

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

March 11, 2025

9:00 AM

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

**ANNETTE CANNON
PRESIDING**

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

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

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

March 11, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC24120019
CASE ADDR: 1106 NE 5 AVE 1-5
OWNER: 5 AVE HOLDING LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: FSS 633.222, 12/13/0
LIGHT-FRAME CONSTRUCTION NOTICE REQUIREMENTS

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: FC24120021
CASE ADDR: 925 NW 3 AVE
OWNER: 925 NW 3 AVE LAND TR JAG REAL ESTATE HOLDGS LLC TRSTE
INSPECTOR: KARL PETERSEN

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

CASE NO: FC24120022
CASE ADDR: 837 NE 3 AVE
OWNER: WINE WATCH INC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC24120023
CASE ADDR: 2720 SW 6 CT
OWNER: 2720 SW 6TH COURT LLC
INSPECTOR: KARL PETERSEN

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

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

CASE NO: FC24120025
CASE ADDR: 490 SE 21 ST 1-7
OWNER: BEBLUK, WILLIAM &; ROGOWSKI, RONALD R EST
INSPECTOR: KARL PETERSEN

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

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CASE NO: FC24120026
CASE ADDR: 21 SW 7 ST
OWNER: PINK CAPITAL LLC
INSPECTOR: KARL PETERSEN

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

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

CASE NO: FC24120027
CASE ADDR: 2873 NE 30 ST
OWNER: BAYVIEW COURTYARD LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25010004
CASE ADDR: 404 SE 9 ST
OWNER: ALAN ALBERANI
INSPECTOR: KARL PETERSEN

VIOLATIONS: FSS 633.222, 12/13/0
INSTALL OR REPLACE "R" LIGHT FRAME TRUSS-TYPE CONSTRUCTION SYMBOL SIGN ON SIDE OF
BUILDING FACING FIRE DEPARTMENT ACCESS STREET TO PROPERTY.

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: FC25010005
CASE ADDR: 510 SE 9 ST
OWNER: 510 SE 9TH STREET LLC
INSPECTOR: KARL PETERSEN

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

VIOLATIONS: FSS 633.222, 12/13/0
INSTALL OR REPLACE "R" LIGHT FRAME TRUSS-TYPE CONSTRUCTION SYMBOL SIGN ON SIDE OF
BUILDING FACING FIRE DEPARTMENT ACCESS STREET TO PROPERTY.

CITY OF FORT LAUDERDALE
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March 11, 2025

9:00 AM

CASE NO: CE24060338
CASE ADDR: 2409 DESOTA DR
OWNER: CASTRO, ROBERT & SOFIA
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS A LARGE PARTY AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AND ABOVE 50 DBA FROM THE COMPLAINANTS PROPERTY AFTER 10PM. THERE WERE VEHICLES OBSTRUCTING THE RIGHT OF WAY DIRECTLY IN FRONT OF THE PROPERTY. THIS CASE IS A REPEAT VIOLATION (CE22120231) AND WILL BE HEARD AT THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE AND IS IRREVERSIBLE AND/OR IRREPARABLE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE24110397
CASE ADDR: 645 FLAMINGO DR
OWNER: SHAW, JESSE
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

CASE NO: CE24120443
CASE ADDR: 800 W SUNRISE BLVD
OWNER: GODIS LTD
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24120060
CASE ADDR: 504 SE 18 CT 1-4
OWNER: BROWARD HOUSE INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-313(a)~
PROPERTY IS MISSING 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 IN THE REAR OF THE PROPERTY.

VIOLATIONS: 18-12.(a)
THERE IS AN ACCUMLATION OF LEAVES, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IT IS LOCATED BEHIND THE BUILDING ON THE WESTSIDE.

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

CASE NO: CE24120550
CASE ADDR: 2725 NE 21 AVE
OWNER: KRASNOVSKY, SERGEY
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 24-27(b)
TRASH AND/OR RECYCLING CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP.

VIOLATIONS: 9-308(b)
THERE ARE PALM FRONDS ON THE ROOF AND THE ROOF IS DIRTY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS RS-8 PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING UP BETWEEN THE PAVERS.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE PALM FRONDS ON THE FRONT LAWN AND A TRASH CAN IN THE DRIVEWAY THAT HAS OVERTURNED AND THE CONTENTS ARE SPILLING OUT.

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CASE NO: CE24120613
CASE ADDR: 2115 NE 37 ST 1-6
OWNER: CORAL RIDGE CC PROPERTIES LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO PLASTIC CONTAINERS IN THE FRONT OF THIS RD-15 PROPERTY.

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH IN THE RIGHT OF WAY NOT ON THE SCHEDULED DAY/TIME. BULK TRASH IS THE FOURTH TUESDAY OF THE MONTH, WHICH WAS LAST WEEK.

VIOLATIONS: 24-27(f) COMPLIED
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

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

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF ON THIS RD-15 BUILDING IS DIRTY.

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.

CASE NO: CE25010576
CASE ADDR: 4300 BAYVIEW DR
OWNER: BAYVIEW HOUSE PROJECT LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

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CASE NO: CE25010940
CASE ADDR: 1725 SW 4 ST
OWNER: LANIGAN, THOMAS P
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

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

CASE NO: CE24120332
CASE ADDR: 300 SW 4 CT
OWNER: MAIC OF QUEENS INC
INSPECTOR: EDWARD EASON

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE STAINS AND/OR MISSING/PEELING PAINT.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RAC-SMU ZONED PROPERTY. THE PARKING LOT WAS OBSERVED BEING FADED AND HAVING POTHOLES. THE WHEEL STOPS WERE DIRTY AND STAINED.

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED HAVING MISSING/BROKEN SECTIONS AND STAINS THROUGHOUT.

CASE NO: CE24110519
CASE ADDR: 620 S FEDERAL HWY
OWNER: TUNNEL MARKETPLACE LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE VALET BUSINESS AT THIS PROPERTY IS OPERATING WITHOUT A CURRENT BUSINESS TAX RECEIPT.

CASE NO: CE24110520
CASE ADDR: 612 SE 6 CT
OWNER: TUNNEL MARKETPLACE LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE VALET BUSINESS AT THIS PROPERTY IS OPERATING WITHOUT A CURRENT BUSINESS TAX RECEIPT.

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CASE NO: CE24120666
CASE ADDR: 1007 SE 11 CT
OWNER: RITOS DEVELOPMENT LP
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING AND FALLING, IN A STATE OF DISREPAIR.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE25010750
CASE ADDR: 150 SE 3 AVE
OWNER: FAIRFIELD OFP LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS/APARTMENT BUILDING AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE24120446
CASE ADDR: 418 MOLA AVE
OWNER: EVANS, JOHN
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 8-91. (c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE WOODEN DOCK HAS A MISSING SECTION AND MISSING SLATS, SOME AREAS ARE ROTTEN, AND THERE ARE WOODEN PARTS THAT HAVE NAILS THAT STICK OUT.

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CASE NO: CE24110473
CASE ADDR: 2280 SW 35 AVE
OWNER: RUIZ, ANA G
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS INSIDE THE CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TOTES, BUCKETS, BOXES, AND OTHER MISC ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY IS 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: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE24110490
CASE ADDR: 2281 SW 34 AVE
OWNER: WILSON, JEREMY D
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

RESCHEDULED

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY AND THE ASPHALT DRIVEWAY ARE IN DISREPAIR. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND THE GRAVEL HAS WORN AWAY IN AREAS. THE ASPHALT DRIVEWAY HAS CRACKS AND GRASS GROWING THROUGH IT.

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

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE TOYOTA TACOMA WITH EXPIRED TAGS - LIC PLATE HZJ U78.

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9:00 AM

CASE NO: CE24110522
CASE ADDR: 1860 SW 36 TER
OWNER: DINDIYAL, PETAMBER &; DINDIYAL, SHAKELA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN AND THE TARP IS SHOWING THROUGH. THERE IS GRASS GROWING THROUGH THE GRAVEL. THE CONCRETE AND ASPHALT DRIVEWAYS ARE IN DISREPAIR. THERE ARE CRACKS, BROKEN PIECES AND UNEVEN SURFACES IN THEM.

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE GMC PICKUP TRUCK WITH EXPIRED TAGS - LICENSE PLATE 76E CDZ AND VIN NUMBER 1GTEC14X15Z222897.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TOILETS, TARPS, LADDERS, PIECES OF GLASS, PIECES OF WOOD, A PILE OF BRICKS, CLEANING SUPPLIES, AND OTHER MISCELLANEOUS ITEMS IN THE FRONT AND VISIBLE ON THE SIDE REAR OF THE PROPERTY.

CASE NO: CE24110535
CASE ADDR: 2217 SW 34 AVE
OWNER: SAVAGE, JAMES R
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF A TIRE AND A GAS CONTAINER.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR THERE ARE HOLES AND STAINS ON IT. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY IN SPOTS AND THERE IS GRASS AND/OR WEEDS GROWING THROUGH IT.

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

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9:00 AM

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THERE IS GRASS OR WEEDS GROWING THROUGH IT ON THE EAST SIDE AND THERE ARE CRACKS AND HOLES THROUGHOUT THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24120026. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE METAL ABOVE THE FASCIA HAS STAINS. THE SHUTTER ON THE EAST SIDE OF THE PROPERTY HAS STAINS AND PLANT MATTER GROWING ON IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070056. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b. (6) (b)

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

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24100020
CASE ADDR: 1683 SW 28 TER
OWNER: O'FEE, ANDREA J & PATRICK D
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO WHEELS, TREE LOGS, BOXES, CANS, CAR PARTS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-21.16.a
THERE IS A TREE STUMP ON THIS RS-6.85B ZONED PROPERTY.

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

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

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE DEAD PALM FRONDS SCATTERED THROUGHOUT THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO WHEELS, TREE LOGS, BOXES, CANS AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE24120565
CASE ADDR: 3067 NW 60 ST
OWNER: BOYWIC FARMS LTD
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28
THE BUSINESS (DCDB AIRCRAFT SOLUTIONS LLC) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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March 11, 2025

9:00 AM

CASE NO: CE24060607
CASE ADDR: 2121 NE 64 ST
OWNER: WILLCUTT, PATRICIA M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-34.1.A.1.
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED ON THE WESTSIDE OF THE PROPERTY TO INLCUDE BUT NOT LIMITED TO, METALS BEAMS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION. THERE ARE OIL STAINS, CRACKS AND POTHOLES.

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT WHITE SUV BUICK ON THE PROPERTY WITH A REAR RIGHT FLAT TIRE AND AN EXPIRED TAG B29-2FJ (EXP 02/24).

CASE NO: CE24090287
CASE ADDR: 6500 NE 21 AVE
OWNER: JANE BARBARA BOROWY REV TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BACKYARD SCREEN PATIO IS IN DISREPAIR. THERE ARE IGUANAS ENTERING THE POOL AREA. THE STRUCTURE IS DIRTY AND/OR STAINED. THE GROUND IS NOT BEING IN A WELL KEPT APPEARANCE DIRTY AND/OR STAINED THE SCREENS ON THE STRUTURE IS IN DISREPAIR.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOOR OF THIS PROPERTY IS NOT PROPERLY SECURED.

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

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24090333
CASE ADDR: 5150 BAYVIEW DR
OWNER: PRIMO, ROBERT M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE HEDGES AT THIS PROPERTY IS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 8-91. (c) COMPLIED

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

VIOLATIONS: 8-91. (e) COMPLIED

THERE IS A WHITE AND BLUE CHATTANOOGA BOATS VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS FADED/ DISCOLORED AND HAS WEEDS GROWING THROUGH THE PAVERS. THE 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. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

CASE NO: CE24120075
CASE ADDR: 1850 NE 47 ST
OWNER: MILLER, KEVIN
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE PAVERS BEING STORED ON THE LAWN OF THIS PROPERTY.

VIOLATIONS: 9-306

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE WEEDS GROWING AND THE PAVERS ARE DISPLACED. DRIVEWAY IS DIRTY AND NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A PASSAT VOLKSWAGEN TAG 61A PZL PARKED ON THE GRASS/LAWN AREA.

CASE NO: CE24120507
CASE ADDR: 2710 NE 56 CT
OWNER: E P NORTH FTL LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THE PROPERTY IS STAINED AND/OR DIRTY. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

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 REAR OF THE PROPERTY.

CASE NO: CE24120518
CASE ADDR: 5210 NE 14 WAY
OWNER: OTIS, SHERRI ANN
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-19.2.II.4.a

THERE ARE TWO PORTABLE STORAGE UNITS "MY STACK BOX" ON THIS RMM-25 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED.

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24060121
CASE ADDR: 2845 NE 9 ST
OWNER: LE CLUB INTL CONDO ASSN
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 17-7.

SOUND EMISSIONS FROM GENERATOR ONSITE EXCEEDS SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR.

CASE NO: CE24100606
CASE ADDR: 3016 SEVILLE ST 4
OWNER: BONA, ERIC P
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THERE IS A KARAOKE SHUTTLE OPERATING AT THE SUBJECT PROPERTY OF WHICH IS UNLICENSED AND WITHOUT A CURRENT YEAR FORT LAUDERDALE BUSINESS TAX RECEIPT.

CASE NO: CE24050672
CASE ADDR: 2309 N FEDERAL HWY
OWNER: ANTWEILER, JUDITH RICKEL; RICKEL, JOHN %STARBUCKS CORP
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

THERE WERE TREES REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A INSPECTION REPORT NOTICE HAS BEEN ISSUED FOR REMOVAL OF 9 AUTOGRAPH, 2 SILVER BUTTONWOOD AND 6 DAHOON MOLLY TREES LOCATED BEHIND THE BUFFER WALL AT THIS PROPERTY. THIS IS AN IMMEDIATE FINE OF \$150.00 PER TREE.

CASE NO: CE24100190
CASE ADDR: 1401 N ANDREWS AVE
OWNER: EAGAN, JAMES G
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-313.(A)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-308(a)

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

CITY OF FORT LAUDERDALE
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March 11, 2025

9:00 AM

CASE NO: CE24110227
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT CONDO ASSN INC
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. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE24100438
CASE ADDR: 812 NE 17 CT
OWNER: NEEDLEMAN, MARC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 47-21.16.A.

THERE IS MULTIPLE DEAD TREES ON PROPERTY CREATING A PUBLIC NUISANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO SAND BAGS, CONCRETE MATERIAL, PALLETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24120110
CASE ADDR: 6602 N FEDERAL HWY
OWNER: IN & OUT REALTY LLC; 4000 N FEDERAL HWY LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

THE PARKING LOT IS NOT BEING MAINTAINED IN A DUSTLESS FREE CONDITION. THERE ARE POTHOLES, MISSING ASPHALT, OIL STAINS AND DISCOLORATION. THE WHEEL STOPS ARE STAINED AND DIRTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24110236
CASE ADDR: 1032 NW 5 AVE
OWNER: INDIGO GLOBAL PROPERTIES LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE AND/OR ON THE PROPERTY. GREY CHEVY MALIBU FLAT TIRE. BROKEN WINDOW, EXPIRED TAG.

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

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: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CHAIN LINK/WOODEN FENCE IS (ARE) IN DISREPAIR; TOP BAR, SECTIONS OF THE SCREEN MESH, HAS BECOME DETACHED FROM THE FENCE OR HAS BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND/OR RUSTED.

CASE NO: CE24120091
CASE ADDR: 1151 NE 16 CT 2
OWNER: BUY RENT SELL NOW 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: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOW.

CASE NO: CE25010032
CASE ADDR: 1022 NW 6 AVE 1-2
OWNER: JGKI INVESTMENTS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS IN THE PARKING SPACES. THIS IS A REOCCURRING VIOLATION REFERENCE CASE CE24010450. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHEATHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING FOR A FINGING OF FACT.

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

March 11, 2025

9:00 AM

CASE NO: CE24120243
CASE ADDR: 1611 NW 2 AVE
OWNER: CLERVEAUX, JACQUES
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. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THE THIS PROPERTY IS IN DISREPAIR. PORTIONS OF THE DRIVEWAY WERE OBSERVED STAINED AND DISCOLORED. THE DRIVEWAY APPROACH AREA IS MISSING GRAVEL. THE APPROACH AREA OF THE DRIVEWAY IS OVERGROWN BY GRASS, DIRT AND OTHER DUSTLESS MATERIALS.

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: 47-21.11.A.
THERE ARE DEAD TREES AND AREAS THAT REQUIRE LANDSCAPE MAINTENANCE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL ITEMS ON THE PROPERTYT TO INCLUDE TUBS, SINKS BUCKETS, CONCRETE, BAGS, FURNITURE BUT NOT LIMITED TO VARIOUS MISCELLANEOUS ITEMS.

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

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

CASE NO: CE24120250
CASE ADDR: 23 NE 16 CT
OWNER: THOMAS, KENNETH JOSEPH
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: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS AND A MISSING FRONT DOOR.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE GRAVEL AREA IS NOT PROPERLY MAINTAINED, WITH GRASS AND WEEDS GROWING BETWEEN THE GRAVEL.

VIOLATIONS: 24-27. (b) COMPLIED

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (b)

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

CASE NO: CE24110429
CASE ADDR: 1201 NE 1 AVE
OWNER: KINGDOM CONSULTING DEVELOPMENT; GROUP LLC
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 9-305 (a) COMPLIED

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

VIOLATIONS: 9-280 (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.

CASE NO: CE24110672
CASE ADDR: 1405 NE 5 TER
OWNER: MAXHAUS LLC
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING 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 AND VARIOUS MISCELLANEOUS ITEMS.

VIOLATIONS: 24-27. (b)

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

CONTINUED

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

VIOLATIONS: 47-21.15.D.

A TREE ON THIS RM-15 PROPERTY HAS BEEN HATRACKED.

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING LOT WAS OBSERVED UNEVEN WITH POTHOLES, CRACKS AND FADED PARKING LINES.

VIOLATIONS: 9-305(b)

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

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

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-4.(c)

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

CASE NO: CE24120280
CASE ADDR: 22 NE 16 PL
OWNER: MORRIS, SCOTT
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-8.(a)

THIS PROPERTY HAS BEEN BOARDED WITHOUT A BOARDING CERTIFICATE.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS ON PROPERTY.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, PORTIONS OF THE DRIVEWAY WAS OBSERVED STAINED, DISCOLRED AND WITH WEEDS GROWING OUT OF IT. THE DRIVEWAY AND APPROACH IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 18-12.(a)

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.1. (a)

THE PROPERTY IS VACANT, IT SHALL BE DEEMED AN ABANDONED DWELLING AND REGISTERED.

CITY OF FORT LAUDERDALE
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March 11, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE24120289
CASE ADDR: 200 SW 9 AVE 1-2
OWNER: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010602
CASE ADDR: 5941 NE 21 LN
OWNER: NACAR REAL STATE LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED
CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

VIOLATIONS: 15-282.(d)(1)b.
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO
REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CASE
NUMBER CE24100113 - OCCUPANCY, PARKING, RESPONSIBLE PARTY RESPONSE
CE24100153 - OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE24120214
CASE ADDR: 812 NW 1 AVE
OWNER: SHALLENBERGER,WAYNE P; SHALLENBERGER,JEAN M
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(a)
THERE ARE TREE BRANCHES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH INCLUDES THE SWALE AREA AND GROWING OUT ONTO THE ROAD.

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF FURNITURE ITEMS INCLUDING MATTRESS, COUCH, BED FRAME ETC.

CASE NO: CE25020330
CASE ADDR: 2525 GULFSTREAM LN
OWNER: LE, SY V
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(3)
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

VIOLATIONS: 15-278.(1)(e)
THERE ARE VEHICLES THAT ARE ASSOCIATED WITH THE SUBJECT VACATION RENTAL PROPERTY, THAT ARE PARKED ON AN UNAPPROVED SURFACE AS PER REQUIRED UNDER SECTION 15-278(1)(E).

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY THAT CAN BE HEARD FROM A DISTANCE OF APPROXIMATELY FIFTY (50) FEET BETWEEN THE HOURS OF 07:00 AND 22:00.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE24110110
CASE ADDR: 4040 GALT OCEAN DR 816
OWNER: PERSKIN, ZACHARY; PERSKIN, JODI
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE, UNLESS A VACATION RENTAL CERTIFICATE IS OBTAINED FOR THE PROPERTY.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-39.A.7.A

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

VIOLATIONS: 18-4.(c)

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

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

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

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

VIOLATIONS: 9-305 (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: CE24080638
CASE ADDR: 2101 SE 4 AVE
OWNER: KNEZEVIC, ANA
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED, MULTI-FAMILY PROPERTY. THERE IS GRASS GROWING THROUGH THE GRAVEL. AS PER 47-20.13.B GRAVEL IS ONLY PERMITTED FOR SINGLE-FAMILY PROPERTIES.

CASE NO: CE24100033
CASE ADDR: 1020 SW 19 AVE
OWNER: LHOME MORTGAGE TR 2023-RTL2
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD NORFOLK ISLAND PINE TREE IN DECLINE AND FALLING APART.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24040684
CASE ADDR: 3820 SW 9 CT
OWNER: JENKINS, EDWARD & SYLVANIA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. CARPORT IS MISSING ITS CANOPY.

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

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OPEN AIR STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO TIRES, JACKS, OFFICE CHAIRS, MISCELLANEOUS TOOLS, JUGS, ETC.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS DIRTY/STAINED AND IN NEED OF PRESSURE CLEANING AND/OR PAINT.

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

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

CASE NO: CE24030908
CASE ADDR: 2825 SW 2 CT
OWNER: GEDEUSMA, JULIE H/E; AUGUSTIN, SAINTIRA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS WORN, WITH CRACKS AND SMALL POTHOLES THROUGHOUT.

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

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. MISCELLANEOUS ITEMS ARE BEING STORED IN THE BACKYARD NEAR THE SIDE GATE OF THIS RS-8 - RESIDENTIAL SINGLE-FAMILY/LOW MEDIUM-DENSITY ZONED PROPERTY.

CASE NO: CE24080089
CASE ADDR: 712 NW 1 AVE
OWNER: BLUE RIVER REALTY LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (b)

THE FRONT GARAGE DOOR AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. PORTIONS OF THE GARAGE OPENING ARE BEING OBSTRUCTED BY OBJECTS THAT ARE NOT PART OF THE GARAGE DOOR, ALLOWING THE PROPERTY TO BE UNSECURED.

VIOLATIONS: 9-306

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

CASE NO: CE24020584
CASE ADDR: 1104 NW 7 AVE
OWNER: FAST LANE CAPITAL LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE PARKING AREA WAS OBSERVED UNEVEN AND IN A NON-SMOOTH AND UNGRADED CONDITION.

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

March 11, 2025

9:00 AM

CASE NO: CE24030144
CASE ADDR: 1606 NW 8TH AVE
OWNER: 1608 8TH AVE LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE WAS OBSERVED TO BE IN DERELICT CONDITIONS AS PER SECTION 18-3 DUE TO AN EXPIRED FLORIDA LICENSE PLATE.

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

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

VIOLATIONS: 47-19.5.D.5.
THERE ARE BUFFER WALLS ON THE PROPERTY THAT NEEDS MAINTENANCE. THE BUFFER WALLS WERE OBSERVED STAINED.

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, CRACKS, MISSING PARKING STRIPES AND COVERED IN A NON-DUSTLESS MATERIAL.

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

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: CE24010596
CASE ADDR: 1425 NE 2 AVE
OWNER: CHITTY, STEPHEN W
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A
A TREE HAS BEEN REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF FORT LAUDERDALE AT THIS RDS-15 ZONED PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

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

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

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

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

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

VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON AN UNAPPROVED SURFACE. THERE ARE PORTIONS
OF THE DRIVEWAY INCLUDING BUT NOT LIMITED TO THE APPROACH THAT WERE OBSERVED
MISSING GRAVEL, UNEVEN SURFACES AND COVERED IN A NON-DUSTLESS MATERIAL.

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

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

CASE NO: CE24060587
CASE ADDR: 1044 NW 4 AVE
OWNER: PLATINI DA SILVA XAVIER, MICHEL; PEREZ, ROSY
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.G.1
THERE IS AN UNPERMITTED GRAVEL SWALE AREA AT THIS RMM-25 ZONED PROPERTY. PORTIONS
OF THE GRAVEL SWALE WERE OBSERVED WITH OVERGROWN WEEDS. AREAS OF THE SWALE WERE
OBSERVED UNEVEN AND NOT SMOOTH AND WELL GRADED COVERED IN A NON-DUSTLESS
MATERIAL.

VIOLATIONS: 47-20-13.A.
THE GRAVEL SWALE AREA ON THE PROPERTY IS IN DISREPAIR. PORTIONS OF THE GRAVEL
SWALE WERE OBSERVED WITH OVERGROWN WEEDS. AREAS OF THE SWALE WERE OBSERVED UNEVEN
AND NOT SMOOTH AND WELL GRADED COVERED IN A NON-DUSTLESS MATERIAL.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL OBSTRUCTING THE RIGHT OF WAY ALONG NW 11TH STREET.

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

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THROUGHOUT THE PROPERTY THAT WERE OBSERVED BROKEN, MISSING PIECES AND MISSING SUPPORT.

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
GRAVEL DRIVEWAY AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT WERE OBSERVED UNEVEN AND OVERGROWN. THERE ARE VEHICLES PARKED IN THE LAWN AREA OF THE PROPERTY.

VIOLATIONS: 9-280 (C)
THE WALKWAY PORTION OF THIS PROPERTY WAS OBSERVED UNEVEN AND OVERGROWN BY WEEDS.

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

VIOLATIONS: 18-4. (c)
THERE ARE TWO DERELICT VEHICLES BEING STORED ON THE RIGHT OF WAY. THE TWO VEHICLES DESCRIBED AS A BLUE FORD F-150 AND A TAN FORD F-150 WERE DETERMINED TO BE IN DERELICT CONDITIONS DUE TO EXPIRED REGISTRATION, FLAT TIRES, OVERALL STATE OF DISUSE AND NEGLECT AND OVERGROWTH AS HIGH AS THE BODY OR FRAME.

CASE NO: CE23120687
CASE ADDR: 1324 NW 5 AVE
OWNER: ISHWAR, SASENARINE JR
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL AREA AT THIS PROPERTY WAS FOUND UNEVEN AND UNGRADED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT HAVE WEEDS.

VIOLATIONS: 47-34.4.A.1.
THERE IS A COMMERCIAL VEHICLE (RED FOOD TRUCK) BEING STORED ON THE RIGHT OF WAY ABUTING THIS RDS-15 ZONED 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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24100699 S
CASE ADDR: 1120 NE 2 AVE
OWNER: KNEZEVIC, ANA
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-313(a)
THE PROPERTY ADDRESS IS NOT DISPLAYED OR VISIBLE FROM RIGHT OF WAY.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND SIDE WALK. THIS IS A REOCCURRING VIOLATION PER PREVIOUS CASE CE 24070606. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS STAINED AND 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.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REOCCURRING VIOLATION PER PREVIOUS CASE CE 24070606. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE24030235
CASE ADDR: 1101 NW 2 AVE
OWNER: SODOSOPA HOUSING LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(C)
THE WALKWAY ON THE PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE IS OVERGROWTH OF WEEDS AND LANDSCAPE OBSTRUCTING THE PATH. THERE ARE AREAS OF THE WALKWAY THAT ARE UNEVEN AND CRACKED.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP AT THE FRONT YARD OF THIS RD-15 ZONED PROPERTY THAT IS CAUSING A PUBLIC NUISANCE.

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

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

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-313. (a)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24070820 S
CASE ADDR: 1229 NE 3 AVE
OWNER: CHAMPION, MARKUS J
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. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT TRAILER BEING STORED ON THE PROPERTY. THE TRAILER WAS DETERMINED TO BE IN DERELICT CONDITIONS AS IT IS BEING UTILIZED FOR STORAGE PURPOSES.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, INTERIOR FURNITURE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308 (b)

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
March 11, 2025
9:00 AM

- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 9-280(b)
THE EXTERIOR FRONT DOOR ON THE PROPERTY IS NOT BEING MAINTAINED. THE FRONT DOOR WAS OBSERVED STAINED AND IN NEED OF PAINT.
- VIOLATIONS: 9-280(C)
THE PAVER WALKWAY ON THE PROPERTY IS IN DISREPAIR. THE PAVER WALKWAY WAS OBSERVED UNEVEN, OVERGROWN WITH WEEDS AND IN AN UNSAFE CONDITION. THE EXTERIOR STAIRS HAVE MISSING AND PEELING PAINT.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE STAINED.
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

OLD BUSINESS

CASE NO: CE24040555
CASE ADDR: 301 SW 1 AVE
OWNER: PMG-GREYBROOK RIVERFRONT II LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.

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

CASE NO: CE24080515
CASE ADDR: 801 N FEDERAL HWY
OWNER: ACS FLAGLER LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS THAT ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22100979. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA . THE PARKING AREAS ARE IN DISREPAIR HAVING POTHOLES, CRACKS AND BROKEN SECTIONS OF GROUND. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22100979 AND AS SUCH CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040580 AND AS SUCH THE CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

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

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

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

CASE NO: CE24090226
CASE ADDR: 3391 SW 22 ST
OWNER: DOWNS, RYAN CHRISTOPHER
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK JEEP WITH NO LICENSE PLATE.

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-6.85B ZONED PROPERTY. IT IS A GREEN 6 WHEELED TRUCK WITH THE MARKINGS "RYAN'S HEAVY EQUIPMENT SERVICES".

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TIRES AND STONE SLABS.

VIOLATIONS: 9-278 (e)
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 AREA TO THE LEFT OF THE DRIVEWAY IS MISSING GROUND COVER.

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.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT.

CASE NO: CE24090507

CASE ADDR: 3632 SW 16 CT

OWNER: WILLIAMS, DOMINIQUE H/E; WILLIAMS, DANNIE PHILLIP

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP, BRICKS AND BAGS ON THE ROOF.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH IT. THE GRAVEL DRIVEWAY APRON IS IN DISREPAIR AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE A RED SEMI TRUCK CAB AT THIS 8S-8 ZONED LOCATION.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT SEMI TRUCK CAB WITH NO TAG AND A DERELICT RED BUICK LACROSSE LICENSE PLATE KEA X66 WITH EXPIRED TAG ON THE PROPERTY.

CASE NO: CE24100012

CASE ADDR: 3101 SW 20 CT

OWNER: BOUTIN, JENNIFER; BOUTIN-BROWN, PATRICIA

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 3

VIOLATIONS: 9-313. (A)

PROPERTY ADDRESS NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

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. THE BRICK AROUND THE GARDEN IS STAINED.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK NISSAN SENTRA WITH NO TAGS.

CONTINUED

CITY OF FORT LAUDERDALE
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VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AND HAS CRACKS IN IT.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE BAGS AND TARPS ON THE ROOF.

CASE NO: CE24010336
CASE ADDR: 2648 NASSAU LN
OWNER: REY, ROGER
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS UNPERMITTED OUTDOOR UNDER ROOF STORAGE AT THE REAR OF THIS PROPERTY WHICH INCLUDES BUT IS NOT LIMITED TO COOLERS, BRUSHES, BUCKETS, PLYWOOD SHEETS, ETC THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS PROPERTY IN THE REAR YARD ALONG THE CHAIN LINK FENCE ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. FENCE IS LEANING OVER AND OVERGROWN WITH VEGETATION.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. RV PARKED IN REAR YARD ON GRASS.

VIOLATIONS: 47-19.2.HH.II.2.C

THERE IS A STORAGE POD (PSU) LOCATED ON THE PROPERTY WITHOUT PERMITS AND IN EXCESS OF 14 DAYS. THIS IS A REPEAT OF CASE CE22010243 AND AS SUCH FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$50.00 PER DAY UNTIL THE POD IS REMOVED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 11, 2025

9:00 AM

CASE NO: CE24030534
CASE ADDR: 333 SE 25 ST
OWNER: FEDERAL 627 N LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG ON THE ROW WITHOUT A PERMIT.

VIOLATIONS: 47-19.4.C.2.
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 ZONE PROPERTY. THERE ARE MULTIPLE FOOD TRUCKS BEING STORED IN THE PARKING LOT AND THEY ARE BEING UTILIZED TO CONDUCT BUSINESS. THERE IS A PORTABLE TOILET, PALLETS, CHAIRS, TABLES, CONTAINERS, AND USED COOKING OIL CONTAINER ON PROPERTY AND THE RIGHT OF WAY.

CITY OF FORT LAUDERDALE
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