

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

April 24, 2025

9:00 AM

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

**ROSEANN FLYNN
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

NEW BUSINESS

CASE NO: CE25030564
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: FITZGERALD SIMMONS

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224/CE25030348/CE25030503), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE25030348
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE25030503
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.c.i.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 95 DBC FROM MONDAY-THURSDAY BETWEEN 12 PM TO 12 AM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING (CE25030124/CE25030224/CE25030348), AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE25010186
CASE ADDR: 1901 N FEDERAL HWY
OWNER: JJJ REV TR; %SPI/TSA E FT LAUDERDALE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS A PUBLIC NUISANCE VIOLATION OCCURRING IN THIS PARKING LOT CONSISTING OF THREE SHOPPING CARTS OVERFLOWING WITH TRASH AND LITTER SPREAD THROUGHOUT THE PARKING LOT AND ALLEY.

CASE NO: CE25020641
CASE ADDR: 724 NE 16 ST
OWNER: LYONS & COMPANY LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A

THREE ARBORVITAE TREES AND ONE ARECA PALM CLUSTER WERE REMOVED WITHOUT A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE25020683
CASE ADDR: 1011 N FEDERAL HWY
OWNER: YELLOW CAPITAL LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24100024
CASE ADDR: 1210 NW 2 ST
OWNER: KHAN, MUHAMMAD MO
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL HAS WEEDS GROWING THROUGHOUT AND IS WORN OUT IN CERTAIN AREAS.

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

CASE NO: CE24110360
CASE ADDR: 1250 SW 35 AVE
OWNER: GRANT, EUGENE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. GRASS IS OVERGROWN, WITH TRASH AND DEBRIS THROUGHOUT 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. MISSING AND OR SPARSE GROUND COVER IN THE SWALE AREA AND IN VARIOUS SPOTS ON THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS A SOFA, SHOPPING CART, BUCKETS, BAGS AND MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AREA.

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

CITY OF FORT LAUDERDALE
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April 24, 2025

9:00 AM

CASE NO: CE24100535
CASE ADDR: 824 NW 19 AVE
OWNER: BOSKET, MATTIE L EST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. (A DODGE FOUR DOOR SUV. UNKNOWN VIN COVERED. TAG FL 58DCFJ. TAGS NOT REGISTERED TO THIS VEHICLE AND NO ENGINE AND A FLAT TIRE. EXPIRED TAG. VEHICLE WAS TAGGED WITHIN 10 DAYS PLEASE REMOVE. - CHEVY PICKUP TRUCK FLAT TIRES PARKED IN DRIVEWAY. A FORD PICKUP TRUCK WITH DEBRIS AND CAR PARTS AT THE BOTTOM OF THE TRUCK).

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ITEMS INCLUDING, BUT NOT LIMITED TO GAS CANISTERS, BUCKETS, CAR PARTS, APPLIANCES, TUB CONTAINERS BLUE AND WHITE WITH DEBRIS, INDOOR TABLE OUTSIDE, TENT, COOLER AND CAR PARTS AND OTHER MISCELLANEOUS ITEMS STORED THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO 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.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. I OBSERVED DARK STAINS AND DEBRIS ON THE ROOF.

CASE NO: CE25020581
CASE ADDR: 700 NW 21 TER
OWNER: FPT FORT LAUDERDALE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.9.A.2.c.

THE RECYCLING SCRAP METALS ARE TOO HIGH AND VISIBLE ABOVE THE PRIVACY WALL/FENCE. IT CAN BE SEEN FROM THE RESIDENTIAL AREA AND STREET. THIS IS REPEAT VIOLATION PER CASE NUMBER CE22050272. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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April 24, 2025

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CASE NO: CE24110571
CASE ADDR: 727 NW 15 AVE
OWNER: NFU PROPERTIES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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: 9-304 (b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. IT HAS CRACKS, DIRT AND LOOSE ROCKS ON IT. CRACKS NEED TO BE FILLED IN ANY LOOSE DEBREE AND ROCKS MAINTAINED. THERE IS A BLACK 4 DR MERCEDES BENZ C300 PARKED ON THE GRASS AND A HONDA 4 DOOR GREY VEHICLE PARKED ON THE GRASS AS WELL. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH AND DEBREE THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4 (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK 4 DOOR MERCEDES BENZ C300 WITH NO TAGS AND FRONT-END DAMAGE PARKED ON THE LAWN OF THE PROPERTY. VEHICLE WAS POSTED NOTICE ON PASSENGER LEFT REAR WINDOW. THIS IS A RECURRING VIOLATION FROM CASE CE21090066 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. (INFO CAN BE FOUND AT FTLCITY.INFO/LANDLORD) .

CITY OF FORT LAUDERDALE
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CASE NO: CE25020719
CASE ADDR: 2940 NW 24 ST
OWNER: FORBES, ALYSHA
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE ARE DERELICT VEHICLES ON THE PROPERTY. GOLD CHEVY PLATE NUMBER BNO698 WITH EXPIRED TAG 9/20 ALSO A BLUE SILVER AND RED UNKNOWN MAKE WITH FLAT TIRES AND NO MOTOR.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS AREA. THE PAVED DRIVEWAY IS IN DISREPAIR IT HAS CRACKS, STAINS AND POTHOLES AND NEEDS TO REPAIRED AND OR RESURFACED.

VIOLATIONS: BCZ-39-275 (6) (B)
NON-PERMITTED LAND USE IN RS-5 COUNTY ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO A LARGE FAN, MOP BUCKET AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE25010791
CASE ADDR: 2541 NW 18 CT
OWNER: ROCK 21 INVESTMENTS LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED
THERE ARE WASTE CONTAINERS LEFT IN FRONT OF THE PROPERTY ON THE GRASS AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AND WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE IS BROKEN, LEANING AND HAS PARTS THAT ARE DETACHED FROM THE SUPPORT POLES. THE WOOD FENCE HAS BROKEN AND MISSING SLATS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY APRON IS IN DISREPAIR IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 PROPERTY THAT IS CREATING A PUBLIC NUISANCE. SUCH AS BUT LIMITED TO A SINK, PLASTIC CONTAINERS, WOOD CRATE AND OTHERS MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22101026 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-363

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

CASE NO: CE25020583
CASE ADDR: 1100 NW 7 AVE
OWNER: AGUILAR, LUCAS PELAEZ
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS A REOCCURRING VIOLATION PER CASE CE24060625 AND WILL BE BOUGHT BEFORE SPECIAL MAGISTRATE WEATHER OR NOT COMPLIANCE IS MET PRIOR TO 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 ON THE FRONT OF THE PROPERTY. THIS IS A REOCCURRING VIOLATION PER CASE CE23100624 AND WILL BE BOUGHT BEFORE SPECIAL MAGISTRATE WEATHER OR NOT COMPLIANCE IS MET OR NOT PRIOR TO THE HEARING.

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE BRANCHES, BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24120054
CASE ADDR: 1305 NW 2 ST
OWNER: TIA COMMERCIAL LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA HAS CRACKS AND IS DISCOLORED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS INDOOR FURNITURE CONSISTING OF COUCHES OUTSIDE ON THE PORCH.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE SWALE OF THE PROPERTY CONSISTING OF A BROWN COUCH AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE24120032
CASE ADDR: 1671 SW 27 TER
OWNER: DABAJA, HDIL IMAD
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, AND AREAS OF MISSING ASPHALT.

VIOLATIONS: 9-280 (h) (1)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24100479
CASE ADDR: 130 FLORIDA AVE
OWNER: SRP SUB LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF CLOTHING, PLASTIC BINS, AND MISCELLANEOUS FURNITURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SM WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 SWALE OF THIS PROPERTY.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT POLES, AND THE MESH HAS COME OFF THE POLES IN SOME AREAS.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS THE OUTSIDE STORAGE OF TIRES, TRASH BAGS FILLED WITH MISC ITEMS, OIL BOTTLES, PLASTIC BINS, AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SM WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE MINI-VAN WITH EXPIRED LICENSE PLATES ON THE SWALE. THERE ARE ALSO THREE DERELICT VEHICLES IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE23070275, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THE PROPERTY IS STAINED WITH OIL.

CITY OF FORT LAUDERDALE
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April 24, 2025

9:00 AM

CASE NO: CE25010184
CASE ADDR: 320 KANSAS AVE
OWNER: BIMINI FRED HOLDINGS COMPANY INC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS OUTSIDE STORAGE OF A WASHING MACHINE, CARPETING, BUCKETS, COOLERS AND MISCELLANEOUS ITEMS AT THIS RS-6.7 ZONED PROPERTY.

VIOLATIONS: 18-1.
THERE IS UNDER ROOFED STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE AT THIS PROPERTY IS MISSING THE CLOSING GATES. ALSO, THE FENCE HAS VEGETATION GROWING THROUGH IT. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. TWO BOATS AND A JET SKI ARE BEING PARKED ON THE LAWN AT THIS PROPERTY AND THE DRIVEWAY IS RIDDLED IN POTHOLES AND HAS CRACKS THROUGHOUT. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS A RECURRING VIOLATION PER CASE NUMBER CE22010309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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- VIOLATIONS: 47-39.A.1.b(9) (e) (1) COMPLIED
THERE ARE TWO BOATS AND A JET SKI BEING STORED AT THIS RS-7 ZONED PROPERTY. YOU CAN NOT HAVE MORE THAN ONE BOAT OR RV STORED ON THE PROPERTY.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE24110610
CASE ADDR: 520 SW 28 DR
OWNER: CHERY, ATENDIEU H/E; CHERY, FRANCK
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH PICK UP IS THE 1ST MONDAY OF EACH MONTH.
- VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY HAS CRACKS AND A LARGE POTHOLE TOWARD THE PORCH AREA.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE APPEARS TO BE BROKEN ON ONE SIDE.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE THE TRASH OBSERVED IN THE BACK YARD.
- VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 18-1.
THERE IS UNDER ROOF STORAGE CONSISTING OF A LOVE SEAT, AND A KITCHEN TABLE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24120064
CASE ADDR: 3150 HOUSTON ST
OWNER: DEVEAUX, STEPHEN
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) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER ROOF STORAGE NOT AUTHORIZED TO BE HELD UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 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: 6-5 COMPLIED
THERE ARE HENS/CHICKENS BEING KEPT IN THE CARPORT OF THIS PROPERTY IN COOPS AND CAGES.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE DEAD PALM LEAVES SURROUNDING THE PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS FADED, CRACKED, AND HAS GRASS AND WEEDS GROWING THROUGH THE ASPHALT.

CASE NO: CE24100731
CASE ADDR: 2780 SW 2 CT
OWNER: BISSLER, JAMES L
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. OVERGROWN TREE BRANCHES ARE LAYING ON TOP OF THE ROOF.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS COMPLETELY DETERIORATED, AND IS OVERGROWN WITH VEGETATION. ALSO, THE GARDEN WALL AROUND THE HOME IS STAINED WITH DIRT AND HARD WATER STAINS.

CONTINUED

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

April 24, 2025

9:00 AM

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

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

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE FRONT SIDE OF THE PROPERTY HAS GROWN INTO THE STREET HITTING VEHICLE WINDOWS.

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.

CASE NO: CE25020522
CASE ADDR: 2232 SE 17 ST
OWNER: NAP 17TH ST MARINA LLC (BLDG); SAILS VENTURES LLC (LAND)
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL (TREE) ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY OBSTRUCTING THE NO THRU TRUCK SIGN.

CASE NO: CE25020676
CASE ADDR: 2430 SE 17 ST
OWNER: LA MARIETTA INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA (RIGHT-OF-WAY) HAS BEEN ALTERED WITH GRAVEL IN THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24090429
CASE ADDR: 838 SW 16 ST
OWNER: IM INVESTMENTS GROUP LLC
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 47-19.1.B
THERE IS A TEMPORARY CARPORT ON THIS RD-15 ZONED PROPERTY THAT HAS BEEN ERECTED OVER THE DRIVEWAY WITHIN THE FRONT SETBACK.

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

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

VIOLATIONS: 9-304(b)
THE GRAVEL SWALE AREA HAS WEEDS GROWING THROUGH THE GRAVEL.

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

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

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

CASE NO: CE25020177
CASE ADDR: 1254 CORDOVA RD
OWNER: FLST 47 LLC
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF TREES IN THE SWALE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24050765
CASE ADDR: 1805 NW 15 PL
OWNER: ANTOINE, KERN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING RIGHT OF WAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22020413. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; A CAGE COVERED WITH A BLUE TARP, BUCKET, HELIUM TANK AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CASE NO: CE24060467
CASE ADDR: 1608 NW 11 ST
OWNER: WALLICK, CINDY; %IAN WALLICK
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH, THERE IS GRASS AND WEEDS GROWING THROUGH IT. IT IS NOT WELL DEFINED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-1.

THERE IS BARREL, BUCKETS, GAS CAN AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT CHRYSLER 300 WRECKED WITH NO TAG STORED ON THE RIGHT OF WAY. A BLACK BMW WITH AN EXPIRED TAG STORED ON THE PROPERTY.

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

April 24, 2025

9:00 AM

CASE NO: CE24080175
CASE ADDR: 1042 NW 13 ST
OWNER: ATWELL, JEREMY D; ATWELL, TREVON E
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GRAY DODGE WITH THE FRONT WRECKED/DAMAGE, A SILVER DODGE WITH EXPIRED TAG AND A FORD CROWN WITH EXPIRED TAG. ALL VEHICLES ARE LEFT IN A NEGLECTED STATE. THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS, WALLS ARE STAINED AND DIRTY WITH VEGETATIONS GROWING THROUGH. 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 INCLUDING SWALE AREA.

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

CASE NO: CE24080756
CASE ADDR: 1245 W SUNRISE BLVD
OWNER: SANGO INVESTMENTS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24080463
CASE ADDR: 1139 NW 9 AVE
OWNER: IAD HOLDINGS LLC
INSPECTOR: BOVARY EXANTUS
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 PREVIOUS CASE CE23070177. THIS CASE WILL BE PRESENTED AT THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE BEFORE THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY NEEDS TO BE RECOATED. THE BLACK TOP IS FADED.

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

CASE NO: CE24080793
CASE ADDR: 1729 NW 16 AVE
OWNER: MG FLORIDA INVESTMENTS LLC
INSPECTOR: BOVARY EXANTUS
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 PREVIOUS CASE CE21050888. THIS CASE WILL BE HEARD AT THE NEXT SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24080790
CASE ADDR: 1119 NW 16 ST
OWNER: SAINVIL, BELVY
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PARTS OF THE FENCE IS BROKEN, DISCONNECTED. THE FENCE HAS A HOLE AND THERE IS A HOLE IN THE MESH.

VIOLATIONS: 18-4. (c)
THERE IS A WHITE TRUCK STORED/PARKED ON THE PROPERTY WITH NO TAG.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; REFRIGERATOR, COUCH AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24100087
CASE ADDR: 1501 NW 18 CT
OWNER: BELIZAIRE, ELISE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-1.
THERE IS A REFRIGERATOR STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

CASE NO: CE24080465
CASE ADDR: 1159 NW 9 AVE
OWNER: USARIOJARA LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.9.K.
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

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

CASE NO: CE24120567
CASE ADDR: 604 SW 22 TER
OWNER: GRAHAM, CHARLES MICHAEL FERNANDES
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO A BLACK OVEN/STOVE AND WHITE SINK IN THE FRONT OF THE PROPERTY. PAINT BUCKETS AND CARDBOARD BOXES ON THE SIDE OF THE PROPERTY.

VIOLATIONS: 9-306
THE FASCIA BOARD IS IN DISREPAIR. THERE ARE AREAS OF THE FASCIA THAT ARE STAINED, CRACKED AND HAS MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25010884
CASE ADDR: 1713 NW 9 AVE
OWNER: PACOVSKY, STANLEY J
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND LITTER ON THIS PROPERTY.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS AN AREA THAT IS DAMAGED AND HAS FALLEN OVER.

VIOLATIONS: 9-308 (b)
THERE IS A BLUE TARP ON THE ROOF.

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

VIOLATIONS: 9-304 (b)
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE HOLES IN THE DRIVEWAY AND LARGE AREAS OF MISSING ASPHALT.

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

VIOLATIONS: 9-280 (C)
THE WALKWAY IS IN DISREPAIR. THERE ARE AREAS OF THE WALKWAY AND FRONT PORCH THAT HAVE CRACKS AND STAINS.

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

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

VIOLATIONS: 25-4
THERE IS AN OBSTRUCTION OF THE SIDEWALK AT THIS LOCATION. THE FENCE HAS HAS FALLEN OVER AND IS OBSTRUCTING THE SIDEWALK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25010886
CASE ADDR: 1511 NW 9 AVE
OWNER: PARYANTY HOUSE LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

- VIOLATIONS: 47-34.1.A.1. COMPLIED
 THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO COOLERS, PROPANE TANKS, IRONING BOARD, COUCHES, PLASTIC BUCKETS, CARDBOARD BOX, SHOVEL, SHEETS OF GLASS, AND OTHER MISCELLANEOUS ITEMS.

- VIOLATIONS: 9-280 (h) (1)
 THE BARN STYLE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND THERE ARE AREAS WITH MISSING, CHIPPING, PEELING PAINT.

- VIOLATIONS: 18-12. (a) COMPLIED
 THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE DEBRIS CONSISTS OF BUT IS NOT LIMITED TO PLASTIC BAGS, BOTTLES, CANS, PLASTIC WRAP, AND OTHER MISCELLANEOUS LITTER.

- VIOLATIONS: 9-304 (b)
 THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS AREAS WITH BLACK STAINS.

- VIOLATIONS: 9-280 (C)
 THE WALKWAY IS IN DISREPAIR. THE WALKWAY HAS CRACKS AND IS STAINED WITH A BLACK SUBSTANCE. THERE IS AN AREA OF THE WALKWAY THAT IS DETERIORATING.

- 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 NEAR THE WALKWAY.

- VIOLATIONS: 9-306
 THERE ARE AREAS OF THE FASCIA AND WINDOW BARS THAT HAVE STAINS AND MISSING PAINT.

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

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

- VIOLATIONS: 9-278 (G)
 SOME OF THE WINDOW SCREENS AT THIS PROPERTY HAVE BEEN REMOVED AND ARE MISSING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020020
CASE ADDR: 2591 RIVERLAND DR
OWNER: BHAGWANDEEN, DAVINDRA R
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT 4 DOOR WHITE CHEVY TAHOE WITH EXPIRED FL TAG #90B
QDR "10/23" AND FLAT TIRE ON THE PROPERTY.

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

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY, NEAR THE DRIVEWAY ABUTTING THE
PROPERTY.

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

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

CASE NO: CE25010421
CASE ADDR: 1712 SW 13 CT
OWNER: YOUNG, DAVID H/E; DAVID KAREN & DONNA REV TR ETAL
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY APRON IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND THE GRAVEL APRON
IS DETERIORATED WITH GRASS GROWING THROUGH IT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020378
CASE ADDR: 2655 DAVIE BLVD
OWNER: SUNLIGHT INVESTMENTS INC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

THE BUSINESS (A MARC IN DESIGN) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE24120333
CASE ADDR: 1967 SW 28 AVE
OWNER: BERENGUER, JOSE M IV
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, STAINS, AND MISSING FADED PAINT.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS A PILE OF LANDSCAPING DEBRIS, CONSISTING OF BUT NOT LIMITED TO BRANCHES, LEAVES AND TREE TRIMMINGS FROM PRUNING THAT REMAIN ON THIS PROPERTY.

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 ARE DAMAGED, 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
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24120464
CASE ADDR: 1496 SW 28 AVE
OWNER: CHARLES W GROGAN REV TR; GROGAN, CHARLES W TRSTEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TREE STUMPS IN THE FRONT OF THIS RS-15 ZONED PROPERTY

VIOLATIONS: 47-21.15.A
THERE WAS AN OAK TREE REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AT THIS RS-15 ZONED PROPERTY.

VIOLATIONS: 9-306
THE FASCIA IS STAINED AND HAS AREAS OF MISSING PAINT. THERE ARE AREAS OF THE EXTERIOR WOOD SIDING THAT ARE FADED, AND HAVE MISSING, PEELING PAINT.

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY LEADING UP TO THE HOME HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF BLACK STAINING.

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THE LAWN HAS GROWN THROUGH.

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.

VIOLATIONS: 9-308 (b)
THE ROOF IS STAINED WITH A BLACK AND GREEN SUBSTANCE.

CASE NO: CE25010640
CASE ADDR: 1716 SW 13 CT
OWNER: BAKER, ROGER
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED AND THERE ARE AREAS THAT ARE BROKEN AND MISSING. THE BAMBOO SECTION OF THE FENCE HAS FALLEN OVER.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THE ITEMS CONSISTS OF BUT ARE NOT LIMITED TO MULTIPLE WATER TANKS, WHEELBARROW, WHEELCHAIR, CINDERBLOCKS, POTS, AND OTHER MISCELLANEOUS ITEMS.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

VIOLATIONS: 9-280(C)

THE WALKWAY AT THE FRONT OF THE PROPERTY IS IN DISREPAIR. THE WALKWAY PAVERS ARE LIFTED, UNEVEN AND MANY ARE MISSING.

CASE NO: CE25030549
CASE ADDR: 435 MOLA AVE
OWNER: RUTH, KERRY J & TIMOTHY J
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY AND IT IS CREATING A PUBLIC NUISANCE. THE COSMETIC WORK IS SANDING AND GRIDING, WHICH IS CAUSING RESIDUE TO DROP AND CONTAMINATE THE CANAL/INTRACOASTAL WATERWAY. THIS THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE 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 FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

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

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

VIOLATIONS: 15-28

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

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

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020331
CASE ADDR: 808 S RIO VISTA BLVD
OWNER: 808 RIO LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

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

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.

CASE NO: CE25020532
CASE ADDR: 221 SW 1 AVE PFL
OWNER: PMG-GREYBROOK RIVERFRONT II LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

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

CASE NO: CE25020600
CASE ADDR: 38 SE 11 ST
OWNER: LEDER, MARTIN ALEXANDER
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND FOLIAGE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/STREET. THIS IS A RECURRING VIOLATION, SEE CASE CE23090720. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020437
CASE ADDR: 2901 W COMMERCIAL BLVD
OWNER: WESTCOME PARTNERS LLC ETAL; % FRESHWATER GROUP LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.8.
THE DUMPSTER ENCLOSURES AT THIS SHOPPING CENTER/LOCATION ARE NOT BEING MAINTAINED. THERE ARE MISSING PARTS, INCLUDING BUT NOT LIMITED TO DOORS AND SLATS THAT ARE MISSING AND/OR IN DISREPAIR.

VIOLATIONS: 47-22.3.U.1
THE WINDOW SIGNS AT THE COMMERCIAL ESTABLISHMENTS ON THIS SHOPPING CENTER/LOCATION PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDOWS. (JHL GLOBAL SERVICES LLC "COMMERCIAL TAX", SPA PLACE, NATIONS LIQUOR STORE, SUSHI, ARCANE TATTOO, CREAM BEAUTY BAR).

VIOLATIONS: 47-22.3.V.5 COMPLIED
THERE ARE AN UNPERMITTED MOVEABLE/FLAG/FEATHER SIGNS AND "A" FRAME SIGNS ON THIS SHOPPING CENTER/LOCATION/PROPERTY ALONG THE SIDEWALK/SHRUBBERY AREA.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO GUTTERS, LIGHT FIXTURES AND BOLLARDS.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/SIDEWALK 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. THERE ARE WALKWAY AREAS OF THE EXTERIOR PROPERTY THAT NEEDS TO BE WASHED AND/OR CLEANED.

VIOLATIONS: 15-28
THE BUSINESSES AT THIS SHOPPING CENTER/LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (NATIONS LIQUOR, PORTO HAVANA CUBAN CUISINE, ABLE INSURANCE, EL PORTAL MAYA)

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY, FRONT OF THE PROPERTY WHERE SHRUBBERY IS LOCATED, THERE IS OVERGROWTH AT REAR OF PROPERTY, MISCELLANEOUS TRASH AND DEBRIS IN AND AROUND THE SHOPPING CENTER.

VIOLATIONS: 24-29 (a)
THERE IS TRASH SCATTERED IN AND ABOUT THE DUMPSTER ENCLOSURES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020601
CASE ADDR: 100 SE 11 ST
OWNER: LEDER, MARTIN ALEXANDER
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND FOLIAGE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/STREET. THIS IS A RECURRING VIOLATION, SEE CASE CE23100069. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25020245
CASE ADDR: 409 NW 13 AVE
OWNER: GREGORIO, SCHAIANE; MARTINS, JEREMY
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020706
CASE ADDR: 1758 SE 7 ST
OWNER: SCHULTZ, FRANK
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25030009
CASE ADDR: 1590 SW 31 AVE
OWNER: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

CASE NO: CE25030893
CASE ADDR: 1612 SE 13 ST
OWNER: TOSI, CHRISTOPHER CLAYTON; TOSI, VALENTINA ANNA
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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: CE25010725 - NOISE,
CE25020225- NOISE AND CE25020591- TRASH.

CASE NO: CE25020486
CASE ADDR: 1480 SW 6 AVE 1-2
OWNER: LESSING, TERRY J
INSPECTOR: EVAN OAKS
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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020493
CASE ADDR: 1401 SW 20 ST
OWNER: MARIA, MIGUEL
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

CASE NO: CE25020035
CASE ADDR: 3632 SW 17 ST
OWNER: MAYNARD, ERIKA MARY
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25030035
CASE ADDR: 1201 BAYVIEW DR
OWNER: HUMPHREYS, GARFIELD LE H/E; GRIMES, HEATHER LE ETAL
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010840
CASE ADDR: 3219 NE 59 ST
OWNER: BELMONTE FAM TR; BELMONTE, MICHELE JEAN TRSTEE ETA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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: CE25010875
CASE ADDR: 1801 NE 59 ST
OWNER: 1801 NE 59 STREET 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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25011080
CASE ADDR: 3341 NW 67 ST
OWNER: SALWANIS-HABIB HOLDINGS LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020029
CASE ADDR: 1630 NE 18 AVE
OWNER: FISCHMAN, CHAD & KATELYN M
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020084
CASE ADDR: 2649 MIDDLE RIVER DR 1-3
OWNER: 2649 PULSO LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020163
CASE ADDR: 4400 BAYVIEW DR
OWNER: NORTH BRIDGE LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

CASE NO: CE25020188
CASE ADDR: 1407 NE 16 TER
OWNER: ZEIDAN CAPITAL INC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020227
CASE ADDR: 1413 NE 15 AVE
OWNER: DAVIDOFF, ALEXANDER; DAVYDOVA, LIUDMILA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25020229
CASE ADDR: 1508 POINSETTIA DR
OWNER: DELEON, RAFAEL E
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020231
CASE ADDR: 5220 NE 17 AVE
OWNER: RIBA, OSCAR
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
April 24, 2025
9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE25030430
CASE ADDR: 500 COCONUT ISLE DR
OWNER: PARAMOUNT RESIDENCE LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(1)(e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THERE IS A VEHICLE PARKED ON THE RIGHT OF WAY IN FRONT OF THIS VACATION RENTAL. THIS VIOLATION IS TRANSIENT IN NATURE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: FC23060015
CASE ADDR: 17 S FTL BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
INSPECTOR: KARL PETERSEN

VIOLATIONS: 1:13.3.1.1, FFPC 6th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: NFPA 1:1.7.7.2, FFPC
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

CASE NO: CE24110057
CASE ADDR: 400 SW 12 ST 1-2
OWNER: JARAMILLO, JAY JUAN
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

CASE NO: CE25030124
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.c.i.1
THERE IS LOUD NOISE COMING FROM THIS COMMERCIAL PROPERTY, IN EXCESS OF THE ALLOWED LIMIT OF 95 DBC. THREE 30-SECOND VIDEOS OF DBA RESULTED IN MAXIMUM RESULTS OF 80.7, 81.6 AND 79.4, ALL WITHIN THE ALLOWED RANGE. THREE 30-SECOND VIDEOS OF DBC RESULTED IN MAXIMUM RESULTS OF 102.1, 100.8 AND 101.0, ALL IN EXCESS OF THE ALLOWED 95 DBC.

CASE NO: CE25030014
CASE ADDR: 1637 N VICTORIA PARK RD
OWNER: STREAM HOLDINGS LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RS-8 RESIDENTIAL ZONE PROPERTY. THE AMPLIFIED SOUND CAN BE HEARD 50 FT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24070831
CASE ADDR: 1240 NE 17 TER
OWNER: BLANAR, CHRISTOPHER; MCBRIDE, JESSICA IRENE
INSPECTOR: JEAN CLAUDE JC 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 CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE OF THE DRIVEWAY IS NOT SMOOTH AND HAS WEEDS AND GRASS GROWING THROUGH THE DIRT.

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, SOFFITS AND 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.

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

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

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

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

CASE NO: CE24110192
CASE ADDR: 2415 DAVIE BLVD
OWNER: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS THAT INCLUDES A LARGE BULK PILE OF LANDSCAPING DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24080266
CASE ADDR: 1316 NE 5 AVE
OWNER: BEAUTIFUL HOME 100 LLC
INSPECTOR: GAIL WILLIAMS

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

VIOLATIONS: 24-28. WITHDRAWN
THIS 5 UNIT MULTIFAMILY PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER. PROPERTY HAS THREE TRASH CARTS.

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

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

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

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

CASE NO: CE24050208
CASE ADDR: 5660 NE 17 TER
OWNER: THIXTON, MARINA; THIXTON, BRANDON TAYLOR
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS A TEDDY BEAR, CLOTHING, PLANTERS, BUCKETS, GARBAGE PALES AND A LARGE ACCUMULATION OF MISCELLANEOUS ITEMS.

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

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE LARGE PRODUCE BOXES AND CONTAINERS THROUGH OUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE22090771 IT WILL BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOR IT COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS STAINS AND DISCOLORATION AND NOT BEING MAINTAINED.

CASE NO: CE24031006

CASE ADDR: 801 NE 17 CT

OWNER: JAMES L KRUMME SR REV TR;
KRUMME, SARAH ELIZABETH B TRSTEE

INSPECTOR: GAIL WILLIAMS

COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THE SWALE AREA OF ABUTTING THE PROPERTY.

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL. THERE IS LOOSE GRAVEL AND IT IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 47-19.2.EE

THERE IS A SHED INSTALLED AT THE REAR OF THE SUBJECT RS-8 ZONED PROPERTY THAT IS ENCROACHING ON THE FIVE (5) FOOT SETBACK SET FORTH BY THE UNIFIED LAND DEVELOPMENT REGULATIONS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (a)

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 25-7 (a)

THERE ARE MISCELLANEOUS ITEMS PLACED ON THE RIGHT OF WAY THAT ARE OBSTRUCTING THE RIGHT OF PASSAGE WITHOUT THE CONSENT AND PERMISSION OF THE CITY.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

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

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

VIOLATIONS: 47-34.1.A.1
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RAC-CC (CITY CENTER DISTRICT) PROPERTY. THERE IS OUTDOOR STORAGE OF BOATS ON TRAILERS AND LARGE CONSTRUCTION EQUIPMENT.

CASE NO: CE24090453
CASE ADDR: 425 NW 14 WAY
OWNER: SANTAMARIA, DAVID ANDRES
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. ONILI AMERICAS FUSION CUISINE TRAILER ON THE FRONT LAWN.

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 INCLUDING BUT NOT LIMITED TO FRONT, SIDE AND REAR WALLS AS WELL AS FASCIA.

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: CE23080099
CASE ADDR: 301 SW 13 AVE
OWNER: HISTORIC WESTSIDE SCHOOL LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE25030224
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.c.ii.1

THERE IS LOUD AMPLIFIED SOUND COMING FROM THIS PRD COMMERCIAL BUSINESS ZONE PROPERTY. I CONDUCTED THREE VIDEOS FROM A TSI QUEST SOUND RECORDER WITHIN 5 FEET OF THE PROPERTY LINE ALONG ALMOND AVE. THE READINGS WERE AS FOLLOW: MAX READING 1 - 103 MAX READING 2 - 103 MAX READING 3 - 98 WHICH IS ABOVE THE CITY ORDINANCE OF 95 DBC FROM 12P-1A. THIS IS THE 2ND OFFENSE REFERENCE CASE CE25030124.

CASE NO: CE24070226
CASE ADDR: 1423 HOLLY HEIGHTS DR
OWNER: THE CASCADE AT HOLLY HEIGHTS CON
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

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 PROPERTY. THERE ARE OIL STAINS, CRACKS, POTHOLES AND DISCOLORATION.

CASE NO: CE24070296
CASE ADDR: 630 NW 22 RD
OWNER: VILLARD, EDMOND
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE CUPS AND TRASH ON THE SWALE AREA AND THROUGHOUT THE ENTIRE PROPERTY.

VIOLATIONS: 47-21.9.M. WITHDRAWN

SEE CASE NUMBER CE22100021 FOR MISSING LANDSCAPING VIOLATION FINES RUNNING. THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24050074
CASE ADDR: 824 NW 17 AVE
OWNER: LOUIS, KERNIDA PIERRE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. ALL FENCING MUST HAVE PROPER PARTS AND IN WORKING ORDER. OBTAIN PERMITS IF NEEDED. THE POLES SHOULD ALL BE CONNECTED. (THERE IS A FENCE POLE IN THE FRONT LEFT SIDE WITH NO TOP TO IT. ALSO THE TOP POLE TO THE FENCE ON THE RIGHT SIDE GOES THROUGH A BUSH AND IT IS NOT CONNECTED OR ATTACHED PROPERLY WITH THE PROPER PARTS) .

VIOLATIONS: 9-304 (b)

THERE ARE CRACKS AND GRASS IS GROWING THROUGH. ALSO, THERE ARE OIL OR DIRT STAINS ON THE DRIVEWAY THAT NEEDS TO BE POWER WASHED. THE CRACKS NEED TO BE FILLED IN AND WEEDS AND GRASS REMOVED FROM THE CRACKS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO 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 ON THE SWALE AREA IN FRONT OF THE HOUSE. THIS IS A RECURRING VIOLATION FROM CASE CE21060385 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING IN THE FENCE AND THROUGH IT. THE SWALE AREA AND FENCE LINE HAS OVERGROWTH AND WEEDS. THIS IS A RECURRING VIOLATION FROM CASE CE24020669, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE24070046
CASE ADDR: 610 SW 28 DR
OWNER: AES USA LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

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.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

VIOLATIONS: 9-363

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A PICK UP TRUCK IS BEING PARKED ON THE LAWN.

CASE NO: CE24090060
CASE ADDR: 1000 TENNESSEE AVE
OWNER: SARGENT, BERYL EST
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN PARTS OF THE FENCE WALL AND PARTS THAT HAVE DARK MARKS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION PER CASE# CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE A FEW SPOTS THROUGHOUT THE WALL OF THE PROPERTY THAT HAVE DARK MARKS AND NEED TO BE PAINTED AND OR POWER WASHED. LEFT SIDE OF THE CAR PORT AND SEVERAL AREAS THAT THE PAINT IS FADED.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060725. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (d)

THE SCREENED PATIO AND CANOPY AWNING IN THE REAR OF THE PROPERTY ARE IN DISREPAIR. THE SCREENS AND CANOPY ARE TORN.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24070332
CASE ADDR: 640 SW 28 DR
OWNER: 800 LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE FIRST MONDAY OF THE MONTH.

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. 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: 25-4
THERE ARE SEVERAL CARS BEING PARKED ACROSS THE SIDEWALK CAUSING AN OBSTRUCTION AT THIS LOCATION.

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

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

VIOLATIONS: 47-21.15.D.
THERE IS AN ABUSED BLACK OLIVE TREE ON THE EAST SIDE OF THIS COMMERCIAL ESTABLISHMENT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24060271
CASE ADDR: 1016 NW 10 TER
OWNER: PAEZ, ALEJANDRO
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO LEAKING CEILING.

VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE23070420 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE

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

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

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH IT AND NEEDS TO BE REPAINTED.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24040717
CASE ADDR: 1518 NW 14 ST
OWNER: H WESLEY JOHNSON REV TR;
JOHNSON, H WESLEY TRSTEE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON PROPERTY AND THE SWALE AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-304 (b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TABLES, CHAIRS, MIRROR, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 18-12. (a)
THERE ARE TREE LEAVES, TREE BRANCHES TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22010689 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-280 (h) (1)
THE WOODEN FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN WITH BROKEN AND MISSING SECTIONS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24050046
CASE ADDR: 1843 LAUDERDALE MANOR DR
OWNER: WSC COASTLINE PROPERTIES LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD PALM TREE ON THIS PROPERTY.

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

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24060007
CASE ADDR: 1617 NW 11 PL
OWNER: SMITH, CHARRONE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: TIRES, TABLE, WOOD AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

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

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

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



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

OLD BUSINESS

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 47-34.4.C.1.

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

VIOLATIONS: 18-4. (c)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 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 IF MISSING AND IN DISREPAIR OUTSIDE IN VIEW FROM THE STREET.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

CASE NO: CE24080026
CASE ADDR: 2440 NW 31 AVE
OWNER: FERTIL, MARCUS; FERTIL, MICHAELA G
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR THE DRIVEWAY HAVE CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 24, 2025

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	30
Caracas, Gustavo	26-29; 39
Champagne, Leonard	31-33
Dayem, Mohammad	
DelGrosso, Paulette	
Eason, Edward	
Exantus, Bovary	16-20, 43-47
Flesher, Matthew	
Gavin, Patt	
Kendrick, Shayqwan	
Kisarewich, Robert	
Krock, Robert	34
Martinez, Jessica	3
Moore, Rachel	10-13; 41-43
Noel, Jean Claude	3; 35-36
Oaks, Evan	30-31; 35
Olivera, Ramon	20-25; 36
Petersen, Karl	35
Proto, Karen	7; 50
Saimbert, Bernstein	39
Santos, Rafael	14-15; 36; 48
Seiderman, Guy	5-6; 40-41; 49
Simmons, Fitzgerald	2; 35
Williams, Gail	8-9; 37-38
Willis, Vanessa	4; 39-40
New Cases:	Pages: 2 - 29
Vacation Rental:	Pages: 30 - 33
Administrative Hearing:	Pages: 34
Hearing to Impose Fines:	Pages: 35 - 47
Return Hearing:	Pages: 48 - 50