18-1

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY 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)

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

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 27, 2025

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	40
Caracas, Gustavo	6-7
Champagne, Leonard	40
Dayem, Mohammad	21-24, 47, 52
DelGrosso, Paulette	54-55
Eason, Edward	3, 45
Exantus, Bovary	25-27, 42-43
Flesher, Matthew	
Garcia, Manuel	
Gavin, Patt	28-30
Kendrick, Shayqwan	
Kisarewich, Robert	2, 42
Krock, Robert	
Martinez, Jessica	
Moore, Rachel	8-10, 38
Noel, Jean Claude	10-12
Oaks, Evan	41
Olivera, Ramon	15-18, 41, 43
Petersen, Karl	
Proto, Karen	4-5
Saimbert, Bernstein	2, 48-50, 53
Santos, Rafael	19-21
Seiderman, Guy	13-15, 46
Simmons, Fitzgerald	
Smart, Paul	
Tullos, Cary Lee	
Williams, Gail	30-38, 45, 52-53, 55
Willis, Vanessa	12, 46
New Cases:	Pages: 2 - 39
Vacation Rental:	Pages: 40 - 41
Administrative Hearing:	Pages:
Hearing to Impose Fines:	Pages: 42 - 51
Return Hearing:	Pages: 52 - 55