

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

April 08, 2025

**9:00 AM**

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

**ANNETTE CANNON  
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025  
9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC25010013  
CASE ADDR: 1100 NE 18 ST  
OWNER: SOUTH FLO APARTMENTS LLC  
INSPECTOR: KARL PETERSEN

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

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: FC25010014  
CASE ADDR: 1826 N DIXIE HWY  
OWNER: SOUTH RIVER MANOR CONDO ASSN INC  
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: FC25010016  
CASE ADDR: 800 NE 17 CT  
OWNER: MRIOS PROPERTY HOLDINGS LLC  
INSPECTOR: KARL PETERSEN

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

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CASE NO: FC25010017  
CASE ADDR: 1151 NE 18 ST  
OWNER: 1151 NE 18 ST LLC %RONEN SHIPONI  
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.

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

April 08, 2025

9:00 AM

CASE NO: CE25020449  
CASE ADDR: 1760 RIVERLAND RD  
OWNER: BURNS, JOEL H/E; CESARE, JANINE M  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY TAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE 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.

VIOLATIONS: 18-1.

THERE IS A LARGE EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT 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. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE, THERE WERE VEHICLES OBSTRUCTING THE RIGHT OF WAY ADJACENT TO THE PROPERTY AND THE PROPERTY WAS OPERATING AS AN EVENT VENUE WITHOUT PROPER PERMIT(S) OR LICENSE(S). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE 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.

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CASE NO: CE25010408  
CASE ADDR: 230 SW 11 AVE 1-5  
OWNER: PALM APARTMENTS LLC  
INSPECTOR: EDWARD EASON

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 SW 11 AVE.

VIOLATIONS: 24-29. (a) COMPLIED

TREERE ARE TRASH OVERFLOWING THE DUMPSTER AND IT IS NOT BEING MAINTAINED.

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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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24060316  
CASE ADDR: 510 NW 22 AVE 1-4  
OWNER: CONE, WILLIAM J & ELECTA C  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR AND BENT IN THE FRONT LEFT SIDE OF THE PROPERTY. ALSO THE CHAINLINK FENCE IN THE REAR OF THE PROPERTY IS IN DISREPAIR AND MISSING PARTS. THERE IS ALOT OF OVERGROWTH ON FENCE AS WELL.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINS ON THE ROOF AND NEEDS TO BE CLEANED AND MAINTAINED.

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-305 (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 THROUGHOUT THE PROPERTY INCLUDING THE REAR OF THE PROPERTY AND THE FRONT SWALE AREA. THIS IS A REPEAT VIOLATION OF CASE CE21110166, FINES WILL BEGIN TO ACCRUE IMMEDIATELY. IT WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT IS BROUGHT INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE SIGNS OF WATER DAMAGE INSIDE THE PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN THE KITCHEN AND LIVING ROOM OF APT #1 IS CRACKED, STAINED AND HAS HOLES DUE TO WATER DAMAGE. APT #3 HAS MISSING WOODEN FRAME ON HIS DOOR ON THE INSIDE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23030620 AND WILL PROCEED TO THE MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25010172  
CASE ADDR: 1045 NW 3 AVE  
OWNER: AR CARROT WOOD LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE IS A CHAIN LINK FENCE WITH HOLES AND NOT CONNECTED TO POLES.

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE ARE  
BOXES, TRASH BAGS AND TREE BRANCHES.

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CASE NO: CE25010254  
CASE ADDR: 1045 NW 5 AVE  
OWNER: DARGENSON, YVENOLINE  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 24-27. (b)  
THERE ARE 7 WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT  
PULLED BACK TO AN APPROVED LOCATION.

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

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: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONE PROPERTY. STORAGE OF  
MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CARPET, DOOR AND A COUCH.

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CASE NO: CE24120667  
CASE ADDR: 1051 SE 3 AVE  
OWNER: BROWARD COUNTY BAR ASSN INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.15 WITHDRAWN  
THE FLAGS LOCATED ON THE FLAGPOLE ARE DETERIORATED AND REQUIRE TO BE REMOVED.

VIOLATIONS: 47-19.4.D.1.  
THIS PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE  
ULDR.

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

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VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ARE RIPPED AND/OR DIRTY.

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS PROPERTY (225 ROSE DRIVE) AND ITS SWALE.

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CASE NO: CE25020094  
CASE ADDR: 1126 SE 2 AVE  
OWNER: HUDSON, BRYAN; HUDSON, WILLIAM ETAL  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

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

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

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

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

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CASE NO: CE25020079  
CASE ADDR: 5457 N FEDERAL HWY  
OWNER: NEIL B MASTER TR; MASTER, NEIL B TRSTEE  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE24120178  
CASE ADDR: 5910 NE 18 AVE  
OWNER: IMPERIAL POINT HOLDINGS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(C)  
THE WALKWAY/Commonarea at this property is not being maintained in a safe condition. There are uplifted pavers causing a unsafe passage for pedestrians.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN WHEELSTOPS, DISCOLORATION AND FADED LINES.

VIOLATIONS: 18-4(C)  
THERE IS A DERELICT RED LEXUS BEARING A FLORIDA TAGE NUMBER OF (JVX N56) AND EXPIRED (01-22) ON THE PROPERTY.

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

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: 47-19.4.D.8.  
THE DUMPSTER ENCLOSURE IS NOT BEING MAINTIANED. THE GATE IS IN DISREPAIR.

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS BULK TRASH CONSISTING OF COUCH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

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

VIOLATIONS: 9-304(b)  
THERE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR AND IS UNSAFE.

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.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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.

CASE NO: CE25010907

CASE ADDR: 5581 NE 33 AVE

OWNER: PALVIG, DONNA & EDWARD

INSPECTOR: SHAYQWAN KENDRICK

COMMISSION DISTRICT 1

VIOLATIONS: 8-144 (9)

TWO (2) VESSELS MOORED/TIED TOGETHER AT THIS PROPERTY. THERE IS A WHITE WARLOCK RAFTING WAVE DANCER VESSEL MOORED AT THE DOCK.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE HEDGED NOT BEING MAINTAIN/TRIMMED. THERE ARE WEEDS GROWING OVER THE MULCH ON THE PROPERTY. THERE ARE PLANTS NOT BEING MAINTAINED ON THE PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE DEAD PALM FRONDS ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY HAS WEEDS GROWING ON THE SURFACE, IS DIRTY AND/OR STAINED, AND IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

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. WALLS ARE STAINED AND/OR DIRTY.

CASE NO: CE24110172

CASE ADDR: 1725 SW 30 ST

OWNER: GONZALEZ, MARIA

INSPECTOR: MOHAMMAD DAYEM

COMMISSION DISTRICT 4

VIOLATIONS: 9-306 COMPLIED

THE SOFFITS HAVE STAINS AND PEELING PAINT.

VIOLATIONS: 9-305 (B)

THE DRIVEWAY IS NOT BEING KEPT IN A SMOOTH, WELL-GRADED CONDITION, PART OF THE PAVED SURFACE HAS VISIBLE ASPHALT CRACKS.

CITY OF FORT LAUDERDALE  
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April 08, 2025

9:00 AM

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

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

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

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

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

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.

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CASE NO: CE24120314  
CASE ADDR: 901 SW 32 CT 1-8  
OWNER: HARPER, CYNTHIA S; HARPER, STEVEN J  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 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 AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY. THERE ARE NUMEROUS CRACKS AND AREAS OF CHIPPING ASPHALT.

VIOLATIONS: 47-20.13.F.  
WITHDRAWN

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DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25010648  
CASE ADDR: 1000 SW 26 ST  
OWNER: ECOAR LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

PART OF THE BUFFER WALL LOCATED AT THE WESTSIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER WALL IS LEANING FORWARD.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24120321  
CASE ADDR: 901 W STATE ROAD 84  
OWNER: WILLIAM WYLE SACKS TR; %DTS PROPERTIES II LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47.20.20 (H) COMPLIED

THE PARKING FACILITY AT THIS B-1 ZONED PROPERTY IS CURRENTLY NOT BEING MAINTAINED, MISSING PATCHES OF ASPHALT AND SHOWING MULTIPLE STAINS.

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: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE AT THIS B-1 ZONED PROPERTY THAT IS NOT MAINTAINED AT THIS LOCATION, EXHIBITING A BROKEN GATE AND STAINED WALLS.

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CASE NO: CE25010150  
CASE ADDR: 2918 SW 19 AVE  
OWNER: AMAYA, YECSON ORLANDO  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR, THERE ARE MULTIPLE CRACKS AND MISSING SECTIONS OF ASPHALT.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE  
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April 08, 2025

9:00 AM

CASE NO: CE24070361  
CASE ADDR: 1328 NE 26 AVE  
OWNER: HAINSLEY FLORIDA LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS RMM-25 MULTI-FAMILY PROPERTY HAS AREAS OF MISSING GROUND COVER IN AN AREA CURRENTLY USED FOR PARKING.

VIOLATIONS: 47-20.13.B.1.b

THERE IS GRAVEL IN THE SWALE AT THIS RMM-25 MULTIFAMILY RESIDENCE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA HAVE STAINS.

VIOLATIONS: 47-2.2.Q.1 COMPLIED

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS RMM-25 RESIDENTIAL PROPERTY, WITHIN THE 15 FEET PERMITTED FOR ALLEY AND STREET INTERSECTIONS AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 ½) FEET PERMITTED BY THE ULDR SECTION 47-35.1, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-2.2.Q.3 COMPLIED

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS RMM-25 RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREET INTERSECTIONS AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 ½) FEET PERMITTED BY THE ULDR SECTION 47-35.1, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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CASE NO: CE25010533  
CASE ADDR: 2125 BAYVIEW DR  
OWNER: GOODWIN, ROBIN  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE GATE LEADING TO THE SWIMMING POOL IS MISSING AND IN VIOLATION OF FBC 454.2.17.1. ALL SWIMMING POOLS MUST BE ENCLOSED AND THE GATES MUST LATCH. ADDITIONALLY, THERE IS A SECTION OF MISSING FENCE ON THE NORTH SIDE OF THE HOUSE, ALLOWING ACCESS TO THE POOL AREA.

VIOLATIONS: 47-19.5.E.7.

THE FENCE AT THIS RS-4.4 RESIDENTIAL PROPERTY HAS SLATS THAT ARE NOT PROPERLY ATTACHED. THE SECTION OF FENCE ALONG BAYVIEW DRIVE HAS SEVERAL BROKEN SLATS.

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April 08, 2025

9:00 AM

CASE NO: CE25010818  
CASE ADDR: 1362 BAYVIEW DR  
OWNER: CABRERA, FERDINAND  
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: 25-7(a) WITHDRAWN

THERE ARE OBJECTS PLACED ON THE RIGHT OF WAY THAT ARE CAUSING AN OBSTRUCTION. SUBJECT OBJECTS CONSIST OF BUT ARE NOT LIMITED TO ROCKS, SPHERES, PAVERS AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE25020382  
CASE ADDR: 3600 NE 22 AVE  
OWNER: ANTONIA HYLAND REV TR; HYLAND, ANTONIA TRSTEE  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.4.C.1.

THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RD-15 RESIDENTIAL PROPERTY WHICH IS OPENED FOR USE AND CONNECTED TO THE UTILITIES. THIS USE IS NOT PERMITTED WITHIN THE CITY LIMITS AT A RESIDENTIAL PROPERTY. THIS IS A RECURRENCE OF CASE CE24100377 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS BROUGHT INTO COMPLIANCE.

CASE NO: CE24120564  
CASE ADDR: 6500 N ANDREWS AVE  
OWNER: FAIRFIELD CYPRESS LP  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CASE NO: CE25010936  
CASE ADDR: 1364 BAYVIEW DR  
OWNER: MIHRANYAN, VARAZDAT  
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: 25-7(a) WITHDRAWN

THERE ARE OBJECTS PLACED ON THE RIGHT OF WAY THAT ARE CAUSING AN OBSTRUCTION. THE OBJECTS CONSIST OF BUT ARE NOT LIMITED TO ROCKS, SPHERES, PAVERS AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25020717  
CASE ADDR: 3071 NE 43 ST  
OWNER: MAYORQUIN, JOSE  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(g)

THERE WERE TWO LIGHT FIXTURES ON THE FRONT OF THE GARAGE THAT HAVE BEEN REMOVED LEAVING THE WIRES EXPOSED.

VIOLATIONS: 9-363

THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS RS-8 RESIDENTIAL PROPERTY. THERE IS DEBRIS IN THE GRASS AREA ADJACENT TO THE STREET.

CASE NO: CE25010887  
CASE ADDR: 795 E SUNRISE BLVD  
OWNER: BROWARD DESIGN CENTER INC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE OF GOODS INCLUDING BUT NOT LIMITED TO STATUES AND OUTDOOR FURNITURE AT THIS B-1 ZONED PROPERTY.

CASE NO: CE24110572  
CASE ADDR: 2281 SW 34 WAY  
OWNER: CASTILLO, MARIA T  
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. THERE IS MISSING PAINT ABOVE THE DOOR ON THE RIGHT SIDE

VIOLATIONS: 9-304(b) COMPLIED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24110579  
CASE ADDR: 2332 SW 34 WAY  
OWNER: LOUIS, MARIE H/E; METAYER, LIXE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR. IT HAS UNEVEN SURFACES. THE PAVERS ARE IN DISREPAIR. SOME PAVERS ARE MISSING AND SOME ARE BROKEN.

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

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CASE NO: CE25020456  
CASE ADDR: 3204 DAVIE BLVD  
OWNER: SARRIA HOLDINGS II INC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.13.A.  
WHITE COLLECTION BOX ON THE REAR SWALE/CITY RIGHT OF WAY WITH THE MARKINGS CLOTHES SHOES ON IT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22030799. 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.

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CASE NO: CE24120077  
CASE ADDR: 2364 SW 34 WAY  
OWNER: READ, SAMUEL; REID, ANNESSA  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS STAINED.

VIOLATIONS: 9-280 (C)  
THE WALKWAY LEADING TO THE FRONT PORCH IS STAINED.

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR. THERE ARE SOME CRACKS AND HOLES IN IT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25010889  
CASE ADDR: 1395 W SUNRISE BLVD  
OWNER: DACAPA LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 24-28(a)

THE DUMPSTER AT THIS LOCATION IS NOT SECURED. THE DOORS OF THE ENCLOSURE ARE LEFT OPEN AND THERE IS TRASH SCATTERED THROUGHOUT THE ENCLOSURE.

VIOLATIONS: 18-1.

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

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CASE NO: CE25030263  
CASE ADDR: 3121 SW 20 CT  
OWNER: BARNETTE, KYLE W  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 6-13.(a)

THERE IS KEEPING OF WILD ANIMALS (CHICKENS) OCCURRING AT THIS LOCATION.

VIOLATIONS: 18-1.

THERE IS A BEEHIVE IN THE BACKYARD OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY 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, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TREE DEBRIS, PALM FRONDS AND COCONUTS SCATTERED THROUGHOUT THE PROPERTY AND THE SWALE.

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

THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO BOXES, PIECES OF METAL, TABLES, PING PONG TABLES, SOFAS, AND OTHER MISC ITEMS AT THIS RS-6.85B ZONED PROPERTY.

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 ON THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22030064. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24110457  
CASE ADDR: 2548 WHALE HARBOR LN  
OWNER: GROSVENOR, MELISSA  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE IS OUTDOOR STORAGE ON THIS RS-6.85A ZONED PROPERTY. THERE IS A TABLE AND BOXES ON THE FRONT OF THE PROPERTY AND THERE ARE COOLERS AND PROPANE TANKS IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090621. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS 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 IN THE FRONT AND THE REAR OF THE PROPERTY.

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

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. AREAS OF THE METAL ABOVE THE FASCIA AND GUTTERS HAVE STAINS.

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED FRONT PORCH STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO GAS CONTAINERS, WOOD BOARD, PLASTIC BAGS, AND OTHER MISCELLANEOUS 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: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE CADILLAC ESCALADE WITH EXPIRED TAGS LICENSE PLATE 68D CEV VIN # 1GYFK63877R189044. THERE IS A DERELICT TRAILER ON THE PROPERTY WHERE GRASS IS AS HIGH AS THE FRAME OF THE TRAILER. THERE IS A BOAT ON IT WITH EXPIRED TAGS WITH FL NUMBER FL 2305 TN.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25020210  
CASE ADDR: 1955 SW 29 AVE COMMAREA  
OWNER: SHAHBAZIAN, GEVORG H/E; KRYVYCH, KARYNA  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.B(6) (B)  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURING AT THIS PROPERTY. THE OUTDOOR STORAGE  
CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND  
OTHER MISCELLANEOUS ITEMS

VIOLATIONS: 9-308 (b)  
THERE ARE BLUE TARPS AND SANDBAGS ON THE ROOF.

VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS READS 19\_5  
AND THE NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT,  
ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE IS IN DISREPAIR; TOP BAR AND SECTIONS OF THE SCREEN MESH,  
HAVE BECOME DETACHED FROM THE FENCE OR HAVE BEEN REMOVED. SECTIONS OF THE CHAIN  
LINK FENCE ARE BENT. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL  
BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO  
THE HEARING.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE  
CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS, AND  
OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION  
FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR  
NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25020359  
CASE ADDR: 2406 TORTUGAS LN  
OWNER: 2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE TREE STUMPS ALONG THE PROPERTY LINES OF THE PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE DERELICT VEHICLES ARE DESCRIBED AS A RED DATSUN WITH EXPIRED TAGS LICENSE PLATE 43D DRL AND A RED PT CRUISER WITH TWO FLAT FRONT TIRES AND NO TAGS.

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

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY THAT IS BLOCKING A STOP SIGN. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23050139. 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.

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CASE NO: CE24100717  
CASE ADDR: 2413 SUGARLOAF LN  
OWNER: CASARIEGO, ORLANDO JR & JENNIFER  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.B. (9) (D)  
THERE IS A BOAT OVER 12 FEET IN LENGTH BEING STORED ON THIS RS-6.85A ZONED PROPERTY WITHOUT BEING ON A CURRENTLY LICENSED TRAILER.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-6.85A ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO A BOAT ON STANDS, BUCKETS, ROOF TILES AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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VACATION RENTALS  
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CASE NO: CE25020080  
CASE ADDR: 1601 NE 63 ST  
OWNER: KOTRADY, JEFFREY W; CARVALLO, JULIANNA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE25010920  
CASE ADDR: 301 NE 17 AVE  
OWNER: PROYECTO GONGU #4 LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE25010967  
CASE ADDR: 1128 NE 17 TER 1-3  
OWNER: TREASURE TROVE INVESTMENTS LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE25010976  
CASE ADDR: 1616 NE 11 ST  
OWNER: KADY, BRADLEY  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE25010992  
CASE ADDR: 1352 HOLLY HEIGHTS DR  
OWNER: KADY, BRADLEY C  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

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

April 08, 2025

9:00 AM

CASE NO: CE25011069  
CASE ADDR: 2301 N OCEAN BLVD 1-3  
OWNER: 2301 N OCEAN BLVD LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25011072  
CASE ADDR: 2237 N OCEAN BLVD 1-3  
OWNER: 2237 N OCEAN BLVD LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

THIS IS A REPEAT VIOLATION, SEE CASE CE24010356, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25020145  
CASE ADDR: 1121 NE 11 AVE  
OWNER: HEWAT, JOANNE; SMAIDA, DANIEL S  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020179  
CASE ADDR: 1245 NE 17 WAY  
OWNER: MBIZ GROUP 1245 LLC; MORRISON, MATTHEW  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020181  
CASE ADDR: 2317 N OCEAN BLVD  
OWNER: A1A N OCEAN BLVD LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
April 08, 2025  
9:00 AM

CASE NO: CE25020238  
CASE ADDR: 1175 NE 6 AVE 1-2  
OWNER: ST LOUIS, EXAMENE H/E; ST LOUIS, EXALENE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE25020489  
CASE ADDR: 321 LIDO DR  
OWNER: GIDLOW, TERENCE M H/E; GIDLOW, KIM  
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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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

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

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

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

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

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

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

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

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CASE NO: CE25020795  
CASE ADDR: 235 S FORT LAUDERDALE BEACH BLVD  
OWNER: 235 S FT LAUDERDALE BEACH LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 25-4  
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE25020798  
CASE ADDR: 227 S FORT LAUDERDALE BEACH BLVD  
OWNER: CLOTHES CONNECTION INC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 25-4  
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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CASE NO: CE24090591  
CASE ADDR: NW 6 AVE  
OWNER: MILLER PROPERTY INVEST LLC;  
BELLISSIMA REAL ESTATE LLC  
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 ON THE SWALE.

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

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

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CASE NO: CE24110578  
CASE ADDR: 509 NE 4 ST  
OWNER: MAINSTREET NCC FLAGLER LLC  
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/OR ITS SWALE. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED UNDER CASE CE22020704 & CE23010394. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR A FINDING OF FACT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24090648  
CASE ADDR: 506 SE 8 ST  
OWNER: BROWARD MARITIME INSTITUTE INC; %ADAM SELIGMAN  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RAC-CC (CITY CENTER DISTRICT) PROPERTY. THERE IS OUTDOOR STORAGE OF BOATS ON TRAILERS AND LARGE CONSTRUCTION EQUIPMENT.

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE24090611  
CASE ADDR: 2240 SW 33 TER  
OWNER: DEGRAEVE, PAOLA VERONIQUE  
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.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS IN THE DRIVEWAY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH ALONG THE FENCE LINES AND DEBRIS IN THE GARDEN BED.

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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CASE NO: CE24110301  
CASE ADDR: 2537 MARATHON LN  
OWNER: CSWS RE INVESTMENTS LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-11. (a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24050517  
CASE ADDR: 2881 SW 2 ST  
OWNER: PEART, NIGEL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY INCLUDING A BLACK MITSUBISHI 3000 GT NO TAG, A WHITE TOYOTA PICK UP WITH FLAT TIRES AND AN EXPIRED TAG, DRMC28 06/2020, AND A BLUE MONTE CARLO EXPIRED TAG IKI I19 08/2020.

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES 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 WATER TIGHT. THERE ARE TARPS AND SANDBAGS ON THE ROOF.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AND APPROACH ARE CRACKED AND HAVE MULTIPLE HOLES WITH WEEDS GROWING THROUGH AND AREAS OF MISSING ASPHALT.

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

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

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CASE NO: CE24080233  
CASE ADDR: 561 SW 30 AVE  
OWNER: WILLIAMS, BENJAMIN J III  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY HAS GRASS AND WEEDS GROWING THROUGH THE CRACKS THAT ARE VISIBLE ON THE DRIVEWAY.

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.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

VIOLATIONS: 9-306

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

CASE NO: CE24100502  
CASE ADDR: 2210 NE 36 ST  
OWNER: TWENTYTWO 36TH STREET LLC  
INSPECTOR: PATT GAVIN  
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 IN THE SWALE ON BOTH SIDES OF THE DRIVEWAY OF THIS RMM-25 PROPERTY.

VIOLATIONS: 9-304 (b)

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

CASE NO: CE24050766  
CASE ADDR: 2624 NE 32 ST  
OWNER: PISCITELLO, CARL PISCITELLO, PATRICIA  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-276 (B) (3)

THERE ARE TERMITES ACCUMULATING INSIDE OF UNIT #101.

CASE NO: CE24090090  
CASE ADDR: 2764 NE 35 ST  
OWNER: RIDGE BUILT PROJECT LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS RS-4.4 PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE WEEDS GROWING UP BETWEEN THE PAVERS.

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 ON THIS PROPERTY AND/OR ITS SWALE. THE STOP SIGN ALONG NE 35 ST IS OBSTRUCTED BY A NORFOLK ISLAND PINE TREE AND OTHER VEGETATION. THE SWALE ALONG BAYVIEW DRIVE IS OVERGROWN. THERE ARE PALM FRONDS OBSTRUCTING THE SIDEWALK ON THIS SIDE OF THIS RS-4.4 ZONED CORNER PROPERTY. THE GRASS ON THE PROPERTY IS OVERGROWN AND NEEDS TO BE MOWED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24100665  
CASE ADDR: 2572 NE 26 ST  
OWNER: JPV HOME SOLUTIONS LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-11. (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE IN THE FRONT YARD OF ITEMS INCLUDING, BUT NOT LIMITED TO LUMBER AND CAR DOORS AT THIS RS-4.4 RESIDENTIAL PROPERTY.

VIOLATIONS: 24-27. (b) WITHDRAWN

THERE ARE WASTE CONTAINERS LEFT IN FRONT OF THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE (MAROON CHEVROLET VAN WITH A FLAT TIRE) ON THE PROPERTY.

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CASE NO: CE24070680  
CASE ADDR: 2236 NW 24 CT  
OWNER: ROCK ISLANDS OAKS HOMEOWNERS; ASSN INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE24020087 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE24080023  
CASE ADDR: 3099 NW 20 ST  
OWNER: DUCLOS, ELMANIE; DUCLOS, INDRIS  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

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CITY OF FORT LAUDERDALE  
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April 08, 2025

9:00 AM

CASE NO: CE24020106  
CASE ADDR: 3001 NW 24 CT  
OWNER: TOLES, HYACINTH R & TRAMOND T  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY. RED CHEVY NO TAG.

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

VIOLATIONS: 9-308 (b)  
THERE IS OLD TORN PIECES OF TARP AND SMALL SANDBAGS THAT NEED TO BE REMOVED FROM THE ROOF ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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CASE NO: CE24060255  
CASE ADDR: 2706 NW 20 ST  
OWNER: PARKERSQUEST LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE STORAGE UNIT DOOR HAS BEEN INSTALLED IMPROPERLY AND HAS GAPS IN THE DOOR FRAME. THE DOOR NEEDS TO BE REPAIRED.

VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAYS IN FRONT OF THE PROPERTY ARE IN DISREPAIR. THE DRIVEWAYS NEED TO BE RESURFACED. THE WHEEL STOPS ALSO NEED TO BE PAINTED.

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 (f)  
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE TOILET IN THE BATHROOM BACKS-UP AND DOES NOT FLUSH PROPERLY.

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

VIOLATIONS: BCZ-39-275 (6) (B)  
NON-PERMITTED LAND USE IN RD-10 COUNTY ZONING DISTRICT. THERE IS UNROOFED OUTDOOR STORAGE SUCH AS BUT LIMITED TO DOORS, MOP BUCKETS, GAS CANS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POLES ON THE FENCE ARE BENT AND NEEDS TO BE REPAIRED AND REPLACED.

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.

-----  
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CITY OF FORT LAUDERDALE  
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April 08, 2025

9:00 AM

CASE NO: CE24060380  
CASE ADDR: 1961 NW 27 AVE 1-2  
OWNER: PARKERSQUEST LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE TWO BROKEN WINDOWS BEING COVERED WITH PLYWOOD. THE WINDOWS NEED TO BE REPAIRED.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND HAS WEEDS GROWING THROUGHT IT.

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

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CASE NO: CE24020218  
CASE ADDR: 1317 NE 4 AVE  
OWNER: AGAPE CHURCH OF GOD INC  
INSPECTOR: JEAN CLAUDE JC NOEL  
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: 18-8. (b)  
THERE ARE STRUCTURES ON THE PROPERTY THAT WERE BOARDED WITHOUT FIRST OBTAINING A BOARDING CERTIFICATE.

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE SEVERAL BROKEN WINDOWS AND GLASS DOORS OBSERVED ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.8.  
THE WOODEN DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE WAS OBSERVED TO HAVE BROKEN SLOTS, MISSING SUPPORT AND LEANING.

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITY AT THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE BROKEN CURBS, DEAD LANDSCAPE, POT HOLES, UNEVEN SURFACES AND AREAS COVERED WITH NON-DUSTLESS MATERIALS.

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 INDOOR FURNITURE, SHOPPING CARTS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.5.E.7.  
THE METAL FENCE ON THE PROPERTY WAS FOUND IN DISREPAIR. THE METAL FENCE WAS OBSERVED BENT TO THE GROUND, FALLING AND WITHOUT PROPER SUPPORT.

VIOLATIONS: 47-19.5.D.5.  
THE BUFFER WALL AT THIS PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT ARE DISCOLORED AND STAINED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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

VIOLATIONS: 47-20.20. (H)

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

-----  
CASE NO: 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. COMPLIED

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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: CE23080539  
CASE ADDR: 519 SW 27 AVE  
OWNER: 519 SW 27TH AVENUE LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: Sec. 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

VIOLATIONS: 9-308(b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

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 ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

CASE NO: CE24030341  
CASE ADDR: 535 NW 23 AVE  
OWNER: FLORIDA FAST HOME BUYER LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (C)  
WITHDRAWN

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED IN GOOD CONDITION. THERE ARE CRACKS ON THE EXTERIOR BUILDING WALL TRAVELING UP TO THE ROOF.

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

VIOLATIONS: 9-308 (b)  
WITHDRAWN

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

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.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 08, 2025

9:00 AM

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: CE24030710  
CASE ADDR: 2340 NW 11 ST  
OWNER: COLEMAN, HENRY L  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON HOUSE 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.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF SUCH AS OLD SHREDDED TARP.

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY INCLUDING BUT NOT LIMITED TO WOOD SLATS, DOLY, METAL SCREEN DOOR, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS CHAIRS AND A LARGE TRUCK TOOLBOX.

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT ON HOUSE IS IN TOTAL DISREPAIR, THE STRUCTURE MISSING PARTS THE ROOF IS SERVERLY DAMAGED.

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CITY OF FORT LAUDERDALE  
 SPECIAL MAGISTRATE AGENDA  
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 9:00 AM

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