

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

March 27, 2025

**9:00 AM**

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

**Rose-Ann Flynn  
PRESIDING**

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

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

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

March 27, 2025

9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC25010006  
CASE ADDR: 515 SE 9 ST  
OWNER: 515 SE 9 STREET LLC  
INSPECTOR: ROBERT KISAREWICH  
VIOLATIONS: FSS 633.222, 12/13/0

LIGHT-FRAME CONSTRUCTION NOTICE REQUIREMENTS.

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CASE NO: FC25010007  
CASE ADDR: 2330 S ANDREWS AVE  
OWNER: FLL REEL ESTATE LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

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CASE NO: FC25010010  
CASE ADDR: 1710 S ANDREWS AVE  
OWNER: NORTH BROWARD HOSPITAL DISTRICT  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.3.1.1, FFPC 8th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: MO Sec. 13-58 (b)

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

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CASE NO: FC25010011  
CASE ADDR: 101 SE 26 ST  
OWNER: 101 - 105 SE 26TH STREET LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:14.4.1, FFPC

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: 1:1.7.8.1, FFPC 8th

THERE IS STORAGE IN THE ELECTRIC METER ROOM.

VIOLATIONS: FSS 633.222, 12/13/0

LIGHT-FRAME CONSTRUCTION NOTICE REQUIREMENTS.  
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CITY OF FORT LAUDERDALE  
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March 27, 2025

9:00 AM

CASE NO: FC25010012  
CASE ADDR: 105 SE 26 ST  
OWNER: 101 - 105 SE 26TH STREET LLC  
INSPECTOR: ROBERT KISAREWICH

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

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

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

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CASE NO: FC25020010  
CASE ADDR: 2748 NE 32 ST  
OWNER: C&R CAPITAL GROUP LLC  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: FC25020011  
CASE ADDR: 1101 NE 5 TER  
OWNER: STRINGI, LOIS M  
INSPECTOR: ROBERT KISAREWICH

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

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CASE NO: CE24090061  
CASE ADDR: 2451 NW 16 ST  
OWNER: CARDONA, DISEYDI D  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A  
TWO OLIVE TREES TREE WERE REMOVED FROM THIS R-1-C-COUNTY PROPERTY WITHOUT FIRST  
OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST  
IMPOSITION OF FINES UP TO 15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

VIOLATIONS: 47-19.9.A.5.a  
THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT  
INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS  
BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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March 27, 2025

9:00 AM

CASE NO: CE24080608  
CASE ADDR: 952 NW 24 AVE  
OWNER: SFR 2012-1 FLORIDA LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE ASPHALT AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE PARKING STRIP IS FADED AND NEEDS TO BE REPAINTED. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE REAR OF THE PROPERTY HAS WEEDS AND OVERGROWTH THAT NEEDS TO BE MAINTAINED. THE WEEDS ARE GROWING THROUGH THE WOODED FENCE SLATS AND IN THE FRONT OF THE HOUSE THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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. FLOORS, WALLS, CEILINGS, ROOF, WINDOWS, DOORS, AND/OR ALL BUILDING PARTS NOT MAINTAINED. THERE ARE WALLS THAT HAVE MOISTER IN THEM AND CRACKS THROUGHOUT THE INSIDE OF THE PROPERTY. THE FASCIA BOARD IS MISSING AND IN DISREPAIR OUTSIDE IN VIEW FROM THE STREET.

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE24100263  
CASE ADDR: 1517 SW 5 ST  
OWNER: RAY, DANIEL M  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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

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

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

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CASE NO: CE25010225  
CASE ADDR: 708 NE 5 ST  
OWNER: ABOURAHMA, ASHRAF; KARRAIN, AMAL  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH SURROUNDING THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS A CRATER ON THE SWALE WHERE A CRAPE MYRTLE USE TO BE.

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CASE NO: CE24090417  
CASE ADDR: 1628 SW 3 AVE  
OWNER: SCHOFIELD, WAYNE & KATHY LE; PACELLA, NICHOLE S ETAL  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS THERE ARE TRAILERS, BOATS, BOAT MOTORS AND CONTAINER BEING STORED AT THIS VACANT LOT AND OTHER MISCELLANEOUS ITEMS.

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

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CASE NO: CE24100747  
CASE ADDR: 3043 HARBOR DR  
OWNER: ONE ON ONE HARBOR BEACH INC; %HINSHAW & CULBERTSON LLP  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-22.6.f. COMPLIED  
THERE IS A WOOD SIGN ADVERTISING DISPLAY IN POOR CONDITION AND NOT NEATLY MAINTAINED IN FRONT OF PROPERTY.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMH-60 ZONED PROPERTY.

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CASE NO: CE24070596  
CASE ADDR: 1668 SW 24 ST  
OWNER: DOUGHERTY, JAMES PATRICK  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RD-15 ZONE PROPERTY. THERE IS AN EXCAVATOR AT THIS PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALL ON THE WEST SIDE OF THE PROPERTY IS MISSING, PEELING PAINT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. ITEMS INCLUDING BUT NOT LIMITED TO A WHEEL BARROW, PALLETS, TARPS, AND OTHER CONSTRUCTION MATERIALS.

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

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CASE NO: CE25011084  
CASE ADDR: 1167 NW 9 AVE  
OWNER: TOV FL LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE BROKEN PARTS, MISSING SECTIONS ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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

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CASE NO: CE24090095  
CASE ADDR: 5 NE 16 CT  
OWNER: MONCADA, OLGA  
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: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 9-306  
THE EXTERIOR WALKWAY AND PARKING LOT WAS OBSERVED UNEVEN AND CRACKED.

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CASE NO: CE24090185  
CASE ADDR: 203 NW 12 AVE  
OWNER: LEVEILLE, LEONARD  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL (HEDGES) OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG NW 2 ST AND NW 12 AVE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE22050274. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

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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 IN THE SWALE AS WELL AS WEEDS GROWING THROUGH THE DECORATIVE GRAVEL. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE CE22050274 AND AS SUCH FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH OF GRASS, TRASH, RUBBISH AND DEBRIS (LITTER) ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE22050274. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-278 (e)

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

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CASE NO: CE24120337  
CASE ADDR: 1872 SW 28 AVE  
OWNER: BOSTOCK, DAVID L  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)

THERE ARE BRANCHES, LEAVES, DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS, WHITE SIDE ENTRANCE DOOR AND FASCIA BOARDS AROUND THE ROOF THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, PILES OF LEAVES AND LANDSCAPE DEBRIS ON THIS PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE DESCRIBED AS A 4 DOOR BEIGE BUICK LACROSSE WITH EXPIRED FL TAG V162KL 2/15 AND FLAT TIRES ON THE PROPERTY.

VIOLATIONS: 9-278 (e)

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

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CITY OF FORT LAUDERDALE  
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March 27, 2025

9:00 AM

CASE NO: CE24120635  
CASE ADDR: 917 SW 22 TER  
OWNER: ESPINA NAJERA, OSMAR  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

CASE NO: CE25020534  
CASE ADDR: 1616 SW 17 AVE  
OWNER: ESTATE MANORS INC; WALTERS, LAWRENCE  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 8-91. (e)

THERE IS A WHITE SUNSEEKER PREDATOR 74 YACHT MOORED AT THE REAR OF THE PROPERTY THAT EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. CANAL IS 50 FEET WIDE, MAKING THE MAXIMUM PERMISSIBLE VESSEL BEAM TO BE 15 FEET. MANUFACTURER SPECIFICATIONS FOR THIS VESSEL DECLARE THE BEAM TO BE 17.8 FEET. THIS IS A RECURRING VIOLATION, SEE CASE CE24090272. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25010436  
CASE ADDR: 2400 SW 6 ST  
OWNER: ELGE, MICHAEL  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE WHITE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. MANY OF THE WOOD SLATS ARE BROKEN.

VIOLATIONS: 9-304 (b) COMPLIED

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS HOLES AND AREAS OF MISSING 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 ON THE PROPERTY AND SWALE.

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CASE NO: CE25010081  
CASE ADDR: 420 SW 24 AVE  
OWNER: FOON, CHRISTINA  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO FURNITURE, DRESSER, BOXES, PLASTIC BIN, PACKAGING MATERIAL, AND CARDBOARD.

VIOLATIONS: 18-1.

THERE IS ILLEGAL OUTDOOR STORAGE UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO STORAGE BINS, BOXES, PLASTIC SHELVES, VACUUM, PLASTIC CONTAINERS AND OTHER MISCELANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALL ON THE NORTH SIDE OF THE PROPERTY IS STAINED ORANGE AND THERE ARE AREAS OF THE FRONT EXTERIOR WALL THAT HAS STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS AND BLACK STAINS.

CASE NO: CE24120494  
CASE ADDR: 2722 DAVIE BLVD  
OWNER: LA SEGUNDA REALTY CORP  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9. COMPLIED

SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS FEATHER FLAGS WITH THE WORD PIZZA PRINTED ON THEM, LOCATED ON THE SWALE ABUTTING DAVIE BLVD AND IN FRONT OF UNIT #2756. THERE ARE ALSO A-FRAME HARRIS BUG KILLER SIGNS IN FRONT OF UNIT #2784. THIS IS A RECURRING VIOLATION AND WILL GO TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REFERENCE CASE CE23020287.

CONTINUED

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VIOLATIONS: 9-306 COMPLIED  
THERE IS GRAFFITI IN THE REAR ALLEY BEHIND UNIT #2784 AND BEHIND UNIT #2744. THIS IS A RECURRING VIOLATION REF CASE CE22090768. 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.

CASE NO: CE24120306  
CASE ADDR: 1548 SW 22 AVE  
OWNER: FUNES, THELMA A  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE 3 DERELICT VEHICLES AND A DERELICT TRAILER ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A GREEN FORD AEROSTAR VAN, NO TAG WITH FLAT TIRE. 4 DOOR SILVER BMW 325I, NO TAG WITH FLAT TIRE. A 4 DOOR RED HONDA CIVIC, TAG NUMBER K887GB NO REGISTRATION STICKER AND TAG LAST REGISTERED TO ANOTHER CAR. AND A 2 WHEEL TRANSPORT DLX ENCLOSED CARRY ON TRAILER, WITH FLAT TIRES AND NO TAG DISPLAYED.

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 IN THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED  
THE DRIVEWAY IS IN DISREPAIR, STAINED, AND THE GRAVEL APRON HAS GRASS GROWING THROUGH IT

VIOLATIONS: 9-306  
THE FASCIA AND SOFFITS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA AND SOFFITS THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

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

VIOLATIONS: 47-21.15.A  
FOUR COCO PALM TREES HAVE BEEN REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE FOUR COCO PALM TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-19.1.B COMPLIED  
THERE IS A WHITE TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT.

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March 27, 2025

9:00 AM

CASE NO: CE25010368  
CASE ADDR: 2416 SW 6 CT  
OWNER: FIRST, DAVID  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT TRAILER ON THE PROPERTY WITH EXPIRED TAG. THE TRAILER IS DESCRIBED AS A WHITE ENCLOSED 2 WHEEL CARRY ON TRAILER. MASSACHUSETTS TAG NUMBER B22-998 EXPIRED '2011'.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES GROWING THROUGH THE CHAIN LINK FENCE AND ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY SWALE ABUTTING SW 24 AVE

VIOLATIONS: 9-306 COMPLIED  
THE FASCIA OF THIS PROPERTY HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING PAINT.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO RIMS AND TIRES, PLASTIC STORAGE CONTAINERS, CAR PARTS, SCRAP METAL, A DOOR, TOOL BOX, TARP, ENGINE STAND, WOOD SLABS, PLYWOOD, SAND BAGS 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 IN THE FRONT LAWN AND SWALE AREAS.

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CASE NO: CE24120373  
CASE ADDR: 861 ARIZONA AVE  
OWNER: OLIBRUS, ALMANIE LE; OLIBRUS, EDWARD ETAL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (7) (a) 1. COMPLIED  
THERE IS A WHITE COMMERCIAL VEHICLE BEING PARKED ON THE SOUTHSIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030610 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

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

March 27, 2025

9:00 AM

CASE NO: CE24090442  
CASE ADDR: 3400 W BROWARD BLVD  
OWNER: BHAI ESTATES LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 - BOULEVARD BUSINESS PROPERTY. THE PARKING STRIPES AND PAVEMENT ARE STAINED.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE AT THIS B-1 - BOULEVARD BUSINESS PROPERTY THAT IS NOT MAINTAINED AT THIS LOCATION. THE ENCLOSURE HAS BROKEN WOODEN SLATS, AND IS STAINED WITH DIRT.

CASE NO: CE24110095  
CASE ADDR: 3461 BERKELEY BLVD  
OWNER: CABRERA, CRISTINA; PAZO, MATIAS NICOLAS  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-278 (e) COMPLIED

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.

VIOLATIONS: 24-27. (b)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24110501  
CASE ADDR: 2700 W BROWARD BLVD  
OWNER: 101 SW 27TH AVE LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS AN ABUNDANCE OF TRASH AND DEBRIS ON THE SWALES IN THE FRONT AND BACK AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE24120071  
CASE ADDR: 501 E DAYTON CIR  
OWNER: TOUSSAINT, LOUIS & DEL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

THERE IS A COMMERCIAL VEHICLE PARKED IN THE DRIVEWAY OF THIS RS-6.7 -IRREGULAR RESIDENTIAL ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070959 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THERE ARE VEHICLES BEING PARKED TO BLOCK THE PASSAGE OF PEDESTRIANS ON THE SIDEWALK.

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.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP ON THIS RS-6.7 -IRREGULAR RESIDENTIAL ZONED PROPERTY.

CASE NO: CE24120452  
CASE ADDR: 2790 W BROWARD BLVD  
OWNER: 2790 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23090685 AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED.

VIOLATIONS: 9-306 COMPLIED

GRAFFITI HAS BEEN PAINTED ON EXTERIOR AWNINGS OF THIS VACANT COMMERCIAL PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23080933 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24120455  
CASE ADDR: 300 SW 27 TER 1-2  
OWNER: LEVINTIN REAL ESTATE LLC; ALLIUN INVESTMENTS LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH CONSISTING OF TIRES, SOFA AND LOVESEAT, AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH ALL OVER AND AROUND THE SWALE OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030783 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE24050844  
CASE ADDR: 411 NE 5 TER  
OWNER: ROLLER PLACE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.F.

THERE ARE POTHOLES AND GRAVEL ON THE SWALE/RIGHT-OF-WAY/VEHICULAR INGRESS AND EGRESS AREA OF THIS COMMERCIAL PROPERTY.

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE IS A BULK CONTAINER STORED IN FRONT OF THE ABOVE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE PARKED/STORED ON THE PROPERTY.

VIOLATIONS: 9-305 (b)

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

CASE NO: CE24120228  
CASE ADDR: 2505 LAGUNA TER  
OWNER: PIEROTTI, PETER  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-306

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

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 18-1.

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

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

VIOLATIONS: 8-91. (e) COMPLIED

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

VIOLATIONS: 47-19.3. (C)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24120189  
CASE ADDR: 1500 SE 12 ST 2A  
OWNER: MARTY, DOUGLAS C  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL BEING STORED IN BOAT SLIP NINETEEN (19) AT THIS PROPERTY. THE VESSEL IDENTIFIED AS A "STREAMLINE R 35'" WAS FOUND TO BE DERELICT AS PER THE DEFINITION OF SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A VISIBLE VALID REGISTRATION.

VIOLATIONS: 8-91. (e)

THE VESSEL "STREAMLINE R 35'"; HULL ID NUMBER SLB35005E325 THAT IS MOORED AT BOAT SLIP NINETEEN (19) THAT IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 47-19.3. (C)

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP NINETEEN (19) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY TWENTY-EIGHT AND SIX (28.6) FEET INTO THE CANAL OR WATERWAY.

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CASE NO: CE25020325  
CASE ADDR: 1831 SW 22 AVE  
OWNER: ELIZEU, GEFESON & ANDREA  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 8-91 (g)

PROPERTY IS RENTING DOCK SPACE. THE SUBJECT RS-8 ZONED PROPERTY IS RENTING ITS DOCK TO LESSEE MOE GHANAM FOR THE PURPOSE OF DOCKING THE VESSEL NAMED "RELIANCE" SINCE START DATE OF 10/10/2024.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25020324  
CASE ADDR: 1831 SW 22 AVE  
OWNER: ELIZEU, GEFESON & ANDREA  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS SPEWAGE OF OIL AND DIESEL EMANATING FROM A DOCKED/MOORED VESSEL AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE SPEWAGE WENT TO THE WATERWAY AND THREATENED AND ENDANGERED THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY HAVE ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL IDENTIFIED AS "RELIANCE" WITH A HAILING PORT OF STUART. THE VESSEL IDENTIFIED AS AN APPROX. 42 FT. VESSEL THAT IS DOCKED/MOORED AT THIS RS-8 ZONED PROPERTY. THE VESSEL WAS DETERMINED TO BE DERELICT BECAUSE OF THE STATE OF EVIDENT DISUSE, NEGLECT OR ABANDONMENT. THE VESSEL WAS DETERMINED TO BE DERELICT AS PER THE DEFINITION UNDER SECTION 18-3 DUE TO THE VESSEL HAVING NO RUNNING ENGINE, THE ENGINE EXPOSED/REMOVED FROM VESSEL WHICH THREATENS AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE AND THERE WAS NO REGISTRATION ON FILE WITH THE NOAA FISHERIES FOR THE SUBJECT VESSEL.

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CASE NO: CE25020358  
CASE ADDR: 1016 SE 11 ST  
OWNER: PRIORE, ELIZABETH ANN  
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.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. EXTERIOR WALLS HAVE STAINS AND MISSING, PEELING PAINT. THE AWNINGS, FASCIA, AND SOFFITS ARE STAINED AND DIRTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24120326  
CASE ADDR: 1637 N VICTORIA PARK RD  
OWNER: STREAM HOLDINGS LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING PLASTIC BOTTLES, CANS AND YARD DEBRIS. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-306

STRUCTURAL PARTS SUCH AS SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED AND HAVE MISSING SLATS. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23070887. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-363

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

CASE NO: CE25010063  
CASE ADDR: 2151 N FEDERAL HWY  
OWNER: JJJ REV TR ETAL; % BOSTON TRADER  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

THE BUSINESS (BROOKLYN WATER BAGEL) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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

March 27, 2025

9:00 AM

CASE NO: CE24070475  
CASE ADDR: 1044 NE 15 AVE A  
OWNER: 1044NE15THAVE LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

COMPLIED -THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE23110143) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 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.

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CASE NO: CE24090521  
CASE ADDR: 1133 NE 10 AVE  
OWNER: BOHADANAH, ELI  
INSPECTOR: JEAN CLAUDE JC NOEL  
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 TO INCLUDE BUT NOT LIMITED TO THE REAR OF THE PROPERTY THAT IS OBSTRUCTING THE PASSAGE OF THE SANITATION VEHICLES AND PEDESTRIANS.

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CASE NO: CE25020212  
CASE ADDR: 636 N FEDERAL HWY  
OWNER: LONDON ASSOCIATES LTD; ASSC TECH ATT WINN DIXIE  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THE BUSINESS (FARM TO FORK MEALS TO GO) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE21090348) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304 (b)  
THE GRAVEL/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED. THERE IS WEEDS/GRASS GROWING THROUGH THE GRAVEL AND PAVERS.

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.

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS INHIBITING PEDESTRIAN TO WALK ON THE SIDEWALK FREELY.

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25020340  
CASE ADDR: 1115 NE 9 AVE  
OWNER: 1115 NE 9TH AVE FTL LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THERE ARE BUSINESSES OPERATING AT THIS LOCATION WITHOUT OBTAINING A BUSINESS TAX RECEIPT. THE FOLLOWING BUSINESSES REQUIRE A BUSINESS TAX RECEIPT PRIOR TO ENGAGING IN ANY BUSINESS WITHIN THE JURISDICTION OF THE CITY OF FORT LAUDERDALE:

- GOOD NEWS BURGER
- DEL ROSARIO & ANCHORENA CORP
- DUMPLING & NOODLE TOWN
- LAGRANDE CAVIAR
- DYNASTY CUISINE
- SOUP 4 YOU
- BOWLING
- RICE & DUMPLINGS
- HALAL'S OF HYDERABAD
- TACO BOAT
- INDO-CHINESE EXPRESS
- MAGICAL VEGAN MANTRA
- DESSERT CORRIDOR
- WING IS KING
- LOADED HALAL
- RJ'S FUSION FOOD (DELINQUENT)
- KREYOL KUISINE
- SUNRISE BISTRO
- ACAI ME
- ASU POLLO
- THE BEYOND FACTORY
- MA-KE-ME CHOPPED CHEESE NYC STYLE
- BOMBAY MONSOON
- DUMPLINGS QUEEN
- CHILL N GRILL
- EMPANADA EMPIRE
- VARIETY PITA
- HEN HOUSE
- WINGS PRO
- POTATOEZ!
- HIGHROLLER'S SUSHI

VIOLATIONS: 47-20.20.J.

THE PARKING AT THIS B-3 ZONED ESTABLISHMENT DOES NOT CONFORM TO THE APPROVED DRC - SITE PLAN LEVEL III APPROVAL: PARKING REDUCTION FOR 11,122 SQFT FOOD CATERING SERVICES USE UNDER PERMIT NUMBER UDP-S20010. THIS B-3 ZONED ESTABLISHMENT HAS REDUCED IT'S PARKING CAPACITY TO ACCOMMODATE THREE DESIGNATED PARKING SPACES FOR EMPLOYEES OF THE "STARBUCKS" BUSINESS OPERATING ON PROPERTY.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

VIOLATIONS: 47-22.9.

THERE ARE "RESERVED PARKING" SIGNS AT THIS B-3 ZONED PROPERTY THAT HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-20.3.A.10.d

THE OWNER WILL BE REQUIRED TO COMPLY WITH THE CONDITIONS OR OBTAIN A NEW PARKING REDUCTION ORDER IN ACCORDANCE WITH THIS SECTION 47-26B, .

CASE NO: CE24080292

CASE ADDR: 745 NE 15 AVE

OWNER: SJGG HOLIDAY PARK LLC

INSPECTOR: JEAN CLAUDE JC NOEL

VIOLATIONS: 18-1.

THERE IS LARGE POOL OF WATER IN THE PARKING LOT OF THIS LOCATION, 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: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED ARE STAINS OF DIRT/OIL.

CASE NO: CE25010620

CASE ADDR: 1419 NE 4 CT

OWNER: BRYANT, COLMAN T H/E; BUTOW, TAMMY BRYANT

INSPECTOR: JEAN CLAUDE JC NOEL

VIOLATIONS: 25-13.

THIS RESIDENTIALLY ZONED OCCUPIED PROPERTY HAS BOULDERS/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY WITHOUT FIRST OBTAINING A CITY OF FT. LAUDERDALE ENGINEERING PERMIT.

VIOLATIONS: 47-2.2.Q.3.

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS. BOULDERS THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY WHICH IS HINDERING SAFE AND CONVENIENT PEDESTRIAN MOVEMENT IN 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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24100586  
CASE ADDR: 1883 SW 21 ST  
OWNER: SHM LMC LLC; %JASON HOGG  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER. THERE IS EXPOSED SOIL.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THIS VACANT LOT IS BEING USED TO STORE AND PARK VEHICLES.

CASE NO: CE24110226  
CASE ADDR: 1155 SW 32 CT 1-2  
OWNER: WARD, RICHARD J; WARD, MARTIN J  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)  
WITHDRAWN

VIOLATIONS: 47-18.45.E 2. a.  
THERE ARE GRAVEL DRIVEWAYS ON THIS ZONED RMM-25 RESIDENTIAL DUPLEX PROPERTY.

CASE NO: CE24110228  
CASE ADDR: 1221 SW 29 ST  
OWNER: VITALI, MARCUS JR  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GREY MASERATI WITH AN EXPIRED FLORIDA TAG #BLO4DH (05/23).

VIOLATIONS: 9-304 (b)  
THERE ARE TWO TRAILERS CONTAINING VESSELS PARKED ON BOTH THE EAST AND WEST SIDES OF THE PROPERTY.

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

VIOLATIONS: 9-280 (b)  
WITHDRAWN

VIOLATIONS: 9-363  
WITHDRAWN

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24110230  
CASE ADDR: 1415 SW 28 ST  
OWNER: GIL, LUIS & GLADYS N  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-4. (c) COMPLIED  
A TRAILER WITH FLORIDA TAG NUMBE CR7737 (EXPIRATION 01/25) IS PARKED ON THE PUBLIC RIGHT-OF-WAY SWALE.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR, EXHIBITING 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 ON THE SWALE AT THE REAR OF THE PROPERTY ON SW 27 CT.
- 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: 47-34.1.A.1. COMPLIED  
THERE IS OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOXES AND BARRELS, ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 47-20.13.G.1.  
THE SWALE AREA HAS BEEN ALTERED BY ADDING GRAVEL AND MULCH WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.
- VIOLATIONS: 47-21.9.K.  
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA.

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CASE NO: CE24110751  
CASE ADDR: 2323 SW 19 AVE  
OWNER: PALMS AT RIVER OAKS LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE23070150 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24120459  
CASE ADDR: 3381 SW 11 AVE  
OWNER: HUNTER, DAVID WILLIAM JR; LYLE BOYER REAL ESTATE TR ETAL  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO TRAILERS PARKED ON THE PROPERTY WITHOUT A TAG.

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

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CASE NO: CE25010835  
CASE ADDR: 840 W STATE ROAD 84  
OWNER: EL TAMARINDO 84 LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND HAVE MISSING LIVING GROUND COVER.

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CASE NO: CE25010901  
CASE ADDR: 2961 SW 19 AVE  
OWNER: 2961 SW 19TH AVENUE LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AS PER CASE# CE22030057, CASE WILL BE SCHEDULED FOR MAGISTRATE FOR FINDING OF FACT REGARDLESS OF COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY, OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO: TIRES AND CAR PARTS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24110412  
CASE ADDR: 2401 SW 17 AVE  
OWNER: ARBOREAL REAL PROPERTIES CORP; %CHRISTOPHER LANGEN  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)  
WITHDRAWN

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

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE CRACKED WINDOWS.

VIOLATIONS: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. OUTDOOR STORAGE ITEMS INCLUDES PLASTIC BOXES, TILES, BRICKS AND VEHICLES PARTS, ARE BEING STORED OUTDOORS ON THIS RD-15 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE VEHICLES MISSING TAGS PARKED ON THIS PROPERTY AS FOLLOWS:  
1- WHITE NISSAN MURANO. 2- GREY JEEP CHEROKEE (TOWED).

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

VIOLATIONS: 47-20.13.B.1.b  
THERE IS A GRAVEL PARKING FACILITY AT THIS RD-15 ZONED MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24120469  
CASE ADDR: 3300 SW 11 AVE C  
OWNER: LIMOUSINES OF SOUTH FLORIDA INC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THE PROPERTY IS IN A STATE OF DISREPAIR, PORTION OF THE FENCE IS LEANING AND THE TOP BAR IS BROKEN.

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY, EXHIBITING NUMEROUS ASPHALT CRACKS AND MISSING PATCHES.

VIOLATIONS: 18-4. (c) (TOWED)  
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY, A WHITE FORD F250 PICKUP WITHOUT A TAG PARKED ON THE PUBLIC RIGHT OF WAY, VIN:1FTSW20545ED06529.

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

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CASE NO: CE25010007  
CASE ADDR: 1829 SW 29 ST  
OWNER: MISTLER, PETER J & MILDRED DIANE  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO, MULTIPLE WATER HEATER TANKS, A SHIPPING CONTAINER, AND OTHER MISCELLANEOUS ITEMS.

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FACIA ON THE EASTSIDE OF THE PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304 (b)  
THERE IS A TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR; THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25010447  
CASE ADDR: 2921 SW 19 AVE  
OWNER: UPPER EAST SIDE REALTY CORP; SHTRULL, ELEANOR  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS TRASH, DEBRIS AND MISCELLANEOUS ITEMS AT THE FRONT, SIDE, AND REAR OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305 (b) 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 BOTH THE FRONT LAWN AND THE SWALE.

VIOLATIONS: 9-304 (b) COMPLIED

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-20.13.G.1. COMPLIED

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

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS PROPERTY.

VIOLATIONS: 47-19.9

OUTDOOR STORAGE ON THIS RD-15 ZONED PROPERTY, ITEMS INCLUDING BUT NOT LIMITED TO; TOOLS AND MISCELLANEOUS ITEMS ARE BEING STORED OUTDOORS AT THE FRONT SIDES AND REAR OF THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 24-29. (a) COMPLIED

TRASH CONTAINER IS OVERFLOWING WITH TRASH.

VIOLATIONS: 9-280 (b) COMPLIED

THERE IS A BROKEN WINDOW ON THE SOUTHSIDE OF THIS PROPERTY.

VIOLATIONS: 9-363 COMPLIED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25010450  
CASE ADDR: 1113 SW 20 ST  
OWNER: BOYD, WILLIAM S EST  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)

ROOF NOT BEING MAINTAINED IN WELL-KEPT APPEARANCE. THERE ARE STAINS, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, THERE ARE AREAS OF THE EXTERIOR INCLUDING SOFFITS, FACIA, AND WINDOWS UMBRELLAS THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22020779. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION SHOWING STAINS, MULTIPLE CRACKS AND CHIPPING CONCRETE.

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 FRONT LAWN.

CASE NO: CE25010154  
CASE ADDR: 1410 W STATE ROAD 84  
OWNER: RACETRAC PETROLEUM INC #553; %SILVER OAK ADVISORS  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (a) COMPLIED

THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. BLACK CHEVY SUV NO PLATE, VIN: 1GNKRJED2BJ37254.

VIOLATIONS: 18-12. (a)

THERE IS TRASH AND DEBRIS ON THE EASTSIDE SWALE AT SW 14 STREET AND ON THE REAR SWALE OF THE PROPERTY FACING SW 27 ST.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THE FRONT LAWN OF THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25010071  
CASE ADDR: 1434 SW 33 ST  
OWNER: 1434 HAGE PROPERTY LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY, OUTDOOR STORAGE IN FRONT, BACK AND SIDES OF THE BUILDING: ITEMS INCLUDING BUT NOT LIMITED TO TIRES, BRICKS, FURNITURE, A SHOPPING CART, VEHICLE PARTS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, SEE CASE CE21020539. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THERE IS A BLACK VEHICLE PARKED ON THE GRASS/LAWN AREA AT THE REAR OF THE PROPERTY.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21020539. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

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

CASE NO: CE25010067  
CASE ADDR: 1748 SW 20 ST  
OWNER: 1748 RIVER OAK CORNER LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT ARE BROKEN, MISSING, AND FALLING OVER.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22090784. 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: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD PALLETS, FENCE MESH, PLASTIC BUCKETS, CARDBOARD BOXES, PLYWOOD, TARPS, LADDER, POLES, BRICKS, WOOD BEAMS, CONSTRUCTION DEBRIS, AND OTHER MISCELLANEOUS ITEMS.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 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: 47-21.9.M.

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

CASE NO: CE24120476  
CASE ADDR: 1440 SW 33 ST  
OWNER: SASSON, ABRAHAM  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY, OUTDOOR STORAGE IN FRONT BACK AND SIDES OF THE BUILDING: ITEMS, INCLUDING TRAILER, TILES, FURNITURE, WOOD PALLETS VEHICLES PARTS AND MISCELLANEOUS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

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: 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: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE NUMEROUS ASPHALT CRACKS AND MISSING PATCHES OF ASPHALT.

VIOLATIONS: 47-20.13.F.

THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

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: 9-278 (e)

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

VIOLATIONS: 18-1.

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

VIOLATIONS: 9-313.(a)

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

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CASE NO: CE25010890

CASE ADDR: 417 NE 11 AVE

OWNER: BENT PHILIPSON REV TR; PHILIPSON, BENT TRSTEE

INSPECTOR: MOHAMMAD DAYEM

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT SWALE OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020296. THIS CASE WILL BE BROUGHT TO HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25010860  
CASE ADDR: 5251 NE 26 AVE  
OWNER: KENNEDY, KATHLEEN; WEBER, DONALD  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020508  
CASE ADDR: 5451 NE 22 AVE  
OWNER: PJ VACATION 111 LLC; PEREIRA, EUZEBIO ETAL  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24060009- PARKING, NOISE  
CE24100650- EXPIRED CERTIFICATE.

CASE NO: CE25020506  
CASE ADDR: 110 SE 11 AVE  
OWNER: DMYTRIEV, OLEKSANDR S  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 4

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24050187- PARKING,  
NOISE, RESPONSIBLE PARTY CE24080377 - ADVERTISING OCCUPANCY.

CASE NO: CE25020138  
CASE ADDR: 1613 SW 5 CT  
OWNER: MANN, TINA S; MUELLER, ROLAND  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020144  
CASE ADDR: 1508 SW 5 CT  
OWNER: DREWRY, KYLE JEFFERY; THETFORD, TAYLOR  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE25020184  
CASE ADDR: 628 SW 14 TER  
OWNER: 628 LAS OLAS LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010862  
CASE ADDR: 408 SE 12 CT 1-4  
OWNER: SONNMON HOLDINGS LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010868  
CASE ADDR: 1250 SW 28 ST  
OWNER: OP INVESTMENT PROPERTIES LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.a.

GRAVEL INSTALLED IN THE SWALE/RIGHT-OF-WAY WITH NO PERMIT.

CASE NO: CE25010657  
CASE ADDR: 2325 SE 18 ST  
OWNER: WHITEMAN, IAN ALEXANDER  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010824  
CASE ADDR: 2964 SW 17 ST 1-2  
OWNER: GARCIA, SARA B H/E; GARCIA, RUBEN JOSE GONZALEZ  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010636  
CASE ADDR: 2597 SW 8 ST  
OWNER: RAYES, RAFI  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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

March 27, 2025

9:00 AM

CASE NO: CE25020328  
CASE ADDR: 2407 NASSAU LN  
OWNER: CHOWDHURY,HASSAN A  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a) COMPLIED  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION OF CASE CE25010371 WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING UNLESS A VALID CERTIFICATE IS OBTAINED.

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CASE NO: CE25010355  
CASE ADDR: 3380 SW 19 ST  
OWNER: SMALLWOOD, MELISSA  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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

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CASE NO: CE25010367  
CASE ADDR: 811 SE 18 CT  
OWNER: TUCKER, SARAH N  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

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CASE NO: CE25010391  
CASE ADDR: 1243 NE 12 AVE A-B  
OWNER: ESPINOZA,ROBERTO  
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

March 27, 2025

9:00 AM

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ADMINISTRATIVE HEARING  
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CASE NO: CE24110407  
CASE ADDR: 805 NW 2 AVE  
OWNER: 805 NW 2ND AVENUE LLC; % RTW RENTALS  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT BE LIMITED TO EMPTY PLASTIC BOTTLE AND PIECES OF LUMBER.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT DARK BLUE OLDSMOBILE ALERO WITH NO TAG, LEAKING OIL, COBWEBS AND FLAT TIRE. VIN#1G3HN52K8W4831277

VIOLATIONS: 9-304 (b)  
REMOVE THE VEHICLE FROM THE GRASS/LAWN AND PLACE ON THE DRIVEWAY.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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**HEARING TO IMPOSE FINES**  
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CASE NO: CE24110012  
CASE ADDR: 2500 BAYVIEW DR  
OWNER: CHAVEZ, PAUL ANDRES  
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.

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CASE NO: CE24110024  
CASE ADDR: 1406 NE 15 AVE 1-4  
OWNER: SAKCLA LLC  
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: CE24110088  
CASE ADDR: 4040 GALT OCEAN DR 806  
OWNER: MALONE, JAMES P LE; HEPTING, KRISTI A MALONE  
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.

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CASE NO: CE25010921  
CASE ADDR: 2612 KEY LARGO LN  
OWNER: LOUIS HOLDING COMPANY LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

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

VIOLATIONS: 9-307(a)  
THERE ARE MULTIPLE WINDOWS AND THE FRONT DOOR AT UNIT #2 WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THE WESTSIDE WINDOWS ARE NOT OPERABLE AND UNABLE TO OPEN AND CLOSE.

VIOLATIONS: 9-279(e)  
THE KITCHEN SINK/BATHROOM SHOWER DOES NOT SUPPLY HOT WATER AT UNIT 2.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 MULTI FAMILY ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF CARDBOARD BOXES AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C)  
THE EXTERIOR WALKWAY IS STAINED AND FADED WITH MULTIPLE CRACKS.

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

VIOLATIONS: 15-28  
THE BUSINESS/APARTMENT BUILDING (490 SE 21 ST #1-7) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE24100678  
CASE ADDR: 650 N RIO VISTA BLVD  
OWNER: ARGIROPOULOS, KIRIACOS  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b) WITHDRAWN  
THERE IS ARTIFICIAL TURF ON THE SWALE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24080820  
CASE ADDR: 2461 SW 15 CT  
OWNER: BAID CAPITAL INC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING ASPHALT. THIS IS A RECURRING VIOLATION. REFER TO CASE NUMBER CE22020964. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. A TIRE IS BEING STORED ON THE PROPERTY.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION, REFER TO CASE NUBMER CE21050934. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

THERE ARE MULTIPLE BOXES, A VANITY, A COOLER, AND A JACK 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: CE23100475  
CASE ADDR: 1437 NW 10 PL  
OWNER: KING, MOLLY PEARL  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR, LEANING WITH MISSING POST AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING ON THE GRAVEL DRIVEWAY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12 (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-306

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

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT IS FADED, DISCOLORED AND STAINED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 47-2.2.Q.3

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24110463  
CASE ADDR: 1134 NE 1 AVE  
OWNER: VITAL VENTURES LLC  
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 ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 25-5

THERE ARE STONES PLACED IN THE RIGHT OF WAY.

VIOLATIONS: 47-18.47.A.

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

VIOLATIONS: 9-363

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

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THE PAVERS IN THIS DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND/OR OIL.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 25-4

THERE IS A VEHICLE (NISSAN FRONTIER) OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4(c)

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

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

VIOLATIONS: 47-22.9.

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

VIOLATIONS: 47-34.1.A.1.

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

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE.

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24060149  
CASE ADDR: 3645 SW 22 ST  
OWNER: GROOMS, STEVEN M EST  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1

THERE IS NON-PERMITTED LAND USE IN THIS RS-8 ZONE PROPERTY. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, BUCKETS, HOSES, TIRES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12(a)

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

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD STUMPS LOCATED ON THE FRONT AND REAR OF THIS RS-8 ZONE PROPERTY THAT MUST BE REMOVED.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h)(1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308(b)

THERE IS A TARP WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-304(b)

THE PARKING DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS OVERGROWN WITH WEEDS.

VIOLATIONS: 47-19.4.D.1

PLACEMENT/STORAGE OF 20 YARD DUMPSTER CONTAINER THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 47-39.A.1.B.5.(A)

THE SWIMMING POOL SHALL BE ENCLOSED BY EITHER AN OPEN MESH SCREEN ENCLOSURE OR A FENCE OR WALL MINIMUM OF 5 FEET IN HEIGHT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24020278  
CASE ADDR: 700 NW 17 AVE  
OWNER: JACKSON, MAMIE PEARLE EST  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS SEVERAL AREAS WHERE IT IS BENT, PARTS ARE NOT ATTACHED AND THE DRIVEWAY GATE IS DUG INTO THE GROUND.

VIOLATIONS: 9-304 (b)

PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. DRIVEWAY HAS LARGE CRACKS AND POTHOLES. ONE DRIVEWAY NEEDS TO BE ROCKED IN AND THE ASPHALT DRIVEWAY NEEDS TO BE RESURFACED AND ALL ONE COLOR. BOTH DRIVEWAYS NEED TO BE FREE FROM GRASS WEEDS.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL PARTS NEED TO BE CLEANED AND POWER-WASHED. SOME AREAS NEED PAINT SUCH AS THE WALLS, FASCIA AND POLES IN FRONT AND DOOR.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY.

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CASE NO: FC24060008 S  
CASE ADDR: 9 N BIRCH RD  
OWNER: HARBOR HOUSE EAST CONDO ASSN  
INSPECTOR: ROBERT KISAREWICH/KARL PETERSEN

VIOLATIONS: NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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OLD BUSINESS  
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CASE NO: CE24010903  
CASE ADDR: 1134 NE 5 TER  
OWNER: BARTON, NORMAN F  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-280 (h) (1)

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

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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

March 27, 2025

9:00 AM

CASE NO: CE24110098  
CASE ADDR: 1515 SW 23 AVE  
OWNER: HAND, DAVID  
INSPECTOR: RAMON OLIVERA  
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 IN THE SWALE. THIS IS A REPEAT VIOLATION PER CASE CE22040252 AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE22040252, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE WINDOWS ARE STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A RED NISSAN ALTIMA WITH EXPIRED LICENSE PLATE # FL 815 YIV EXPIRED 05/2020 IS PARKED ON THE SWALE WITH FRONT END DAMAGE AS WELL.

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS STAINED AND HAS AREAS OF BROKEN AND MISSING SLATS.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO LADDERS, DOORS, VACCUMS, BOARDS, BINS, DOORS, GLASS AND OTHER MISC ITEMS.

VIOLATIONS: 9-278(e) WITHDRAWN

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

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

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

CASE NO: CE24070775  
CASE ADDR: 301 NW 12 AVE  
OWNER: LITTLE BOSS HOLDINGS LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21070094 AND WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE AND TRAILER ON THE SWALE WITH NO TAG.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 47-34.4.A.1.

THERE IS A TRAILER ON THE RIGHT OF WAY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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

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 STAINS AND MISSING, PEELING PAINT AND THE SHUTTERS HAVE STAINS.

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-278(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.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 47-34.1.A.1.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

March 27, 2025

9:00 AM

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