

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

May 13, 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
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NEW BUSINESS

CASE NO: FC25010018
CASE ADDR: 1151 NE 16 CT
OWNER: BUY RENT SELL NOW LLC
INSPECTOR: KARL PETERSEN

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

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

CASE NO: FC25020004
CASE ADDR: 2724 NE 32 ST
OWNER: HMGD LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:1.7.8.1, FFPC
AN ELECTRICAL METER ROOM SIGN IS NOT PROVIDED.

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

CASE NO: FC25020007
CASE ADDR: 1444 WINDSOR CT
OWNER: WINDSOR AT WILTON MANORS LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: MO Sec. 9-313, 4/21/
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

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

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: FC25020006
CASE ADDR: 801 NE 18 CT
OWNER: CAMELOT SHORES CONDO ASSN INC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25020008
CASE ADDR: 539 NE 14 PL 1-3
OWNER: DESTINAS, EDLER
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1: 13.6.3.1.3.3
THE FIRE EXTINGUISHER(S) ARE NOT VISIBLE AND/OR ARE OBSTRUCTED.

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

CASE NO: FC25020009
CASE ADDR: 530 NE 15 CT
OWNER: CASCADE FALLS CONDO ASSN INC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25020013
CASE ADDR: 224 SE 9 ST
OWNER: CHIEF REAL ESTATE LLC
INSPECTOR: KARL PETERSEN

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

VIOLATIONS: NFPA 1:4.5.8.6 , FFP
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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CASE NO: CE25030856
CASE ADDR: 545 NE 13 ST
OWNER: QUEEN PROGRESS; INVESTMENTS INC
INSPECTOR: ROBERT KROCK

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AND 60 DBC FOR A RESIDENTIAL AREA AFTER 10 P.M.

CASE NO: CE25010672
CASE ADDR: 1142 NW 6 AVE 1-2
OWNER: OPOKU, KRISTY; OPOKU, SAMUEL
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-313(a)

HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE RIGHT OF WAY

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 PROPERTY INCLUDING BUT NOT LIMITED TO THE STORAGE OF INDOOR FURNITURE (CHAIRS) ON THE FRONT YARD AND PORCH AS WELL AS GROCERY CARTS ON THE PROPERTY.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS BROKEN SLATS AND THE CHAIN LINK FENCE IS LEANING.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING AREA IS DISCOLORED. THERE ARE POT HOLES, OIL STAINS AND WHEELSTOPS THAT ARE STAINED AND DIRTY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THIS PROPERTY. A TAN TOYOTA PRIUS WITH AN EXPIRED TAG (QRMR35) AND A FLAT REAR TIRE.

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CASE NO: CE25020567
CASE ADDR: 200 SW 2 ST
OWNER: WILLIAM BERKE & ALAM BERKE; TRSTEES LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED HAVING STAINS AND/OR MISSING, PEELING PAINT.

VIOLATIONS: 18-1.
THE DIRTY/STAINED SIDEWALK AREAS AT THIS PROPERTY ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE25030218
CASE ADDR: 1776 W BROWARD BLVD
OWNER: CHAPMAN 1776 LLC; %PALMETTO STATES PROPERTIES INC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.1.B
THERE ARE MULTIPLE WHITE CANOPIES AT THIS B-1 COMMERCIAL BUSINESS ZONE WHICH IS NOT PERMITTED BY CITY OF FORT LAUDERDALE ZONING DEPARTMENT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 BUSINESS COMMERCIAL ZONED PROPERTY. THERE IS A CAR WASH BUSINESS OPERATING WITHOUT THE REQUIRED BUSINESS TAX RECEIPT.

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CASE NO: CE25030189
CASE ADDR: 1511 SW 4 AVE
OWNER: LPD PROPERTY LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

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

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

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY HAS STAINS, MISSING OR PEELING PAINT.

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CASE NO: CE25020429
CASE ADDR: 1200 SE 13 TER
OWNER: RUST, CLARA E LE H/E; RUST, JACK R LE ETAL
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)
THE DRIVEWAY ON THE WEST SIDE OF THE PROPERTY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND WEEDS GROWING THROUGH IT.

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: 18-4. (a) COMPLIED
THERE IS A DERELICT TRAILER WITH AN EXPIRED FL TAG NUMBER NKHB60 EXP. 10-24 LOCATED ON THE PUBLIC RIGHT OF WAY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: TOOLS, BUCKETS AND MISCELLANEOUS ITEMS.

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

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

CASE NO: CE25011020
CASE ADDR: 2495 E COMMERCIAL BLVD PARKING
OWNER: TRICOASTAL CONSTRUCTION LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE NO PARKING SIGNS ON THE GRASS LOCATED IN THE SWALE OF THIS PROPERTY.

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CASE NO: CE25030062
CASE ADDR: 5708 NE 22 AVE
OWNER: CURLEE, PAUL & SHARON
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A COMPLIED
THERE IS A OAK TREE THAT HAS BEEN REMOVED FROM THE PROPERTY SWALE AREA WITHOUT
FIRST OBTAINING PROPER PERMIT. THE CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25020319
CASE ADDR: 213 ROYAL PALM DR
OWNER: MORI LEGACY FOUNDATION INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 8-91(G)
THE DOCK IS BEING LEASED FOR PURPOSES OF STORING THE UNNAMED VESSEL AT THIS
RS.4.4 RESIDENTIAL PROPERTY. ON FEBRUARY 26, 2025, WATERWAY INSPECTOR, GUSTAVO
CARACAS, OBSERVED A WOMAN CLEANING THE INTERIOR OF THE BOAT WHO INFORMED HIM THE
VESSEL RENTS THE DOCK ON THE PROPERTY. THE RENTING OF DOCKS, DOCK SPACE, OR
MOORINGS, AND THE RENTAL OF BOATS OR ANY PORTION THEREOF, FOR ANY PURPOSE
WHATSOEVER SHALL BE SPECIFICALLY PROHIBITED IN RESIDENTIAL AREAS ZONED RS-8 AND
RS-4.4.

VIOLATIONS: SEC.18-4(C)
THERE IS AN UNNAMED VESSEL WITH A PORT FROM SCOTTSBLUFF, NEBRASKA, ONSITE, WITH
NO VISIBLE CURRENT REGISTRATION. NO PERSON SHALL PARK, LEAVE OR STORE ANY
DERELICT VEHICLE OR VESSEL UPON ANY PUBLIC OR PRIVATE PROPERTY EXCEPT AS
OTHERWISE PROVIDED IN THE UNIFIED LAND DEVELOPMENT REGULATIONS.

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CASE NO: CE25010673
CASE ADDR: 2612 ACACIA CT
OWNER: BENGOUGH, JULIA LE; BENGOUGH, OLIVER
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 9-307(a)
THE FRONT WOOD GATE/DOOR AT THIS PROPERTY ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THE GATE IS MISSING SLATS, LEANING, AND THE POST IS BENT.

VIOLATIONS: 25-4 COMPLIED
THERE IS A ORANGE CONE ON THE STREET THAT IS CREATING AN OBSTRUCTION AT THIS LOCATION.

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

VIOLATIONS: 47-39.A.15 WITHDRAWN
THE FLAGS LOCATED ON THE FLAG POLE ARE DETERIORATED AND NEEDS TO BE REMOVED.

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

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

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

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

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

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CASE NO: CE25020299
CASE ADDR: 1900 SE 10 AVE
OWNER: MARIANI LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (g) COMPLIED
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES NOT FUNCTIONING/NON OPERATIONAL IN AND AROUND THE PARKING GARAGE AREA.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY/GARAGE AND SIDEWALK/WALKWAY STAIRS AREAS ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE STAINS AND DIRT THROUGHOUT THE PARKING FACILITY AND SIDEWALK AREA WITHIN THE PARKING FACILITY/GARAGE AREAS.

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO METAL RAILING SEPARATING THE PARKING LOT AND THE SHRUBBERY. THERE IS A HEIGHT CLEARANCE INDICATOR THAT REQUIRES TO BE PROPERLY REPAIRED AND OR REPLACED.

VIOLATIONS: 9-305 (b) COMPLIED
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.

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS COMMERCIAL PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE PARKING GARAGE AREAS/FLOORS, THE PUBLIC STAIRS AND WITHIN THE GREENERY/SHRUBBERY AREA.

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CASE NO: CE25030806
CASE ADDR: 111 E LAS OLAS BLVD
OWNER: TIITF/STATE OF FLORIDA; % FLA BOARD OF REGENTS
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 IN AND AROUND THE FIELD.

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

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: CE25010309
CASE ADDR: NW 6 AVE
OWNER: MILLER PROPERTY INVEST LLC; BELLISSIMA REAL ESTATE LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH CRACKS AND POTHOLES.

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CASE NO: CE24120511
CASE ADDR: 700 NW 4 AVE
OWNER FERGUSON, ERMA J
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF LITTER, LANDSCAPE DEBRIS AND BLACK TRASH BAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING A FACT.

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS AREAS THAT HAVE OPENINGS AND THAT ARE LEANING OVER. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS OF THIS SINGLE FAMILY HOME AND ITS SHED HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THEY ARE FALLING APART, DETACHED AND BROKEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23040223 AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

CASE NO: CE25020804
CASE ADDR: 299 N FEDERAL HWY
OWNER: 299 N FEDERAL MASTER LLC; % GREENSPOON MARDER PA
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

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CASE NO: CE25010775
CASE ADDR: 818 NE 4 AVE
OWNER: FLAGLER PROPERTY OWNER LP
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP ON THE PROPERTY.

VIOLATIONS: 18-1.
THERE IS GRAFFITI ON THE CHAINLINK FENCE 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. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET 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. (THE SIDEWALK AND SWALE AREA). THIS IS A RECURRING CASE, REFERENCE CASE CE24070284 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER, THE CHAINLINK IS DETACHED FROM ITS POLES AND THERE ARE RIPPED WINDSCREENS FOLDED OVER THE FENCE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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CASE NO: CE25030850
CASE ADDR: 1244 NW 5 AVE
OWNER: RE-SI INTERNOS INC; %ELEONORA DEPALMA PA
INSPECTOR: JESSICA MARTINEZ

VIOLATIONS: 18-12. (a)

THERE IS TRASH/DEBRIS IN THIS VACANT LOT, INCLUDING BUT NOT LIMITED TO: TIRES, TILES, LITTER, ETC. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23070856 AND THIS CASE WILL BE TAKEN TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS ACHIEVED.

CASE NO: CE25010881
CASE ADDR: 1529 N ANDREWS AVE
OWNER: 1529 HAGE PROPERTY LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE STAINS ON THE ASPHALT AND WHEELSTOPS HAS CRACKS AND WEEDS GROWING THROUGH THE ASPHALT.

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY DESCRIBED AS A WHITE GMC YUKON TAG: 697LR EXPIRED DECAL 02-2024 WITH FLAT TIRES AND A WHITE NISSAN FRONTIER PICK UP TRUCK WITH FLAT TIRES AND VEGETATION GROWING UNDERNEATH.

CASE NO: CE24120164
CASE ADDR: 518 NW 14 AVE
OWNER: WWA DEVELOPMENT LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D

THERE ARE THREE TREES THAT WERE ABUSED FROM THIS RS-8 ZONED RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY. THE TREES INCLUDE A SABLE PALM, A MAHOGANY AND A SLASH PINE. THEY WERE SEVERALLY HATRACKED AND/OR CUT DOWN TO THE STUMPS. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

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

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

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

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

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

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

CASE NO: CE25010524
CASE ADDR: 3460 SW 18 ST
OWNER: 2872 NW 2 ST LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A
A ROYAL POINCIANA, A SEAGRAPE, AND A SLASH PINE WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE25010793
CASE ADDR: 3451 SW 19 ST
OWNER: 2872 NW 2 ST LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

THREE (3) BLACK OLIVE TREES WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE25020169
CASE ADDR: 2161 SW 36 TER
OWNER: MARQUEZ, INGRID D & SIVAR R
INSPECTOR: MATTHEW FLESHER
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)

THERE IS A BOAT TRAILER, A BLACK COVERED TRAILER, AND A GRAY PICKUP PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES IN IT.

CASE NO: CE25020693
CASE ADDR: 3664 SW 16 ST
OWNER: LUIS, MARICELA; OLIVA, RODOBALDO GARCIA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.16.A.

THERE ARE TWO TREE STUMPS ON THE PROPERTY.

VIOLATIONS: 9-313.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT INCLUDING BOTH APRONS OF THE DRIVEWAY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE25030025
CASE ADDR: 2361 SW 36 TER
OWNER: TOSKI, BRUCE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OUTDOOR STORAGE OF CARS, DESKS, SHEETS OF GLASS, BICYCLES, DRESSERS, WASHING MACHINES AND OTHER PIECES OF FURNITURE AND OVERALL NEGLECT AT THIS PROPERTY ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE25020457
CASE ADDR: 2525 FLAMINGO LN
OWNER: HARRIET G SCHORN REV LIV TR; SCHORN, HARRIET G TRSTEE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND THERE IS AN ACCUMULATION OF LEAVES/PINE NEEDLES ON THE SOUTH SIDE OF THE ROOF.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A GRAY JEEP AND GREEN OPEN TOP JEEP. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT.

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, BOXES, SPORTS EQUIPMENT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A GRAY JEEP WITH EXPIRED TAGS LICENSE PLACE Y61 5TG AND A WHITE FORD EXCURSION WITH EXPIRED TAGS LICENSE PLATE Y61 4TG.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE25020680
CASE ADDR: 2850 SW 16 ST
OWNER: COLANGELO, ANGELO
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY APRON IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING THROUGH IT AND THERE ARE AREAS WHERE THE GRAVEL HAS WORN AWAY.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PIECES OF WOOD, HOSES AND BUCKETS AND OTHER MISCELLANEOUS ITEMS AT THIS RS-6.85B ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21020346. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

CASE NO: CE25030421
CASE ADDR: 3404 SW 25 CT
OWNER: SWAY 2014-1 BORROWER LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE TRAILER IS DESCRIBED AS A BLACK 2 WHEEL OPEN UTILITY TRAILER WITH A GOLF CART ON IT. THIS IS A RECURRING VIOLATION TO CASE CE25011008 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

CASE NO: CE25030490
CASE ADDR: 2211 SW 27 TER
OWNER: CLINTON, JOSHUA PAUL
INSPECTOR: MATTHEW FLESHER

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS ENCROACHMENT OF THE STOP SIGN ON THE CORNER OF 27 TER AND RIVERLAND RD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070634. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

CASE NO: CE25010386
CASE ADDR: 2400 E OAKLAND PARK BLVD 100
OWNER: BRAND 88 LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-6.12.B.9.h
THERE IS A PSYCHIC OPERATING IN THIS B-1 ZONE, WHICH IS AN AREA WHERE THIS
ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2 ZONES.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT
LAUDERDALE.

VIOLATIONS: 15-34.
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION WITHOUT FIRST
OBTAINING A BUSINESS TAX RECEIPT.

VIOLATIONS: 15-28 COMPLIED
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS
TAX RECEIPT.

CASE NO: CE25030865
CASE ADDR: 518 NW 14 AVE
OWNER: WWA DEVELOPMENT LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.5.
THREE TREES HAVE BEEN CUT DOWN ON THIS PROPERTY WITHOUT FIRST OBTAINING A PERMIT.
THE TREES WERE A MAHOGANY, A SABLE PALM AND A SLASH PINE. THIS CASE WILL BE
SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES OF
UP TO \$15,000.

CASE NO: CE25020364
CASE ADDR: 2809 NE 37 ST
OWNER: AMELIA STEINLAUF REV TR; JEROME STEINLAUF REV TR
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 8-91.(c)
THERE IS A MOORING STRUCTURE (DOCK) IN DISREPAIR AT THE REAR OF THIS RS-4.4
RESIDENTIAL PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN
UNSATISFACTORY CONDITION.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE25020290
CASE ADDR: 2850 NE 32 ST
OWNER: MILL CAPITAL LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THERE ARE TWO PILES OF DIRT ON THE PROPERTY AND PLASTIC SHEETING ON THE SWALE.
THE LANDSCAPING IS ALSO OVERGROWN AND NEEDS TO BE CUT.

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 OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT
LIMITED TO LUMBER AND CINDER BLOCKS.

CASE NO CE25020291
CASE ADDR: 2840 NE 32 ST
OWNER: MILL CAPITAL LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT
LIMITED TO LUMBER AND CINDER BLOCKS.

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE25030065
CASE ADDR: 2304 E OAKLAND PARK BLVD
OWNER: ROSELLI HOLDINGS VI LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.9.A.5.a.
THERE ARE TABLES AND CHAIRS IN THE FRONT OF THIS RESTAURANT WITHOUT AN OUTDOOR DINING PERMIT.

CASE NO: CE25030254
CASE ADDR: 2825 NE 25 ST
OWNER: FLH LOVINS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.3(h)
THERE IS A BOAT ON THIS RS-4.4 PROPERTY THAT IS POSITIONED WITHIN THE SETBACK OF THE ADJACENT RESIDENTIAL PROPERTY AS PER ULDR 47-5.30 THROUGH 47-5.31. SETBACK FOR RS-4.4 PROPERTIES IS TEN (10) FEET.

CASE NO: CE25030260
CASE ADDR: 2749 NE 27 ST
OWNER: TIMLER, PAUL R
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A PALM TREE ON THE BAYVIEW DRIVE SIDE OF THE PROPERTY THAT IS GROWING ONTO THE SIDEWALK AND IMPEDING PEDESTRIAN TRAFFIC.

VIOLATIONS: 18-12.(a)
THERE IS TRASH ON THE BAYVIEW DRIVE SIDE OF THIS PROPERTY, ALONG THE HEDGES.

CASE NO: CE25030268
CASE ADDR: 3330 NE 33 ST
OWNER: LADS RENTAL INC
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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CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE25030480
CASE ADDR: 2218 NE 17 CT
OWNER: COSTELLO, RAYMOND; COSTELLO, CAROL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO LARGE PAINT BUCKETS AT THIS RS-8 RESIDENTIAL PROPERTY. THIS IS A RECURRENCE OF CASE CE25010264 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 24-27. (b)

THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRENCE OF CASE CE25010264 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO BOARDS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRENCE OF CASE CE25010264 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE
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VACATION RENTALS

CASE NO: CE25020139
CASE ADDR: 401 N BIRCH RD 611
OWNER: YONG, MARGARITA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE25030643
CASE ADDR: 2600 NE 30 ST
OWNER: PINK PALM TREE FORT LAUDERDALE; LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 15-34.
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. THE WEBSITE
[HTTPS://WWW.PINKPALMTREE.COM/](https://www.pinkpalmtree.com/) LIST THIS PROPERTY AS A VACATION RENTAL AND EVENT
PROPERTY.

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED
CERTIFICATE OF COMPLIANCE FROM THE CITY. THE WEBSITE
[HTTPS://WWW.PINKPALMTREE.COM/](https://www.pinkpalmtree.com/) LIST THIS PROPERTY AS A VACATION RENTAL PROPERTY.

CASE NO: CE25030001
CASE ADDR: 1209 NE 11 AVE
OWNER: PATEL, SAMIR
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

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

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IS PLAINLY
AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS CONSIDERED
TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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CITY OF FORT LAUDERDALE
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9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE25030672
CASE ADDR: 1101 N VICTORIA PARK RD 1-2
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 15-278. (1) (e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-275 (5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS TRANSIENT IN NATURE.

CASE NO: CE25040130
CASE ADDR: 1101 N VICTORIA PARK RD
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 15-275 (5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY.

VIOLATIONS: 15-278. (1) (e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THREE VEHICLES PARKED IN THE GRASS.

CASE NO: CE25030616
CASE ADDR: 3801 TENNESSEE AVE
OWNER: CROWN, JAMES P
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a.
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE24120229
CASE ADDR: 1637 N VICTORIA PARK RD
OWNER: STREAM HOLDINGS 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: CE25030451
CASE ADDR: 1730 NE 23 AVE
OWNER: KR MANAGEMENT LLC
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a.ii.

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY FROM FIFTY (50) FEET AWAY BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

VIOLATIONS: 17-7.1.a.ii.

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY FROM FIFTY (50) FEET AWAY BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

CASE NO: CE25030504
CASE ADDR: 739 NW 18 ST
OWNER: BORISENKO, EVGUENI
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 15-275(5)

RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-278.(1)(e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE.

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CITY OF FORT LAUDERDALE
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CASE NO: CE24110476
CASE ADDR: 904 SE 13 ST
OWNER: 13TH STREET LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN REAR OF PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE24100326. 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: CE24080527
CASE ADDR: 2701 N FEDERAL HWY
OWNER: OAK STREET INVESTMENT GRADE NET;
LEASE FUND SERIES 2021-2 LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 24-28 (a)

THERE IS A DUMPSTER IN THE PARKING LOT WITH THE LID OPEN.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SOUTH END OF THIS PROPERTY, INSIDE THE FENCE.

VIOLATIONS: 47-22.3.R

THERE ARE UNPERMITTED SNIPE SIGNS ON THE SWALE OF THIS B-1 COMMERCIAL PROPERTY.

VIOLATIONS: 47-21.11.A.

THERE IS LANDSCAPING ON THIS B-1 COMMERCIAL PROPERTY THAT IS NOT BEING PROPERLY MAINTAINED. THERE ARE PALM FRONDS ON THE GROUND IN THE FRONT OF THIS PROPERTY (ALONG FEDERAL HWY).

VIOLATIONS: 24-28 (c)

THERE IS A DUMPSTER IN THE PARKING LOT NOT IN AN ENCLOSURE.

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9:00 AM

CASE NO: CE24070929
CASE ADDR: 1209 NW 2 ST 1-4
OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRSTEE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-20.20. (H)
THE PARKING AREA AT THIS RMM-25 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL PORTION OF THE PARKING AREA WAS OBSERVED WITH OVERGROWN WEEDS, UNEVEN AND IN DISREPAIR. AS PER 47-20.13.F, MULTIFAMILY PROPERTIES ARE NOT ALLOWED TO UTILIZE GRAVEL.

VIOLATIONS: 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: CE24090753
CASE ADDR: 824 NW 15 AVE
OWNER: YN INVESTMENTS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE HAS DARK MARKS AND OR STAINS THAT NEED TO BE POWER WASHED AND OR PAINTED.

VIOLATIONS: 18-1.
THERE IS (PLASTIC CONTAINERS) 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: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CONTINUED

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
May 13, 2025
9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE STAIRS ARE IN DISREPAIR AND ALSO HAS STAINS AND DARK MARKS BY THE FRONT DOOR. ALSO THE STAIRS ON THE SIDE OF THE HOUSE ARE IN DISREPAIR AND RAILINGS ARE NOT PROPERLY ATTACHED AND/OR SUPPORTED, AND FALLING OVER. THIS IS A REPEAT VIOLATION FROM CASE CE23010295 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL DRIVEWAY IS NOT DEFINED. APPLY MORE ROCK AND LEVEL THE PARKING SPOT. THIS IS A REPEAT VIOLATION FROM CASE CE24030024, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS. THE CHAIN LINK FENCE IN THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE. THIS IS A RECURRING VIOLATION FROM CASE CE24030024, 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. THE REAR OF THE PROPERTY HAS MISSING GROUND COVER AND NEEDS GRASS/SOD. THIS IS A REPEAT VIOLATION FROM CASE CE23010295, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE24120416
CASE ADDR: 709 SE 7 ST
OWNER: BRYANT, MARIA VIRIGINIA & MATHEW
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

CASE NO: CE24100012
CASE ADDR: 3101 SW 20 CT
OWNER: BOUTIN, JENNIFER; BOUTIN-BROWN, PATRICIA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-313.(A)
PROPERTY ADDRESS NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK NISSAN SENTRA WITH NO TAGS.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AND HAS CRACKS IN IT.

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE24080420
CASE ADDR: 2639 NW 20 ST 1-2
OWNER: JUSMA, MARIE A
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (b)
THE FRONT GARAGE DOOR AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. PORTIONS OF THE GARAGE OPENING ARE BEING OBSTRUCTED BY OBJECTS THAT ARE NOT PART OF THE GARAGE DOOR, ALLOWING THE PROPERTY TO BE UNSECURED.

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

CASE NO: CE24070791
CASE ADDR: 813 NW 17 ST
OWNER: WRIGHT, VINA J; BOSMA, DENNIS HARLAN ETAL
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: 9-306
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: 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
May 13, 2025
9:00 AM

CASE NO: CE23110530
CASE ADDR: 5411 NE 16 AVE
OWNER: LOUCKS, DAVID K
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS CRACKS AND IS FADED IN COLOR AND NOT BEING MAINTAINED.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE HOUSE NUMBERS ARE NOT VISIBLE FROM THE RIGHT OF WAY.

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED AND DIRTY AND NOT BEING MAINTAINED IN A WELL KEPT MANNER.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24020585
CASE ADDR: 649 NW 15 ST
OWNER: FERTILIEU, SADINET
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE CHAIN LINK FENCE ARE BROKEN AND MISSING SUPPORT.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NUMBERS TO PROPERLY IDENTIFY THE ADDRESS OF THE PROPERTY.

VIOLATIONS: 9-306

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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9:00 AM

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

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED STAINED, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS, UNEVEN AREAS, CRACKED AND MISSING PARKING STRIPES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT VEHICLES, METAL PANELS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

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

VIOLATIONS: 18-4. (c)
THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION OF 18-3 DUE TO OVERALL STATE OF NEGLECT AND ABANDONMENT, FLAT TIRES, MISSING OR EXPIRED REGISTRATION AND WITH MISSING OR BROKEN PARTS FOR SAFE OPERATION.

CASE NO: CE24020419
CASE ADDR: 1209 SW 20 ST
OWNER: KALLAHER, KELLY
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.2.HH.II.1
THERE IS STORAGE/SHIPPING CONTAINER BEING USED FOR PERSONAL OR STORAGE AT THIS RS-8 SINGLE FAMILY ZONE WITHOUT A PERMIT.

VIOLATIONS: 47-21.15.A
ONE WATER OAK TREE WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$150.00 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

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

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

VIOLATIONS: 47-19.9
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

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

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

VIOLATIONS: 47-22.9.
SIGN(S) HAS BEEN ERECTED ON THE CHAIN LINK FENCE WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT HAVE CRACKS, HOLES, OIL STAINS, AND WIRES STICKING OUT OF GROUND.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE24070123
CASE ADDR: 1455 SW 10 ST
OWNER: CALLISTE, GREGORY & DEBORAH L
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

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

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-APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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

CASE NO: CE24070126
CASE ADDR: 1111 SW 2 CT
OWNER: 2017 BETTON-SMALL FAM LAND TR;
SMALL, JOHN WINSTON TRSTEE ETAL
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE21010455 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS. THERE IS A SUNKEN AREA IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION FROM CASE CE21010455, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CITY OF FORT LAUDERDALE
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May 13, 2025
9:00 AM

CASE NO: CE24090067
CASE ADDR: 6916 NW 29 AVE
OWNER: GARCES, JOHN W
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING A FACT. REFERENCING CASE NUMBER CE23060940.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY WAS WEED GROWING ON THE PAVERS. THE DRIVEWAY IS NOT BEING KEPT IN A WELL-GRADED APPEARANCE.

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: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE PARTICLES AND LEAVES ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING OF FACT, REFERENCING CASE NUMBER CE21080927.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING OF FACT, REFERENCING CASE NUMBER CE23060940.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

OLD BUSINESS

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY HAS STAINES AND DISCOLORATION AND NOT BEING MAINTAINED.

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.

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

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

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.

CASE NO: CE23050727
CASE ADDR: 900 GUAVA ISLE
OWNER: 900 GUAVA ISLE LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
REPEAT VIOLATION OF CASE NUMBER CE20110941. THERE IS OVERGROWTH ON THIS PROPERTY
AND/OR ITS SWALE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

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

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

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

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

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

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

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

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

CASE NO: CE23090695
CASE ADDR: 700 SW 4 PL
OWNER: JORDAN, SCOTT ERIC; MYERS, ERIN MARY
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 8-91.(c)
THERE IS A DOCK/MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

CASE NO: CE24050207
CASE ADDR: 86 ISLE OF VENICE DR
OWNER: CARRERAS PROPERTIES ISLE LLC;
MCFIG LLC & LAZAROUS PROP LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY NAMED LADY MONIC,
NAME IS NOT REGISTERED WITH THE US. COAST GUARD AND NO REGISTRATION NUMBERS WERE
VISIBLE.

VIOLATIONS: 8-148(a)
THERE IS TWO UNSIGHTLY VESSELS DOCKED AT THE REAR OF THE PROPERTY. VESSELS ARE
DIRTY/STAINED, HAVE BROKEN OR MISSING PARTS, AREAS OF DAMAGED EXTERIOR, ETC.

VIOLATIONS: 8-91. (e)
THERE IS A VESSEL(S) MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT
OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY
LINE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE23050952 AND AS SUCH CASE
WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS IF COMPLIANCE IS MET
BEFORE THE DEADLINE FOR COMPLIANCE. VESSEL IS 46 FEET LONG, CANAL IS 120 FEET
WIDE, MAXIMUM ALLOWABLE ENCROACHMENT IS 36 FEET.

CASE NO: CE24110550
CASE ADDR: 2467 CAT CAY LN
OWNER: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD AVOCADO TREE IN THE REAR OF THE PROPERTY.

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CITY OF FORT LAUDERDALE
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CASE NO: CE24100489
CASE ADDR: 3716 SW 14 ST
OWNER: LECLERC, PAUL & VERONIQUE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD E-150 WITH NO TAGS.

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

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

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

VIOLATIONS: 9-304(b)
THERE IS A BOAT ON A TRAILER, A RED JEEP, A BLACK DURANGO, AND A WHITE FORD E-150 PARKED IN THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

CASE NO: CE24070187
CASE ADDR: 1216 SW 39 AVE
OWNER: CROWN ONE LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.~
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. SOFA CHAIRS, COOLERS, AND BOARDS/TABLETOP IS BEING STORED OUTSIDE THE COMPLEX.

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

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 13, 2025
9:00 AM

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY HAS TRASH AND GARBAGE SCATTERED THROUGHOUT AS WELL AS BROKEN/MISSING SLATS.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY. THE PARKING LOT IS STAINED WITH OIL AND DIRT. THE STRIPING HAS FADED AND THE TIRE BUMPERS ARE ALSO STAINED WITH DIRT/OIL.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE21110463, AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

CASE NO: CE24040246
CASE ADDR: 2300 NW 15 CT
OWNER: ISLANDER'S HOMES INVESTMENT LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE BUILDING STRUCTURE APPEARS TO BE DAMAGED AND HAS BEEN COVERED WITH PLYWOOD AND FOAM. THE BUILDING STRUCTURE NEEDS TO REPAIRED. THE FASCIA ON THE STRUCTURE HAS MISSING AND PEELING PAINT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO WOOD, PAINT CONTAINERS, A TIRE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE24040243
CASE ADDR: 2312 NW 15 CT
OWNER: DINKINS, ANNIE L EST
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO WOOD, FURNITURE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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

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