

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

May 29, 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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25030002
CASE ADDR: 270 SW 33 ST
OWNER: 270 SW 33 STREET LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25030005
CASE ADDR: 1040 NE 10 AVE
OWNER: 1040 NE 10 AVENUE LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25030006
CASE ADDR: 1116 NE 12 AVE
OWNER: RIOUX, STEPHAN & WARREN, DAVID
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: FC25030007
CASE ADDR: 1301 NE 13 AVE
OWNER: ABL HOMES CHICAGO LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25030008
CASE ADDR: 5200 NW 31 AVE, # B
OWNER: VILLAS AT LAKEVIEW CONDO ASSN IN
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 1:1.7.8.1, FFPC
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

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CASE NO: FC25030009
CASE ADDR: 2710 NW 26 ST
OWNER: ALLEN, MARLENE
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: FC25030010
CASE ADDR: 2231 N OCEAN BLVD
OWNER: HOTEL MOTEL 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).

VIOLATIONS: BORA F-121.1.1 04/
THIS STRUCTURE HAS BEEN IDENTIFIED AS A NEW OR EXISTING BUILDING THAT HAS NOT
COMPLIED WITH THE APPLICABLE OCCUPANCY CLASSIFICATIONS OF F-121 TO INSTALL AND
MAINTAIN AED(S) AND SBK(S) AS PER THE BROWARD COUNTY BOARD OF RULES AND APPEALS
LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

VIOLATIONS: NFPA 1:4.1.3.2.2.5,
PROVIDE SIGNAGE TO IDENTIFY BUILDING SAFETY FEATURES.

CASE NO: CE25040492
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-279(f)
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS OCCUPIED RESIDENTIAL
PROPERTY.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THREE EXTERIOR GLASS WINDOWS
WERE BROKEN AND SIX WINDOW SCREENS WERE RIPPED.

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9:00 AM

CASE NO: CE25030177
CASE ADDR: 813 SW 8 AVE
OWNER: DON BERNA ONE LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE TRASH AND DEBRIS CONSIST OF BUT IS NOT LIMITED TO MULTIPLE BLACK TRASH BAGS, PILE OF CARDBOARD, AND OTHER MISCELLANEOUS DEBRIS.

VIOLATIONS: 9-304 (b)

DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS AREAS OF BROKEN, LIFTED AND MISSING CONCRETE.

VIOLATIONS: 9-306 COMPLIED

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

CASE NO: CE25030244
CASE ADDR: 329 SW 18 AVE
OWNER: ANJOS, ANA DOS; HETEA, FELICIA & TRAIAN
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE TRAILERS PARKED ON THE LAWN AREA.

VIOLATIONS: 18-1.

THERE IS CARPORT STORAGE OF CHILDREN'S ELECTRIC CARS, SPORTING EQUIPMENT AND OTHER 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. THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CITY OF FORT LAUDERDALE
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May 29, 2025

9:00 AM

CASE NO: CE24090070
CASE ADDR: 1200 NE 1 AVE
OWNER: BENITEZ, ABILIO & GLORIA
INSPECTOR: GAIL WILLIAMS

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 OCCURING AT THIS PROPERTY. THERE ARE WOODEN PALLETS BUT NOT LIMITED TO ALL OTHER ITEMS BEING STORED ON THE WESTSIDE OF THIS PROPERTY.

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS BLACK EMPTY FLOWERPOTS ON THE LAWN OF THE PROPERTY. THERE IS LEAVES DEBRIS ON THE LAWN OF THE PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS OIL STAINS AND DISCOLORED. THE DRIVEWAY IS NOT BEING KEPT AND A WELL-GRADED CONDITION.

CASE NO: CE24110154
CASE ADDR: 2816 SW 3 ST
OWNER: WITHERSPOON, MURRAY & EMMA J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOODEN FENCE IN THE BACK YARD HAS BROKEN SLATS AND IS DETERIORATED.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, WITH BLACK STAINS AND HAS POTHOLES.

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.

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CASE NO: CE25010832
CASE ADDR: 121 SW 29 AVE
OWNER: DESIR, WILLY EST
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED LOCATION. A BLUE COMMERCIAL TRUCK WAS PARKED IN THE DRIVEWAY OF THE PROPERTY. MOORE OBSERVED THE COMMERCIAL TRUCK PARKED IN THE DRIVEWAY AT THE PROPERTY ON 1/22/25, AND THE TRUCK REMAIN IN THE SAME LOCATION ON THIS DAY. THIS IS A RECURRING VIOLATION PER CASE CE24010026 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE24110559
CASE ADDR: 2725 SW 10 ST 1-4
OWNER: BRODIE, GRACE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE TIRES AND OTHER ITEMS THAT ARE NOT ALLOWED TO BE STORED OUTSIDE.

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

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COVERED VEHICLE BEING STORED IN AN AREA THAT SHOULD BE 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 ALL ALONG THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY THE DUMPSTER ENCLOSURE WOODEN SLATS ARE BROKEN AND NEED TO BE REPAIRED.

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

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CASE NO: CE25030722
CASE ADDR: 820 SE 12 ST 1-2
OWNER: BURGOS NEACATO, BRYAN PIERRE
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)
THE WHITE TILE ROOF IS DIRTY/STAINED.

VIOLATIONS: 9-363
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 9-313
PROPERTY IS MISSING ADDRESS NUMBERS.

CASE NO: CE25030825
CASE ADDR: 18 SW 13 ST
OWNER: SEAMANS TR
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

CASE NO: CE25040514
CASE ADDR: 834 SW 13 ST 1-2
OWNER: 834-836 SW 13TH ST LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-363
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS 08 - RESIDENTIAL - MULTI-FAMILY - LESS THAN 10 UNITS PROPERTY. THERE ARE ITEMS STORED OUTDOORS TO INCLUDE BUT NOT LIMITED TO: FOLDING CHAIRS, BUCKETS, WOOD AND PLASTIC BAGS.

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

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CASE NO: CE25040900
CASE ADDR: 12 SE 12 ST 102
OWNER: OLD LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 25-24.1.b.

THERE ARE TWO REAL ESTATE SIGNS ON THE SAME STREET FRONTAGE.

CASE NO: CE24031087
CASE ADDR: 1226 NW 23 AVE
OWNER: J S U INVESTMENTS INC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS AND NEEDS TO BE PAINTED.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS COMMERCIAL PROPERTY. THE PARKING LOT NEEDS TO RE-STRIPE AND THE WHEEL STOPS NEEDS TO BE PAINTED, INCLUDING HANDICAPPED PARKING AREA.

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE25030051
CASE ADDR: 1831 NW 27 TER
OWNER: FLEURINORD NORDELIS, OFILIA; FLEURINORD, CELET ETAL
INSPECTOR: KAREN PROTO

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY SUCH AS BUT NOT LIMITED TO WOOD, FURNITURE, BUCKETS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20090539 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT IS DIRTY AND HAS RUST STAINS. INCLUDING THE FASCIA.

VIOLATIONS: 9-304 (b)

THE TWO PAVED DRIVEWAYS AND DRIVEWAY APRONS ARE IN DISREPAIR. THERE ARE CRACKS AND POTHOLES. THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE22110629 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE25030891
CASE ADDR: 1676 N DIXIE HWY
OWNER: LEDAIN, EDZER & SHIRLENE D M &; MICHEL, LIDENA
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE/ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 9-280 (C)

THERE ARE WALKWAYS/FRONT PORCH AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SHUTTERS AT THIS PROPERTY ARE DIRTY AND STAINED AND THE FLOORS INSIDE THE PROPERTY ARE SINKING. THE WINDOWS ARE COVERED WITH TAPE OR PLASTIC.

VIOLATIONS: 9-278 (G)

THE SCREEN MESH ON THE WINDOWS OF THIS PROPERTY ARE BROKEN, TORN, RIPPED OR MISSING.

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 ARE DISCOLORED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21070936. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (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: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21070936. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-363

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

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CASE NO: CE25020521
CASE ADDR: 1750 NW 27 AVE
OWNER: JOSE, LOGAN MATEO SENELIS
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

- VIOLATIONS: 18-4 (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A BLUE FORD WITH FLAT TIRES AND NO TAG.
- VIOLATIONS: 9-313
PROPERTY IS MISSING ADDRESS NUMBERS.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN DISREPAIR. THE STRUCTURE IS DAMAGED AND HAS MISSING AND PEELING PAINT.
- 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) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE LIGHT FIXTURE IN THE FRONT OF THE HOUSE IS BROKEN AND MISSING FIXTURE.
- 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 FASCIA AND SUPPORT BEAMS.
- VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY SUCH AS BUT NOT LIMITED TO CHAIRS, BOXES, OTTOMAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070035 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY AND DRIVEWAY APRON IS IN DISREPAIR. THERE ARE CRACKS AND POTHOLES AND THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
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CASE NO: CE25020510
CASE ADDR: 1524 NE 18 AVE
OWNER: YHR ENTERPRISES INC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS A PUDDLE OF STANDING WATER IN FRONT OF THE PROPERTY THAT CONSTITUTES A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN A CONDITION THAT MAY REASONABLY ATTRACT RODENTS, VERMIN, OR WILD ANIMALS, PROVIDE A BREEDING GROUND FOR MOSQUITOS, OR OTHERWISE POSE A THREAT TO PUBLIC HEALTH, SAFETY, AND WELFARE. THIS CONDITION MAY ALSO NEGATIVELY IMPACT THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308 (b)

THE ROOF IS DIRTY AND STAINED

VIOLATIONS: 9-280 (C) WITHDRAWN

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR DOORS AT THIS PROPERTY HAVE PEELING PAINT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DIRTY AND STAINED. THE EXTERIOR DOORS AT THIS PROPERTY HAVE PEELING PAINT.

VIOLATIONS: 9-304 (b)

THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS AND GRASS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24080171
CASE ADDR: 1516 NE 12 ST
OWNER: BARE, GREG
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.G.1.

GRAVEL INSTALLED ON SWALE/RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT.

CASE NO: CE25040347
CASE ADDR: 1013 N FEDERAL HWY
OWNER: YELLOW CAPITAL LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
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May 29, 2025

9:00 AM

CASE NO: CE25030568
CASE ADDR: 1232 NE 16 AVE
OWNER: PETERSEN, SARAH VICTORIA
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO A TIRE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (b)
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE AREAS WITH DEAD OR MISSING GROUND COVER, INCLUDING WITHIN THE SWALE AREA.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THERE ARE VISIBLE STAINS, AS WELL AS AREAS WITH MISSING AND PEELING PAINT. ADDITIONALLY, THE SHUTTERS ARE DIRTY AND IN NEED OF CLEANING.

VIOLATIONS: 9-280 (h) WITHDRAWN
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHUTTERS ARE DIRTY AND STAINED.

VIOLATIONS: 9-280 (h) (1)
THE GATE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED. THE GATE IS DISCOLORED AND NEEDS THE LOCKING MECHANISM, WHICH IS BROKEN AND MISSING.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES AT THIS MULTI-FAMILY PROPERTY ARE NOT BEING PROPERLY MAINTAINED. PROHIBITED GRAVEL HAS BEEN USED, AND THERE ARE VISIBLE WEEDS AND GRASS GROWING THROUGH IT. ADDITIONALLY, SEVERAL WHEEL STOPS ARE EITHER DAMAGED OR UNSECURED, AND THE PARKING SPACE STRIPING IS FADED OR MISSING ENTIRELY.

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

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9:00 AM

CASE NO: CE25030601
CASE ADDR: 1236 NE 16 AVE
OWNER: KANJANAPISAL, ROBERT
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THERE ARE AREAS WITH STAINS, AS WELL AS MISSING AND PEELING PAINT.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT PROPERLY MAINTAINED. THE GRAVEL SURFACE, WHICH IS NOT PERMITTED FOR MULTIFAMILY HOMES, HAS WEEDS AND GRASS GROWING THROUGH IT. SEVERAL WHEEL STOPS ARE EITHER DAMAGED OR UNSECURED, AND THE PARKING SPACE STRIPING IS MISSING.

VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL LOCATED IN THE RIGHT-OF-WAY, WHICH IS NOT ALLOWED FOR MULTI-FAMILY PROPERTIES.

CASE NO: CE24090347
CASE ADDR: 1700 NW 5 ST
OWNER: FAMILY LAND TRUST #1700; RIGGS, JERRY TRSTEE
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. PROPERTY, SWALE, TREES, HEDGES/SHRUBS ARE OVERGROWN.

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. THERE ARE AREAS WITH SPARSE, MISSING GRASS.

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. HOUSE IS IN NEED OF PAINT IN SOME AREAS, SHUTTERS, DOOR AND FASCIA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24100071
CASE ADDR: 100 NW 14 AVE
OWNER: FORT LAUDERDALE COMMUNITY; DEVELOPMENT CORPORATION
INSPECTOR: VANESSA WILLIS
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. NO RECORD OF LANDLORD REGISTRATION AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY.

VIOLATIONS: 9-279(i) COMPLIED
APARTMENT UNIT NUMBER 8, ONE STOVE BURNER IS INOPERABLE AND THE OVEN DOOR IS IN DISREPAIR/BROKEN.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. APARTMENT #8 SHOWS EVIDENCE OF WATER DAMAGE: LIVING ROOM CEILING, AROUND FRONT DOOR, AND AROUND BEDROOM DOOR ARE NOT WEATHERTIGHT. AIR CONDITION CLOSET DOOR IS IN DISREPAIR. THE RAIN GUTTERS ARE BROKEN/DETERIORATED AND DAMAGED- NOT EXPELLING WATER PROPERLY (AWAY FROM THE BUILDING). THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23050005. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313. (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. BUILDING ADDRESS: APARTMENT NUMBER 8 IS MISSING.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITIES AND THE APPROACH ARE DETERIORATED. THERE ARE BROKEN AND MISSING PIECES OF ASPHALT AND POTHOLES THROUGHOUT THE PARKING AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24010266. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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 THROUGHOUT ESPECIALLY ON THE EAST SIDE OF THE PROPERTY WHERE THERE IS NO GRASS OR GROUND COVER.

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 29, 2025

9:00 AM

CASE NO: CE24110649
CASE ADDR: 216 NW 8 AVE
OWNER: 718 NW 3 ST LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWN VEGETATION, GRASS, HEDGES, SHRUBS, ETC; SHOPPING CARTS, CARDBOARD, MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN PRIVACY FENCE IS BROKEN, DETERIORATED, IN DISREPAIR, DISCOLORED/STAINED BY ELEMENTS AND FADED.

VIOLATIONS: 24-27. (b) COMPLIED

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR AND HAVE DETERIORATED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BUILDING WALLS, FASCIA AND SOFFITS ARE FADED, DIRTY, OR DISCOLORED, IS IN DISREPAIR AND IS MISSING, FADED OR WITHOUT PAINT.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITIES ARE DIRTY, DISCOLORED, WITH FADED LINES, AND HAS OIL STAINS.

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. EXPOSED WIRES OBSERVED ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. PLEASE ADDRESS ALL BROKEN/CRACKED/BOARDED WINDOWS; SOFFITS HAVE GAPS AND HOLES IN VARIOUS PLACES THROUGHOUT.

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: 9-305 (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. SPARSE AREAS THROUGHOUT THE PROPERTY AND SWALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24110173
CASE ADDR: 1001 NW 1 ST
OWNER: SANTOS, VALNEI LUIZ &; MANGABEIRA, ELISABETE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PROPERTY IS OVERGROWN AND TRASH AND DEBRIS OBSERVED THROUGHOUT THE PROPERTY. THERE ARE ALSO DISCARDED TIRES OBSERVED ON THE PROPERTY.

CASE NO: CE25010696
CASE ADDR: 909 SW 22 TER
OWNER: ALIC, DARCY; GORDON, SIRKAHADAFI
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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, LEANING, AND MISSING PARTS.

VIOLATIONS: 47-21.16.A.

THERE ARE TWO TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS PROPERTY.

VIOLATIONS: 47-21.15.A

TWO TREES WERE REMOVED FROM THIS PROPERTY WITHOUT FIRST OBTAINING A PERMIT. AN INSPECTION FROM LANDSCAPING HAS NOT BEEN REQUESTED TO COMPLETE THE AFTER THE FACT 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: CE25030269
CASE ADDR: 1280 SW 28 AVE
OWNER: ORTA PEREZ, YADIRA; PEREZ, YALICEIDY FERNANDEZ
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306 COMPLIED

THE METAL ABOVE THE FASCIA HAS BLACK STAINS.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A WHITE ENCLOSED TRAILER PARKED ON THE LAWN IN THE BACK YARD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25030408
CASE ADDR: 2621 SW 18 ST
OWNER: LUJAN,DIANILEYS H/E; GALINDEZ, EVANGELIO
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 2 DOOR GREEN FORD F150 WITH NO FL REGISTRATION TAG DISPLAYED.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES 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 ON THE PROPERTY AND SWALE AREA.

CASE NO: CE25020073
CASE ADDR: 2222 SW 5 ST
OWNER: EPHRAIM LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE 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: 9-304 (b)
THE DRIVEWAY APRON IS IN DISREPAIR, THE GRAVEL NEEDS TO BE REPLENISHED.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS CONSIST OF BUT IS NOT LIMITED TO A ROLL OF FENCE MESH, FENCE POSTS, PLASTIC STORAGE CONTAINERS, COOLERS, WHITE BUCKETS, WHITE ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A WHITE 6 WHEELED GMC TRUCK PARKED ON THE GRASS/LAWN AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25030422
CASE ADDR: 205 SW 21 TER
OWNER: STEEL BLUE LAND & CATTLE LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1

THERE IS UNPERMITTED LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED ON THIS VACANT LOT. THE ITEMS CONSIST OF BUT IS NOT LIMITED TO A NAVY BLUE ENCLOSED TRAILER, PALLETS, WOOD, ALUMINUM, PIPES, PLASTIC BARRELS AND OTHER MISCELLANEOUS ITEMS. STORAGE OF EQUIPMENT IS NOT A PERMITTED USE FOR RS-8 ZONING IN ACCORDANCE WITH ULDR SECTION 47.5-11.

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE. THE TRASH AND DEBRIS CONSIST OF CARDBOARD, PACKAGING MATERIAL AND OTHER MISCELLANEOUS LITTER.

VIOLATIONS: 9-305(b)

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

CASE NO: CE25040571
CASE ADDR: 1101 SW 24 AVE
OWNER: SG FLORIDA GROUP LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO RADIATOR, PRESSURE WASHER FRAME AND MOTOR, LANDSCAPING DEBRIS, A BROKEN PLASTIC BUCKET AND OTHER MISCELLANEOUS ITEMS. BULK TRASH PICK UP IS ON THE FIRST (1ST) MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY OF THIS RS-8 ZONED PROPERTY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 4 DOOR YELLOW GMC 4500 COMMERCIAL TRUCK WITH FL TAG # GYEX59 "12/25" AND THE WORDS PLEITEZ LANDSCAPING TREE SERVICES ON THE SIDE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25040082. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS RS-8 ZONED PROPERTY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 4-DOOR YELLOW GMC 4500 COMMERCIAL TRUCK WITH FL TAG # GYEX59 "12/25" AND THE WORDS PLEITEZ LANDSCAPING TREE SERVICES ON THE SIDE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25040082. AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25020347
CASE ADDR: 1121 NE 10 AVE
OWNER: KROSS, JESSICA J
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 2

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE TRELIS AND AREA AROUND THE WINDOWS HAVE MISSING, PEELING PAINT. THE BOTTOM OF THE WALL BEHIND THE GARDEN WALL IS STAINED.

VIOLATIONS: 9-308 (b) COMPLIED

THE ROOF IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 18-1 COMPLIED

THERE IS A FOUNTAIN WITH STAGNANT WATER 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: 9-280 (h) (1) COMPLIED

THE WHITE WOOD FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A BLACK SUBSTANCE. FURTHERMORE, THE WHITE BRICKS THAT MAKE UP THE GARDEN WALL ABUTTING THE HOME ARE STAINED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION. THE SURFACE HAS CRACKS AND GRASS GROWING THROUGH.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE PROPERTY.

CASE NO: CE25040790
CASE ADDR: 1616 SW 17 AVE
OWNER: ESTATE MANORS INC; WALTERS, LAWRENCE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 8-91. (e)

THERE IS A WHITE SUNSEEKER PREDATOR 74 YACHT MOORED AT THE REAR OF THE PROPERTY THAT EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. CANAL IS 50 FEET WIDE, MAKING THE MAXIMUM PERMISSIBLE VESSEL BEAM TO BE 15 FEET. MANUFACTURER SPECIFICATIONS FOR THIS VESSEL DECLARE THE BEAM TO BE 17.8 FEET. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE25020534. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25030849
CASE ADDR: 1341 SW 25 AVE
OWNER: HEROIC HOMES LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

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

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

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

CASE NO: CE24120603
CASE ADDR: 2720 SW 18 ST
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC
INSPECTOR: RAMON OLIVERA

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25010453
CASE ADDR: 2891 SW 13 ST
OWNER: CHEN, ZHI YOU
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WHITE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT ARE STAINED, MISSING PAINT AND DISCOLORED.

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: 9-306 COMPLIED
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS BLACK TOYOTA TACOMA WITH EXPIRED FL TAG PWDI49 11/24 AND BLUE TOYOTA SIENNA WITH EXPIRED FL TAG HEXQ04 12/24.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF PAVERS, PAINT BUCKETS, TRASH BAGS, A PALLET, AND OTHER MISCELLANEOUS ITEMS

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

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

CASE NO: CE24100470
CASE ADDR: 900 NW 10 TER 1
OWNER: JRO REAL ESTATE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)
THERE ARE DERELICT VEHICLES BEING STORED IN THE PARKING AREA.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ARE WORN AND NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THE PARKING STRIPES ARE FADED/MISSING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24100468
CASE ADDR: 834 NW 10 TER
OWNER: RAM, RAMPATI; RAMSARRAN, CHANDERAYAL ETAL
INSPECTOR: GUY SEIDERMAN
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 CONCRETE WALL/FENCE ALONG THE FRONT SIDE OF THE PROPERTY HAS AREAS WHICH ARE BROKEN (HOLES IN THE CONCRETE) AS WELL AS AREAS OF THE WALL WHICH ARE DIRTY/STAINED AND ARE IN NEED OF PAINT.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES AND AREAS OF UNEVEN PAVING IN THE PARKING AREA. THE PARKING STRIPES ARE FADED/NOT CLEARLY VISIBLE, TIRES STOPS ARE NOT CORRECTLY INSTALLED AND ARE LAYING IN THE GRASS.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE DERELICT VEHICLES AND TRAILERS BEING STORED IN THE PARKING AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22050119 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE24110093
CASE ADDR: 930 NW 24 AVE
OWNER: CRAIG, CELISSE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS DARK STAINS OR MARKS AND NEED TO BE MAINTAINED/CLEANED.

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 DARK MARKS AND STAINS ON THE STRUCTURAL PARTS OF THE BUILDING.

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. THERE NEEDS TO BE SOD/GRASS IN THE AREAS OF DEAD OR MISSING GROUND COVER.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. ALSO THE BUSHES AND TREE AT BOTH ENDS OF THE PROPERTY NEEDS TO BE MAINTAINED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24070521
CASE ADDR: 622 NW 21 TER 1-4
OWNER: LUBEMMAS HOLDINGS CORP
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS WITH WEEDS GROWING THROUGH IT. THERE ARE PAVERS ON THE EDGE THAT ARE LOOSE AND NOT WELL DEFINED.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE FENCE THAT ARE BENT AND LEANING.

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

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

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. THERE ARE A FEW SPOTS INCLUDING BUT NOT LIMITED TO THE SWALE AREA THAT IS MISSING GROUND COVER.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE PROPERTY. THIS WAS OUT ON A NON-BULK TRASH DAY.

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.

CASE NO: CE24110569
CASE ADDR: 805 NW 15 AVE
OWNER: MAX LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH IT AND THERE ARE TWO DIFFERENT COLOR ROCKS. THE GRAVEL NEEDS TO BE ALL ONE COLOR AND THE GRAVEL NEEDS TO BE REPLENISHED WITH GRAVEL. THIS IS A RECURRING VIOLATION PER CASE# CE23030041. 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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

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. THERE IS MISSING GROUND COVER ON THE RIGHT SIDE OF THE HOUSE BY THE FENCE AND TRASH CANS. THERE NEEDS TO BE SOD/GRASS IN THAT AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030041. 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.

CASE NO: CE25040861
CASE ADDR: 646 NW 15 AVE
OWNER: BOYD, ARLENE H/E; TAYLOR, ELLA M
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. THE FENCE IS IN DISREPAIR AT THE REAR OF THE PROPERTY WITH NO TOP BAR AND MISSING PARTS.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE TWO DOOR VEHICLE WITH A FLAT TIRE, BROKEN WINDSHIELD AND NO TAGS. THE VEHICLE IS PARKED AT THE REAR OF THE PROPERTY IN PLAIN VIEW FROM THE STREET.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ILLEGAL LAND USE IS OCCURRING ON THIS RC-15 ZONED RESIDENTIAL PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO BUCKETS, INDOOR CHAIRS, BIKE PARTS AND A CRATE, BUCKETS, MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE# CE23010564. 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: 9-305 (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. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE# CE23010564. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

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 GRINDING, 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 OCCURRING 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 NOT LIMITED TO SANDING AND GRINDING IS NOT PERMITTED IN A RESIDENTIAL PROPERTY AS PER THE REQUIREMENTS UNDER SECTION 8-149(A).

CASE NO: CE25020604
CASE ADDR: 511 SE 5 AVE 101
OWNER: NURIVER RETAIL CENTER LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9.A.5.a.

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUSINESS/RESTAURANT NAMED "ASKANELI". THIS INCLUDES BUT IS NOT LIMITED TO CHAIRS, TABLES, PLANTERS AND UMBRELLAS USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

CASE NO: CE25020726
CASE ADDR: 1120 S FEDERAL HWY
OWNER: 1112-1126 S FEDERAL HIGHWAY LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS A RECREATIONAL VEHICLE "RV" THAT IS BEING STORED ON THE PROPERTY. THIS RECREATIONAL VEHICLE IS OCCUPYING SEVERAL PARKING SPACES IN THE CB ZONING DESIGNATED PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25030785
CASE ADDR: 409 SE 8 ST
OWNER: 409 SE 8TH STREET LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h)(1)

THE CHAINLINK FENCE MESHING AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SECTIONS OF THE SCREEN MESH HAVE BECOME DETACHED FROM THE FENCE.

CASE NO: CE25040214
CASE ADDR: 700 SE 8 ST
OWNER: SCHMIDT, BRADLEY D & LAINE S
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 PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO METAL RODS AND A PIECE OF A FENCE.

VIOLATIONS: 18-12.(a)

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

CASE NO: CE25040633
CASE ADDR: 1306 E BROWARD BLVD
OWNER: M&D PROPERTIES OF; FORT LAUDERDALE INC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.

A GREEN FEATHER FLAG WITH THE WORDS "ALL NATURAL WELLNESS" HAS BEEN ERECTED ON THE FRONT OF THIS PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24050731
CASE ADDR: 1621 NW 17 LN
OWNER: FREEMAN, MCARTHUR; MCARTHUR FREEMAN TR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS AND FRONT DOOR ARE STAINED AND DIRTY. 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.

CASE NO: CE24080375
CASE ADDR: 1030 NW 10 TER
OWNER: WSC TRUST I LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NOT NUMBERS NOT DISPLAYED OR VISIBLE FROM THE STREET.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025
9:00 AM

CASE NO: CE24100413
CASE ADDR: 1712 NW 10 AVE
OWNER: B GOOD RE CORPORATION
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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

CASE NO: CE25010307
CASE ADDR: 1137 NW 17 AVE
OWNER: BEDFORD, T L
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 REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 18-1. COMPLIED
THERE IS A BENCH, PLASTIC CONTAINER, SPEAKERS, CEILING FAN AND OTHER MISCELLANEOUS ITEMS STORED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 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) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 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) 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. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

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 29, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS UNROOFED OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TARP, TIRES, BICYCLES, BRICKS, APPLIANCES AND MISCELLANEOUS ITEMS OCCURRING AT THIS RS-8 ZONED PROPERTY. THIS IS A UNPERMITTED USE PER ULDR SEC 47-5.11. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22031275 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NUMBERS NOT DISPLAYED OR VISIBLE FROM STREET.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT FORD WITH NO TAG, FLAT TIRES AND A DERELICT OR TRAILER WITH NO TAG AND FLAT TIRES PARKED/STORED ON THE SWALE OF THIS PROPERTY. A WHITE FORD VAN WITH NO TAG. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22031275 AND WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

CASE NO: CE24100418
CASE ADDR: 1407 NW 15 ST
OWNER: FRANCIS, GODWIN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE METAL FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE FENCE IS BROKEN AND DISCONNECTED.

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.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE MISSING TO NO PAINT.

VIOLATIONS: 9-363

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

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 29, 2025

9:00 AM

CASE NO: CE24100417
CASE ADDR: 1606 NW 14 AVE
OWNER: VIRGO, DANNY LEE
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: 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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-1.
THERE IS TABLE, CHAIRS, BUCKETS, BOAT PARTS AND OTHER MISCELLANEOUS ITEMS STORED 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: 18-4. (c)
THERE IS A BLACK DERELICT DODGE AND BLUE DERELICT HONDA WRECKED/DAMAGED STORED ON THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
May 29, 2025
9:00 AM

VACATION RENTALS

CASE NO: CE25040377
CASE ADDR: 1116 NE 10 AVE
OWNER: GASKIN, MYLES
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE25020289. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25040095
CASE ADDR: 609 NE 14 CT
OWNER: ARVIV GROUP LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020037
CASE ADDR: 1405 NE 4 CT
OWNER: TASHAROFI, SAEED
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25040042
CASE ADDR: 2518 WHALE HARBOR LN
OWNER: AHARON, OZ
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: CE25040094
CASE ADDR: 1412 SE 2 ST
OWNER: MILLER, JOHN & KATHLEEN
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25040403
CASE ADDR: 604 SW 11 CT
OWNER: DELGADO, JESSICA
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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE24090029
CASE ADDR: 4008 NE 21 AVE
OWNER: KUWARSINGH, RACINE; OCON, DAVID
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-280(g)
THERE ARE TWO LIGHTS MISSING FROM THE FRONT OF THE GARAGE WITH THE WIRES EXPOSED.

VIOLATIONS: 18-11.(a)
THE POOL AT THIS 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 IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

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

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

CASE NO: CE24100623
CASE ADDR: 1240 NE 17 AVE
OWNER: GLACE 2023 REV TR; SEMENOV, IGOR TRSTEE
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE24120285
CASE ADDR: 801 NW 18 ST
OWNER: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE25030628
CASE ADDR: 1116 NE 10 AVE
OWNER: GASKIN, MYLES
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

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

CASE NO: CE24060179
CASE ADDR: 1113 NW 19 AVE
OWNER: VICTORES, NORMA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE UNDER THE PORCH OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO PLASTIC BINS, TIRE, IGLOO AND OTHER MISCELLANEOUS ITEMS 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: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS BROKEN SECTIONS, CRACKS AND HOLES ON THE DRIVEWAY.

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: 9-305 (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.

VIOLATIONS: 47.34.1.A.1

THERE ARE TIRES, COOLERS AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE WHICH IS PROHIBITED AT THIS RS-8 ZONED PROPERTY PER THE ULDR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24050444
CASE ADDR: 1118 NW 15 AVE
OWNER: WILLIAMS, CAVESE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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 (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: 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 VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

CASE NO: CE24090631
CASE ADDR: 1209 NW 6 ST
OWNER: WALKER, VERDELLE T & ; WALKER, STEPHON ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE LEAVES, WEEDS AND GRASS ENCROACHING THE RIGHT OF WAY ON TO THE SIDE-WALK.

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DARK STAINS AND CHIPPED AND PEELING PAINT ON THE GARDEN WALL.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH GROWING THROUGH THE CRACKS OF THE PARKING LOT. THERE IS TRASH AND DEBRIS THROUGHOUT THE LOT. THE REAR OF THE LOT NEEDS TO BE MAINTAINED. THERE IS OVERGROWTH AND GRASS THAT NEEDS TO BE ADDRESSED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24090726
CASE ADDR: 1717 NW 6 PL
OWNER: M C CONTRACTORS CORP
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OBSERVED TRASH ON THE SWALE OF THE PROPERTY, DEBRIS IN A FEW SPOTS OF THE PROPERTY AND OVERGROWTH ALONG THE FENCE AND SWALE AREA OF THE PROPERTY.

CASE NO: CE24080102
CASE ADDR: 2921 NW 24 ST
OWNER: MCHUGH, PATRICIA
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.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR AND NEEDS TO BE REPAIRED. THERE ARE AREA OF MISSING AND PEELING PAINT.

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: 18-1.

THERE ARE ITEMS BEING STORED IN THE CARPORT AT THIS RS-5 COUNTY PROPERTY SUCH AS BUT NOT LIMITED TO PAINT CANS, COOLERS, CONTAINERS, A LAMP AND OTHER MISCELLANEOUS ITEMS 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 PARKED ON THE GRASS AREA. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR THE DRIVEWAY HAVE CRACKS AND POTHoles AND NEEDS TO BE RESURFACED. OBTAIN PERMITS IF NECESSARY.

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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24010651
CASE ADDR: 1336 NE 2 AVE
OWNER: TABOR, MICHAEL BARRY
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. AREAS OF THE GRAVEL WERE FOUND UNEVEN AND POORLY GRADED.

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

VIOLATIONS: 9-280 (e)
THE CHIMNEY AT THIS PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THE CHIMNEY IS STAINED, LEANING AND IN NEED OF SUPPORT.

VIOLATIONS: 9-278 (e)
THERE ARE HURRICANE SHUTTERS COVERING ALL WINDOWS OF THE PROPERTY AND DO NOT ALLOW MEANS OF EGRESS, NATURAL LIGHTING OR PROPER VENTILATION.

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

CASE NO: CE24120621
CASE ADDR: 1020 NW 6 AVE
OWNER: PINK ROSE TK LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS IN BOTH PARKING SPACES. THIS IS RECURRING VIOLATION PER CASE CE24010449. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS MET.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24070920
CASE ADDR: 620 ARIZONA AVE
OWNER: ACOSTA, LESLEY; ELLIS, VICTOR G
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CHIMNEY AT THIS PROPERTY HAS A BLACK SUBSTANCE AROUND THE STRUCTURE.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY BEING STORED NEXT TO THE CARPORT CONSISTING OF BUCKETS, CHAIRS, AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED IN OPEN AIR.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILER PARKED ON THE GRASS/LAWN AREA. THERE ARE TWO CARS AND A BOAT ON A TRAILER BEING PARKED ON THE LAWN. THERE IS ALSO GRASS/WEEDS GROWING THROUGH PART OF THE DRIVEWAY.

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

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

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.

VIOLATIONS: 24-7 (b)
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.

CASE NO: CE24090460
CASE ADDR: 3619 DAVIE BLVD
OWNER: JRD INVESTMENT PROPERTY LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE23110332
CASE ADDR: 2612 SW 14 AVE
OWNER: CELENTANO, TAMMI
INSPECTOR: RAFEL SANTOS
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS AN UNPERMITTED STRUCTURE ALONG WITH OUTDOOR STORAGE OF ITEMS.

VIOLATIONS: 24-7 (b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS THAT WILL NOT BE REMOVED WITH THE NORMAL BULK TRASH COLLECTION ON THE 1 ST THURSDAY OF EVERY MONTH.

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

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

CASE NO: CE24100286
CASE ADDR: 1050 NW 6 ST
OWNER: 1050 NW 6TH STREET LLC; % RTW RENTALS
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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. THIS IS A REPEAT VIOLATION PER PREVIOUS CASE CE22020932 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST CITED, 10/13/24 AND CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS POTHOLES, FADED/MISSING STRIPING, PARKING STOPS WHICH ARE DIRTY/MISSING PAINT, AND ASPHALT HAS CRACKS THROUGHOUT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025
9:00 AM

CASE NO: CE24090346
CASE ADDR: 448 NW 21 AVE
OWNER: ORPHE, FRANK
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE CE23040162 AND THE SWALE AREA WILL BE ABATED. CASE WILL BE TAKEN TO MAGISTRATE FOR THE AREA INSIDE THE FENCE.

VIOLATIONS: 47-21.9.M

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

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

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL (HEDGES) OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG NW 2 ST AND NW 12 AVE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CE22050274 AND WILL BE BROUGHT BEFORE 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 IN THE SWALE AS WELL AS WEEDS GROWING THROUGH THE DECORATIVE GRAVEL. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE CE22050274 AND AS SUCH FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-278 (e)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24070243
CASE ADDR: 3543 SW 15 CT
OWNER: KHAN, IRZAUD M; BROWN, STEPHANEY M
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE ON THE PROPERTY WITHOUT A TAG.

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

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, BATTERIES, CAR PARTS, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

CASE NO: CE24110098
CASE ADDR: 1515 SW 23 AVE
OWNER: HAND, DAVID
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE IS STAINED AND HAS AREAS OF BROKEN AND MISSING SLATS.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A RED NISSAN ALTIMA WITH EXPIRED LICENSE PLATE # FL 815 YIV EXPIRED 05/2020 IS PARKED ON THE SWALE WITH FRONT END DAMAGE AS WELL.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE WINDOWS ARE STAINED WITH A BLACK SUBSTANCE.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

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 ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE #CE22040252, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE. THIS IS A REPEAT VIOLATION PER CASE #CE22040252, AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-278 (e) WITHDRAWN

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN REF CE18090741

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

CASE NO: CE24110219
CASE ADDR: 122 SW 22 AVE
OWNER: CHANCE, CLIFFORD M EST
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE METAL SCREEN DOOR IS STAINED AND DIRTY.

VIOLATIONS: 9-306

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED. THE DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE NOT CLEARLY VISIBLE.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT 4 DOOR BEIGE LINCOLN LS ON THE PROPERTY, IT HAS AN EXPIRED FL TAG #MRCMC 3/24.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

OLD BUSINESS

CASE NO: CE24060007
CASE ADDR: 1617 NW 11 PL
OWNER: SMITH, CHARRONE
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 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.

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 OCCURRING 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.

CASE NO: CE24090528
CASE ADDR: 417 SE 12 CT
OWNER: RAMADHAR 1 LLC; %FLORIDA PROF PROPERTY MGMT INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.b.1.
THERE IS A 2 YARD DUMPSTER NOT BEHIND THE FRONT PROPERTY LINE ON A HARD SURFACE. 2 YARD DUMPSTER DOES NOT NEED TO HAVE AN ENCLOSURE, ONLY A HARD SURFACE BEHIND THE FRONT PROPERTY LINE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

CASE NO: CE24070793
CASE ADDR: 1105 ARIZONA AVE
OWNER: FKH SFR M LP; % FIRST KEY HOMES 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 ON THE SWALE AND THROUGHOUT THE YARD.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DETERIORATED WITH GAPS IN THE SLATS AND THE GARDEN WALL IN FRONT OF THE HOUSE IS EXTREMELY DIRTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY OF THIS PROPERTY IS DISCOLORED, WITH GRASS GROWING THROUGH.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH PILED ON THE SOUTH SIDE OF THE PROPERTY, AND OVERGROWTH ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH CONSISTING OF A WOODEN TABLE, GLASS, GARBAGE BAG AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

CASE NO: CE24090334
CASE ADDR: 1660 SW 22 AVE
OWNER: ELITE PARKING LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OVERGROWTH, TRASH, DEBRIS AND OVERALL NEGLECT 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 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 29, 2025

9:00 AM

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