

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

June 10, 2025

9:00 AM

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

**ROSE-ANN FLYNN
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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NEW BUSINESS

CASE NO: FC25040003
CASE ADDR: 1305 NW 8 ST
OWNER: HOUSING AUTHORITY - CITY OF FT LAUDERDALE
INSPECTOR: KARL PETERSEN

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

CASE NO: FC25040006
CASE ADDR: 1139 NE 12 AVE
OWNER: BINDER, HEATHER
INSPECTOR: KARL PETERSEN

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

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

CASE NO: BE25030240
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: AWNING IN DRIVEWAY.

CASE NO: CE25040678
CASE ADDR: 808 W BROWARD BLVD
OWNER: BEE CAPITAL LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE25010074 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CASE NO: CE25040108
CASE ADDR: 837 N FORT LAUDERDALE BEACH BLVD
OWNER: 837 NFLBB LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV'S IN THE FRONT PORCH/PATIO AREA ARE ILLUMINATED ON TO THE BEACH AREA. PULL THE SHADES COMPLETELY DOWN, TURN OFF OR REMOVE THE TV'S DURING SEA TURTLE SEASON. TURN OFF THE GREEN LIGHTS COVER OR CHANGE THE LIGHTS TO AN AMBER COLOR.

CASE NO: CE25040109
CASE ADDR: 827 N FORT LAUDERDALE BEACH BLVD
OWNER: 837 NFLBB LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE TV'S IN PORCH/PATIO AREA ARE ILLUMINATED ON TO THE BEACH AREA. PULL THE SHADES COMPLETELY DOWN, TURN OFF OR REMOVE THE TV'S DURING SEA TURTLE SEASON. TURN OFF THE GREEN LIGHTS, COVER OR CHANGE THE LIGHTS TO AN AMBER COLOR.

CASE NO: CE25040110
CASE ADDR: 3145 NE 9 ST
OWNER: ESPOSITO ENTERPRISES INC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE THERE ARE OVERHEAD STRING LIGHTS THAT ARE VISIBLE FROM THE BEACH.

CASE NO: CE25030372
CASE ADDR: 333 TARPON DR
OWNER: ALL SAINTS PROTESTANT; EPISCOPAL CHURCH
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.14.E.

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE ADJACENT RESIDENTIAL PROPERTY IN EXCESS OF 0.5 (1/2) FOOTCANDLE. LIGHTING FIXTURES SHALL BE SHIELDED, ANGLED, OR BOTH.

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CASE NO: CE25040806
CASE ADDR: 730 NE 5 AVE 1-7
OWNER: 730 FIFTH LLC
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a WITHDRAWN

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 18-1.

THERE IS AN UNPERMITTED WEDDING EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AMPLIFIED SOUND PLAINLY AUDIBLE FROM FIFTY (50) FEET AWAY FROM THE SOUND SOURCE PROPERTY LINE BEFORE 10 PM, MULTIPLE VEHICLES PARKED ON THE RIGHT-OF-WAY, AND A PORTABLE RESTROOM TRAILER IN THE PARKING AREA. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE25040578
CASE ADDR: 2518 KEY LARGO LN
OWNER: BROWN, STEPHANIE MARIA; LEHMAN, KYLE BRANDON
INSPECTOR: FITZGERALD SIMMONS
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY, WHICH IS PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 18-1.

THERE IS AMPLIFIED SOUND PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET AWAY AFTER 10 PM, FIFTEEN (15) VEHICLES PARKED ON THE RIGHT-OF-WAY, AND UNPREMITTED VALET SERVICE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE25020442
CASE ADDR: 1640 NW 4 AVE
OWNER: HERRERA, RUBEN LOUIE H/E; DAVIS, MARK FRANCIS
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)
LANDSCAPE IS NOT MAINTAINED IN A NEAT, WELL-KEPT CONDITION. DEAD AND MISSING
GROUND COVER OBSERVED, INCLUDING IN THE SWALE AREA ALONG NW 17TH ST ADJACENT TO
THE DRIVEWAY.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

CASE NO: CE24070524
CASE ADDR: 2101 NE 55 CT
OWNER: JOSROD1 INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT
REFERENCING CASE CE23090184.

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

VIOLATIONS: 18-1 COMPLIED
THERE IS CONCRETE PALLETS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT
IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY
BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT
PROPERTIES. THERE ARE CONCRETE PALLETS BEING STORAGE AT THIS RS-8 ZONE PROPERTY.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR, IT HAS CRACKS THROUGHOUT AND IS 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.

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

VIOLATIONS: 18-1.

THERE IS COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY AND IT IS CREATING A PUBLIC NUISANCE. THE COSMETIC WORK IS SANDING AND GRIDING, WHICH IS CAUSING RESIDUE TO DROP AND CONTAMINATE THE CANAL/INTRACOASTAL WATERWAY. THIS THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING FOR AN IMPOSITION OF FINES OF UP TO \$15,000.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

THERE IS ILLEGAL LAND USE 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: CE25040415
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W LE; NANCE, JAMES M
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.6.B.

THERE IS EVIDENCE OF A VESSEL DOCKED AT THIS RS-8 ZONED PROPERTY THAT IS BEING USED TO LIVE IN (LIVEABOARD). THIS ACTIVITY IS A PROHIBITED USE IN THIS RS-8 ZONE.

CASE NO: CE25040766
CASE ADDR: 500 BONTONA AVE
OWNER: 500 BONTONA AVE LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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CASE NO: CE25030404
CASE ADDR: 4171 NE 26 AVE
OWNER: SAUNDERS, MEREDITH B
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

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: 9-308 (b)

THE ROOF IS STAINED.

VIOLATIONS: 47-2.2.Q.3 COMPLIED

THERE IS LANDSCAPING THAT IS NOT IN THE REQUIRED SETBACK OF 25 FT FROM THE POINT OF INTERSECTION/STOP SIGN.

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: 9-308 (b)

THE ROOF IS STAINED.

VIOLATIONS: 47-2.2.Q.3

THERE IS LANDSCAPING THAT IS NOT IN THE REQUIRED SETBACK OF 25FT FROM POINT OF INTERSECTION.

CASE NO: CE24110006
CASE ADDR: AURAMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS ETC.

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: CE24110064
CASE ADDR: 3100 BELMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS ETC.

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: CE25040707
CASE ADDR: 2441 NE 26 AVE
OWNER: FISHER, ANDREA
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFERENCE CASE CE25010508. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 ALONG THE SWALE AND BOTH SIDES OF THE DRIVEWAY.

VIOLATIONS: 24-27. (B)

THERE ARE TRASH CARTS IN PLAIN SIGHT, STORED IN FRONT OF THE GARAGE DOORS. THIS IS A RECURRING VIOLATION PER CASE CE25010508 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25020640
CASE ADDR: 2018 NE 31 AVE
OWNER: 6100 2N LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.M.

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THIS PROPERTY AND SWALE.

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CASE NO: CE24050636
CASE ADDR: 3031 NE 21 AVE
OWNER: TLJMM PROPERTIES LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 24-27 (b)

THE TRASH CARTS ON THIS RMM-25 ZONED PROPERTY IS NOT SCREENED FROM VIEW. THE GATE TO THE CART ENCLOSURE HAS BEEN REMOVED.

VIOLATIONS: 18-12 (a) COMPLIED

THERE IS TRASH ON THE GROUND AROUND THE TRASH CANS IN THE ENCLOSURE. THERE IS A PIECE OF BROKEN LATTICE LEANING AGAINST THE SIDE OF THE ENCLOSURE.

CASE NO: CE25010386
CASE ADDR: 2400 E OAKLAND PARK BLVD 100
OWNER: SP4 INVESTMENTS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 15-28 COMPLIED

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

VIOLATIONS: 15-34.

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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: 15-40

THE BUSINESS AT THIS B-1 ZONE IS OPERATING AS A BUSINESS THAT IS ONLY ALLOWED IN B-2 ZONES.

CASE NO: CE25030103
CASE ADDR: 1901 NE 22 TERR
OWNER: BHV 2201 LLC
INSPECTOR: PATT GAVIN

VIOLATIONS: 25-24.B.1

THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE HEIGHT ALLOWED. SIGN IS AFFIXED WITH POSTS INTO THE GROUND, WHICH IS NOT ALLOWED. SIGN MUST BE TEMPORARY AND THE HEIGHT MAY NOT EXCEED THREE FEET FROM THE GROUND.

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CASE NO: CE25010786
CASE ADDR: 2206 E OAKLAND PARK BLVD
OWNER: 489 PROPERTIES LLC; GBIJ REALTY LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 24-27(f)
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION. THERE IS A BLUE TRASH BIN WITH TOO MUCH TRASH IN IT FOR IT TO CLOSE PROPERLY.

VIOLATIONS: 24-28(a)
THERE IS AN 8 YARD DUMPSTER AT THIS LOCATION WITH A LID MISSING. DUMPSTERS MUST BE KEPT CLOSED AT ALL TIMES.

VIOLATIONS: 24-29.(a)
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS B-1 COMMERCIAL PROPERTY VACANT LOT HAS NO LAWN COVER AS REQUIRED.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE GROUND COVER IS MORE THAN SIX INCHES HIGH. THERE IS A SHOPPING CART AND BAGS OF TRASH ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.1.
ALL DUMPSTERS GREATER THAN 2 YARDS ARE REQUIRED TO BE IN AN ENCLOSURE WITH THE DOORS KEPT CLOSED AND LATCHED AT ALL TIMES. THERE ARE TWO DUMPSTERS ON THIS B-1 COMMERCIAL PROPERTY GREATER THAN 2 YARDS NOT IN AN ENCLOSURE.

CASE NO: CE25010831
CASE ADDR: 3200 NE 40 ST
OWNER: BELANGER, JACQUES LE; BELANGER, NICOLAS ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.3(h)
THERE ARE TWO WATERCRAFTS DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES THEM TO EXTEND BEYOND THE FIVE FOOT SIDE SETBACK LINES OF THIS RS-8 RESIDENTIAL PROPERTY.

CASE NO: CE25040476
CASE ADDR: 1400 NE 4 AVE
OWNER: 1400 NE 4TH AVE LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 15-28
THE BUSINESS (THE INSTITUTE FOR FINANCIAL WELLNESS) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CASE NO: CE25040478
CASE ADDR: 1412 NE 4 AVE
OWNER: 1412 1416 LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

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

CASE NO: CE24080699
CASE ADDR: 445 NW 6 ST
OWNER: INTERNATIONAL LONGSHOREMEN ASSOC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE PAVEMENT, BROKEN/DETACHED WHEELSTOPS AND FADED STRIPES.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER AND HAS AREAS THAT ARE DETACHED/BROKEN.

CASE NO: CE24090396
CASE ADDR: 421 NE 3 AVE
OWNER: THIRD AVENUE DEVELOPMENT LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21100585 AND 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.

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CASE NO: CE25020054
CASE ADDR: 1631 NW 3 AVE
OWNER: TRUJILLO, YOLIMA
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF LANDSCAPE DEBRIS, PAINTING MATERIALS AND OTHER MISCELLANEOUS ITEMS. BULK TRASH IS EVERY 3RD WEDNESDAY OF THE MONTH.

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 IS A VEHICLE PARKED ON THE GRASS/LAWN AREA AND WEEDS GROWING THROUGHOUT THE GRAVEL DRIVEWAY.

CASE NO: CE25020444
CASE ADDR: 8 NE 16 PL 1-2
OWNER: 8NE 16TH PLC LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES AT THE RDS-15 ZONE PROPERTY ARE NOT BEING PROPERLY MAINTAINED. THE PARKING AREA IS DISCOLORED AND CONTAINS NUMEROUS OIL STAINS THROUGHOUT. ADDITIONALLY, THE GRAVEL APRON IS IN POOR CONDITION, WORN DOWN EXPOSING BARE DIRT AND LACKING PROPER UPKEEP.

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: 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: 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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TELEPHONE (954) 828-6520
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020467
CASE ADDR: 1717 NW 6 AVE
OWNER: ST HILAIRE, LUCRECIA
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A VEHICLE (FORD TRUCK) PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING, CHIPPING AND/OR PEELING PAINT SUCH AS THE FASCIA AND SOFFITS.

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.

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

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

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

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

VIOLATIONS: 18-4. (c) COMPLIED - CITATION APPEAL DENIED ON 3/27/2025
THERE IS A DERELICT DARK BLUE OLDSMOBILE ALERO WITH NO TAG, LEAKING OIL, COBWEBS AND FLAT TIRE. VIN#1G3HN52K8W4831277

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25050059
CASE ADDR: 737 N ANDREWS AVE
OWNER: FLAGLER GATEWAY OWNER LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE ARE TWO PILES OF CONSTRUCTION DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22070470. 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: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SECTIONS OF THE FENCE ARE MISSING.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE BROKEN WINDOWS.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS NWRAC-MUE ZONED PROPERTY. THERE ARE MULTIPLE CRACKS. THERE ARE MISSING WHEEL STOPS AND MARKINGS.

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25030830
CASE ADDR: 1015 NW 6 AVE
OWNER: 7TH AVENUE PROPERTIES LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE INCLUDING BUT NOT LIMITED TO: CARDBOARD BOXES, EMPTY BOTTLES AND CANS, FURNITURE, AND OTHER MISCELLANEOUS ITEMS. THE GRASS IS OVERGROWN ALONG THE CHAIN LINK FENCE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24010201. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020594
CASE ADDR: 211 NE 2 ST
OWNER: SOUTHERN BELL TEL & TEL CO; TAX ADMIN OFF % BELL SOUTH CORP
INSPECTOR: JESSICA MARTINEZ

VIOLATIONS: 9-305(a)

THE HEDGES ON THIS PROPERTY ARE OVERGROWN AND IS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24050723. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO HEARING DATE.

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

VIOLATIONS: 47-19.9

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

CASE NO: CE25011045
CASE ADDR: 3521 RIVERLAND RD
OWNER: LAKHA, ZULFIQAR
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD CABINETS, SHELVES, BLANKETS, PALLET AND PLASTIC BUCKETS.

VIOLATIONS: 9-305(b) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THERE IS A 2 WHEEL BLACK UTILITY TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT 2 WHEEL BLACK TRAILER WITH NO TAG DISPLAYED ON THE PROPERTY.

VIOLATIONS: 9-278(e) WITHDRAWN

THERE IS PLYWOOD COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280(b)

THERE IS PLYWOOD COVERING ONE OF THE WINDOWS IN THE FRONT OF THE PROPERTY.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020261
CASE ADDR: 3717 SW 17 ST
OWNER: FAILLA, GARY H/E; JENSEN, WILLIAM BRECK
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)
THERE IS A BLACK TARP OVER THE ENTIRE ROOF. THERE ARE SANDBAGS, AND BLACK PLASTIC BAGS ON THE ROOF.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO PLASTIC PALLETS, WOOD BEAMS, COOLER AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION FROM CASE CE21050936 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED, LEANING AND HAS AREAS OF BROKEN/MISSING SLATS. THIS IS A RECURRING VIOLATION FROM CASE CE21050936 AND 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 IN THE SWALE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND IS UNEVEN. THERE IS A WHITE PICKUP TRUCK PARKED ON THE LAWN AREA.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR. THE ROOF OF THE CARPORT IS CAVING IN. THE WOOD SUPPORT BEAMS ARE STAINED BLACK AND HAVE AREAS OF PEELING/ CHIPPING PAINT.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA AND SOFFIT ON THE WEST SIDE OF THE PROPERTY THAT HAVE MISSING, PEELING, AND CHIPPING PAINT. THE FASCIA IN THE FRONT OF PROPERTY IS RUSTED OR STAINED.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020511
CASE ADDR: 3617 SW 17 ST
OWNER: YOUNG, EASTER; YOUNG, THONEAL EST
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT TRAILER ON THE PROPERTY. IT IS A WHITE ENCLOSED TRAILER WITH FLAT TIRES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO: A TREADMILL, WASHING MACHINE, TIRES, OIL CANS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)
THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK FOLDABLE TRAILER AND A BOAT ON A TRAILER. THE DRIVEWAY APRON IS IN DISREPAIR. THERE IS ONLY BARE DIRT FOR THE DRIVEWAY APRON.

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 THE LEFT OF THE DRIVEWAY APRON.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE WALLS ARE STAINED AND HAVE AREAS THAT ARE CRACKED AND CHIPS FALLING OFF. THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS.

CASE NO: CE25020687
CASE ADDR: 3500 SW 13 CT
OWNER: FERRIERA, JOAO; RUBIO, TANIA VERLY
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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. THE NORTH AND EAST WALLS ALONG THE GROUND HAVE STAINS AND MISSING PAINT, THE BRICK NEXT TO THE CARPORT HAS STAINS AND MISSING PAINT. THE METAL ABOVE THE FASCIA HAS STAINS. THE FRONT PORCH HAS DAMAGED AND MISSING SCREENS.

VIOLATIONS: 47-21.16.A.
THERE ARE TWO TREE STUMPS TO THE RIGHT OF THE DRIVEWAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020514
CASE ADDR: 3767 SW 17 ST
OWNER: OUELLETTE, RYAN KEITH
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE ARE THREE BOAT TRAILERS PARKED ON THE FRONT LAWN OF THIS PROPERTY.

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

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE FRONT WALLS ARE STAINED AND FADED. THE COLOR OF THE FASCIA BOARD DOES NOT MATCH THE EXISTING SURFACE, IT IS PART BLACK AND PART WHITE.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH TO THE LEFT OF THE DRIVEWAY AND BETWEEN THE TWO BOAT TRAILERS. THERE ARE DEAD PALM FRONDS ON THE RIGHT SIDE OF THE PROPERTY.

CASE NO: CE25020031
CASE ADDR: 2519 WHALE HARBOR LN
OWNER: BOST, JOSEPH J
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A
ONE GUMBO LIMBO TREE WAS REMOVED FROM THIS RS-6.85A ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE ON THE NORTH SIDE OF THE PROPERTY IS MISSING SLATS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020075
CASE ADDR: 2685 MARATHON LN
OWNER: ADAMS, DONALD J
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b (12) (D)
THERE IS A VESSEL DOCKED AT OR MOORED TO PRIVATE DOCKS OR BY MOORING PILINGS THAT SHALL NOT EXTEND INTO A WATERWAY MORE THAN THIRTY-THREE (33) PERCENT OF THE WIDTH OF THE WATER MEASURED FROM THE RECORDED PROPERTY LINE AT THIS RS-6.85A ZONED PROPERTY. THE VESSEL IS IDENTIFIED AS SEAS TO SEE.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THERE ARE AREAS OF THE FASCIA THAT DO NOT BLEND IN WITH THE SURROUNDING COLORS. THE METAL ABOVE THE FASCIA HAS STAINS.

VIOLATIONS: 9-308 (b)
THE ROOF HAS STAINS.

CASE NO: CE25020714
CASE ADDR: 1657 SW 28 WAY
OWNER: MORENO, ROGELIO
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE METAL ABOVE THE FASCIA IS STAINED. THERE ARE AREAS OF THE FRONT WALL THAT HAVE FADED PAINT.

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

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

VIOLATIONS: 47-39.A.1.B (6) (B) COMPLIED
THERE IS A TIRE STORED OUT OF DOORS ON THIS RS-6.85B ZONED PROPERTY.

CASE NO: CE25030862
CASE ADDR: 3900 RIVERLAND RD
OWNER: INVESTMENT GROUP MANAGEMENT LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESS (SUPER STOP FOOD STORES) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF CEMENT BRICKS, BLUE PLASTIC CONTAINERS, CLEAR PLASTIC TOTES AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020775
CASE ADDR: 2351 SW 27 TER
OWNER: ROSCIOLI, HEATHER
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24100475. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS STAINED.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-3.52 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS, GALLONS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308 (b)
THE ROOF IS STAINED.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE OF GOOD AND MATERIAL ON THIS RS-3.52 ZONED PROPERTY INCLUDING, BUT NOT LIMITED TO A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS IN THE FRONT AND WOOD PALLETS, A SOFA AND OTHER MISCELLANEOUS ITEMS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VESSEL THAT DOES NOT HAVE A CURRENT REGISTRATION DOCKED IN THE WATER BEHIND THE PROPERTY. THE VESSEL IS NAMED KNOT ENOUGH WITH A HALING PORT OF FORT LAUDERDALE.

VIOLATIONS: 47-19.2.II.2.C
THERE IS A PORTABLE STORAGE UNIT WITH "UNITS" WRITTEN ON IT ON THIS RS-3.52 ZONED PROPERTY WITHOUT A PERMIT.

CASE NO: CE25030771
CASE ADDR: 2832 SW 14 ST
OWNER: RABEN, LAWRENCE
INSPECTOR: MATTHEW FLESHER
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. THE MISSING GROUND COVER IS ON THE LEFT AND RIGHT SIDES OF THE DRIVEWAY.

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
THE STOP SIGN IS OBSTRUCTED ON THE CORNER OF SW 28TH TER AND SW 14TH ST.

VIOLATIONS: 9-313.(a)
PROPERTY ADDRESS NUMBERS ARE NOT COMPLETE. THE ADDRESS READS 2_32.

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

CASE NO: CE24110172
CASE ADDR: 1725 SW 30 ST
OWNER: GONZALEZ, MARIA
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING KEPT IN A SMOOTH, WELL-GRADED CONDITION, PART OF THE
PAVED SURFACE HAS VISIBLE ASPHALT CRACKS.

VIOLATIONS: 9-306 COMPLIED
THE SOFFITS HAVE STAINS, PEELING PAINT.

CASE NO: CE24120554
CASE ADDR: 1404 SW 33 CT
OWNER: HAGE, RAYMOND GEORGE JR
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER BEARING A VESSEL PARKED ON THE PROPERTY (FLAT TIRE).

VIOLATIONS: 47-21.9.K.
WITHDRAWN

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY, OUTDOOR STORAGE:
ITEMS INCLUDING BUT NOT LIMITED TO: MULTIPLE VEHICLES STORED ON THE FRONT, SIDE
AND REAR OF THE PROPERTY.

VIOLATIONS: 47-20.13.B.1.b
THERE IS A GRAVEL DRIVEWAY AT THIS SINGLE FAMILY HOUSE EXCEEDS 40% OF THE LENGTH
OF THE PROPERTY LINE ADJACENT TO THE RIGHT-OF-WAY.

VIOLATIONS: 47-34.4.C.1.
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY
RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR
STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 47-39.A.1.b(9)(c)
THERE IS AN RV/MOBILE HOME PARKED ON THIS RS-8 ZONED PROPERTY WHILE BEING
CONNECTED TO CITY'S UTILITIES.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25010706
CASE ADDR: 1121 SW 30 ST
OWNER: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS NOT MAINTAINED, THERE ARE CRACKS AND STAINS. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. 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: 18-1.

THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO CUSHIONS, BUCKETS AND MISCELLANEOUS ITEMS SCATTERED ON THE FRONT AND THE SIDE OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS, INCLUDING BUT NOT LIMITED TO: FISH TANK, MINI FRIDGE, TOOL AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION PER CASE CE24030094, AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED (02/28/25) UNTIL COMPLIANCE IS MET.

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/OR MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. 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: 9-280 (h) (1)

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

VIOLATIONS: 47-20.13.B.1.b

WITHDRAWN

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25010460
CASE ADDR: 370 SW 25 ST 2616
OWNER: PARKER, GINO
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE TAKING PLACE ON THIS B-2 ZONED VACANT COMMERCIAL PROPERTY. THERE IS VEHICLE STORAGE TAKING PLACE ON THE PROPERTY, HEAVY MACHINERY AND OTHER OBJECTS BEING STORED ON THIS VACANT LOT. THIS IS A RECURRING VIOLATION, SEE CASE CE23070515. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-19.9.A.3.b. COMPLIED
THERE IS OUTDOOR DISPLAYS OF VEHICLES FOR SALE.

VIOLATIONS: 47-21.9.M. COMPLIED
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 9-305(b) COMPLIED
THE SWALE AT THE NORTHSIDE OF THE PROPERTY IS NOT BEING MAINTAINED TO A NEAT AND WELL-KEPT STANDARD, WITH VISIBLE AREAS OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.13.E.2
WITHDRAWN

VIOLATIONS: 47-20.13.G.1. COMPLIED
THE SWALE/RIGHT-OF-WAY AREA ON THE NORTHSIDE OF THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER HAS BEEN REPLACED WITH GRAVEL.

CASE NO: CE25010709
CASE ADDR: 1035 SW 30 ST
OWNER: AVERY, ANTHONY
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020332
CASE ADDR: 1121 SW 32 ST
OWNER: NEWELL, JESSE H/E; WOOSLEY, BRITTANY MICHELLE
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 47-39.A.1.b(9)(c) COMPLIED
THERE IS AN RV/MOBILE HOME PARKED ON THIS RS-8 ZONED PROPERTY WHILE BEING CONNECTED TO UTILITIES.

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

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

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR INCLUDING FRONT WALLS AND WINDOWS AWNING THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. VEHICLE IS AN ORANGE JEEP WITHOUT A TAG.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020488
CASE ADDR: 1321 SW 31 ST
OWNER: SUISSA, ELI
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, 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. OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO SPORT EQUIPMENT, CRATE, TOOLS, AND MISCELLANEOUS ITEMS ARE BEING STORED OUTDOORS.

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

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

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

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

CASE NO: CE25020621
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W LE; NANCE, JAMES M
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. A BLUE CHEVY PICKUP WITHOUT A TAG.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE ON THE FRONT SIDES AND REAR OF THE PROPERTY, ITEMS INCLUDING BUT NOT LIMITED TO; TOOLS, LADDERS, CAR PARTS, CARDBOARD BOXES, BLUE TARP CANOPY AND MISCELLANEOUS ITEMS ARE BEING STORED OUTDOORS.

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

VIOLATIONS: 47-19.1.D.
WITHDRAWN/BE25030240

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25030094
CASE ADDR: 3346 SW 15 AVE
OWNER: JOHNSON, JUSTIN W
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH AND/OR TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE #CE24060364, AND WILL BE FINED THE FIRST DAY THE REPORT IS POSTED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN, MISSING AND/OR ROTTEN PANELS. THE FENCE ON THE NORTHSIDE OF THE PROPERTY IS COMPLETELY COLLAPSED. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE24060364, AND WILL BE FINED THE FIRST DAY THE REPORT IS POSTED UNTIL COMPLIANCE IS MET.

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RD-15 ZONED PROPERTY.

CASE NO: CE25030586
CASE ADDR: 1080 SW 32 ST
OWNER: VICINO, PAUL & GRACE E
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE24020386. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)
WITHDRAWN

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25040055
CASE ADDR: 951 SW 29 ST
OWNER: RAMIREZ, ROBERTO
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES ON THIS PROPERTY AND ITS SWALE-WHITE FORD PICKUP WITHOUT A TAG (24 HOURS) AND A BLACK HYUNDAI ELENTRA WITHOUT A TAG (10 DAYS).

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23100151. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY IS STAINED AND THE COLOR IS FADED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS SURROUNDING THE AIR CONDITIONER UNIT IS NOT SEALED PROPERLY AND HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-20.13.E.2 COMPLIED
THE GRAVEL ON THE SWALE OF THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-363 WITHDRAWN
FREE LANDLORD REGISTRATION APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25040493
CASE ADDR: 2710 SW 12 TER
OWNER: PONASA LLC
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND CONSTRUCTION DEBRIS ON THE SOUTH SIDE AND REAR OF THIS PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE21090200. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE: ITEMS, INCLUDING BUT NOT LIMITED TO CHAIRS, BOXES, TOOLS AND MISCELLANEOUS ITEMS ARE BEING STORED UNDER CARPORT, ON THE SIDES AND THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21090200. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS AT THE REAR OF THIS PROPERTY. THE PAVED DRIVEWAY IS IN DISREPAIR. THE ARE MUTLIPLE CRACKS AND CHIPPING ASPHALT.

VIOLATIONS: 9-306

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

CASE NO: CE25030759
CASE ADDR: 913 SW 17 ST
OWNER: LOPEZ, JOHN
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS YARD DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR SUCH AS THE FASCIA AND FRONT PORCH WOODEN COLUMNS THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE23120205
CASE ADDR: 5100 NW 9 AVE
OWNER: SPIRIT BJ FT LAUDERDALE FL LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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

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

VIOLATIONS: 9-280 (d) COMPLIED
THE SHOPPING CART STORAGE AREAS ARE DIRTY AND/OR MISSING PAINT.

VIOLATIONS: 47-21.11.D. COMPLIED
THE HEDGES ARE OVERGROWN AND BLOCKING VISIBILITY OF VEHICULAR AND PEDESTRIAN TRAFFIC.

VIOLATIONS: 18-4 (c) COMPLIED
THERE IS A DERELICT WHITE FORD EXPLORER VEHICLE WITH NO TAG BEING STORED ON THIS PROPERTY.

CASE NO: CE24090208
CASE ADDR: 3147 NW 67 CT
OWNER: URBAN NEST LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH SCHEDULE PICK UP IS 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS METAL MATERIAL AND OTHER MISCELLANEOUS ITEMS BEING STORED ON THE EASTSIDE OF THE RS-5 ZONE PROPERTY.

VIOLATIONS: 9-304 (b)
THERE IS A BLACK TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THE PROPERTY IS DISCOLORED AND IS NOT MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24110601
CASE ADDR: 1413 NE 57 CT
OWNER: OLAVARRIA, JOHNNY S
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

VIOLATIONS: 47-21.15.D.
A TREE ON THIS RS-8 HAS BEEN HATRACKED.

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. DRIVEWAY IS DISCOLORED.

VIOLATIONS: 47-34.1.A.1
THERE IS ILLEGAL LAND USE OF A/C UNITS STORED ON THE DRIVEWAY AT THIS PROPERTY.

VIOLATIONS: 24-27 (b)
THERE ARE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

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

CASE NO: CE25020542
CASE ADDR: 3361 NW 64 ST
OWNER: MILLER, AMINATA I; INFINITE GRATITUDE HAPPINESS TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-1. COMPLIED
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS GLASS LEFT FROM TRASH PICK UP THAT ENDANGERS THE SAFETY OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL GRADED APPEARANCE. THE DRIVEWAY IS 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.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24120159
CASE ADDR: 1801 NE 59 ST
OWNER: 1801 NE 59 STREET LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 24-7(b) WITHDRAWN
THERE IS BULK TRASH CONSISTING OF A COUCH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22020708 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

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

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

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

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

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 9-306 COMPLIED
STRUCTURAL PARTS INCLUDING SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24120629
CASE ADDR: 5410 NE 31 AVE
OWNER: KLUETMEIER, HEINZ; HEINZ KLUETMEIER TR ETAL
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND/OR DIRTY. DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE ARE BLACK TRASH BAGS ON THE PROPERTY AND/OR ITS SWALE.

CASE NO: CE25010216
CASE ADDR: 826 NW 57 ST
OWNER: RALPH, THOMAS M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH INCLUDING BUT NOT LIMITED TO FURNITURE, WOODEN PALLETS, AN ORANGE BOAT, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THERE IS A FOUR YARD PANZARELLA DUMPSTER NOT INSIDE AN ENCLOSURE AT THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING OF A DERELICT BOAT TAG FL 1648MD EXPIRED 06-18 BEING STORED ON THIS I ZONED PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A MACHINE BEING STORED UNDER A BLUE COVER ON THIS (I) ZONED PROPERTY. ITEMS CANNOT BE PROPERLY IDENTIFIED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25020268
CASE ADDR: 5100 N STATE ROAD 7
OWNER: 5100 N STATE ROAD 7 FLL INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITY STRIPS ARE FADED AND CURVES ARE IN DISREPAIR.

CASE NO: CE25020426
CASE ADDR: 1631 NE 51 ST
OWNER: HARRIET H PARETS REV TR; PARETS, MARK TRSTEE
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-363

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

VIOLATIONS: 24-27 (e)

THE BLUE RECYCLE BIN IS MISSING A WHEEL.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO: COOLER, SOFA, BAGS, GRILLS AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS RD-15 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE CONSISTING OF A MATTRESS ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A MOTORCYCLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THE DRIVEWAY AT THIS PROPERTY IS CRACKED 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25030086
CASE ADDR: 1931 NE 51 ST 2
OWNER: SYMPHONY BUILDERS AT BELLAGIO; LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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: 9-307 (a) COMPLIED

THERE ARE WINDOWS INSIDE UNIT 2 WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.

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: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE BROKEN A/C UNITS LOCATED ON THE BACK OF THE PROPERTY. THERE IS BROKEN FURNITURE LOCATED IN THE PARKING FACILITY AND ON THE SWALE AREA, INCLUDING DRESSERS, BEDS, CARTS BUT NOT LIMITED TO ALL OTHER ITEMS.

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

THE FENCE ON THE WESTSIDE THIS PROPERTY IS BROKEN AND NOT PROPERLY CLOSING. FENCE IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS IN UNIT 2 PAINT IS PEELING.

VIOLATIONS: 47-19.4.C.2. COMPLIED

PLACEMENT/STORAGE OF DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL.

CASE NO: CE25030320
CASE ADDR: 5552 NW 31 AVE
OWNER: MORGANEL COMPANY; % BROWARD PROPERTY INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25030445
CASE ADDR: 1466 NE 62 ST
OWNER: HONORAT, MULLER J B
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT GRAY NISSAN VEHICLE WITHOUT A TAG AND FLAT TIRES PARKED ON THE LAWN OF THE PROPERTY.

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE BROKEN TILE DEBRIS ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-304 (b)
THERE IS A GRAY NISSAN PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL GRADED APPEARANCE. DRIVEWAY IS DISCOLORED AND HAS POTHOLES.

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 RS-8 ZONED PROPERTY. THERE IS A TIRE AND CARJACK/LIFT BEING STORED ON THE FRONT DRIVEWAY.

CASE NO: CE24120221
CASE ADDR: 5861 NE 18 AVE
OWNER: PINE RIDGE PROPERTY; MANAGEMENT LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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: 25-4 COMPLIED
THERE IS A BLACK FORD F-250 OBSTRUCTING AND HINDERING THE SAFE PASSAGE ON THE PUBLIC RIGHT OF AWAY.

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

VIOLATIONS: 47-20.20.H.
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITY IS DISCOLORED, LINES AND PARKING STOPS ARE FADED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE25010885
CASE ADDR: 721 NW 18 ST
OWNER: GERALD, KELLY DON
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS AN ACCUMULATION OF LEAVES AND TREE DEBRIS ON THE PROPERTY AND SWALE AREA.

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

VIOLATIONS: 9-304 (b)
THERE IS A GREY G35 INFINITY CAR PARKED ON THE LAWN OF THIS PROPERTY TAG 8GCC880. THE DRIVEWAY AT THE PROPERTY HAS DEBRIS ON THE SURFACE, DISCOLORED AND NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR 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.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT GREY INFINITY G35, NO DECAL, TAG 8GCC880 ON THE PROPERTY. VEHICLE HAS HIGH VEGETATION GROWING UNDER.

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS 721.

CASE NO: CE25010558
CASE ADDR: 5030 NE 14 TER
OWNER: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III
INSPECTOR: SHAYQWAN KENDRICK

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED, HAS POTHOLES, AND IS NOT BEING KEPT IN A WELL APPEARANCE. THERE IS A F150 TRUCK TAG NXYI40 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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

VIOLATIONS: 9-306

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

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE IS A BROWN COUCH ON THE SWALE OF THIS PROPERTY. BULK TRASH IS SCHEDULED FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 9-307 (a)

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER.

VIOLATIONS: 9-363 COMPLIED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
June 10, 2025
8:30 AM

VACATION RENTALS

CASE NO: CE25040123
CASE ADDR: 3624 NE 25 TER
OWNER: MARAVILLA CORAL RIDGE LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-276

THE VACATION RENTAL APPLICATION CONTAINS FALSE INFORMATION, STATING THAT THE PROPERTY IS A SIX-BEDROOM HOME. THIS PROPERTY HAS BEEN ILLEGALLY MODIFIED TO INCLUDE ADDITIONAL BEDROOMS. THESE FALSE STATEMENTS ARE GROUNDS FOR THE REVOCATION OF THE VACATION RENTAL LICENSE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST REVOCATION OF THE VACATION RENTAL LICENSE.

CASE NO: CE25050505
CASE ADDR: 2600 MIDDLE RIVER DR
OWNER: BANEZ, RICHARD; JENKINS, ANNA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING FLORIDA BUILDING CODE VIOLATION AT THIS VACATION RENTAL PROPERTY TO REQUEST A TEMPORARY SUSPENSION: BE25020053 -WORK W/O PERMIT- VACATION RENTAL- DUPLEX CONVERTED INTO TRI-PLEX- HUGE SHED STRUCTURE IN DRIVEWAY.

CASE NO: CE25050551
CASE ADDR: 828 SW 16 ST
OWNER: DRORE, ILAI
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-282. (a)

ANY CERTIFICATE OF COMPLIANCE ISSUED PURSUANT TO THIS ARTICLE MAY BE DENIED, REVOKED, OR SUSPENDED BY THE CITY MANAGER OR HIS OR HER DESIGNEE UPON THE ADJUDICATION OF A VIOLATION OF THIS ARTICLE, ANY CITY ORDINANCE, OR STATE LAW BY THE RESPONSIBLE PARTY, PROPERTY OWNER OR TRANSIENT OCCUPANT ATTRIBUTABLE TO THE PROPERTY FOR WHICH THE CERTIFICATE OF COMPLIANCE IS ISSUED. IN ACCORDANCE WITH VIOLATING SECTION 18-1 OF THE CITY'S MUNICIPAL CODE IN THAT IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OF ANY PROPERTY IN THIS CITY TO MAINTAIN SUCH PROPERTY OR TO PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE. ON MAY 19TH, 2025, OCCUPANTS OF THE PROPERTY ENGAGED IN BEHAVIOR RESULTING IN A SHOOTING AND SUBSEQUENT CITIZEN DEATH.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
June 10, 2025
8:30 AM

HEARING TO IMPOSE FINES

CASE NO: CE24070391
CASE ADDR: 431 MOLA AVE
OWNER: BELCHER, ELAINE
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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.

CASE NO: CE25050251 CITATION
CASE ADDR: 1713 NE 7 TER
OWNER: GENSOLLEN, CARMEN; VERA, MARCO A & VERA, MARCO I
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY TWENTY-FIVE (25) FEET FROM THE SOURCE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 17-7.10.

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE TWENTY-FIVE (25) FEET FROM THE SOURCE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE.

CASE NO: CE25050260 CITATION
CASE ADDR: 1564 SW 28 TER
OWNER: LAND A HOME 1 LLC
INSPECTOR: ERIC WYLAND
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE TWENTY-FIVE (25) FEET FROM THE SOURCE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24010094
CASE ADDR: 900 N FLAGLER DR
OWNER: AP FLAGLER HIVE LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

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

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANTS/ESTABLISHMENTS INCLUDING BUT NOT LIMITED TO CHAIRS, TABLES, UMBRELLAS AND PLANTERS USED AS OUTDOOR DINING. THESE ITEMS ARE PLACED IN AND AROUND THE PARKING LOT AREA OF THE PROPERTY. THESE BUSINESSES HAVE NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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

VIOLATIONS: 47-21.15.A

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

CASE NO: CE24110477
CASE ADDR: 820 SW 13 ST 1-2
OWNER: HONORE, J G & DUROSIER, M H/E;
DUROSIER, C & PETITBEAU, E H/E ETAL
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES INCLUDING THE CONCRETE DRIVEWAY THAT IS STAINED AND THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING THE ASPHALT DRIVEWAY APRON.

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

THE CHAINLINK FENCE AT THIS PROPERTY IN FRONT YARD BY DRIVEWAY IS IN DISREPAIR (BENT) AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTDOOR STORAGE CONSISTING OF WOOD PALLETS, PVC PIPES, BROOM AND MOPS.

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24100225
CASE ADDR: 2311 SW 35 AVE
OWNER: TEMBRAS, TANIA THOMAS
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLUE NISSAN VERSA LICENSE PLATE
INO 2JD TAGS EXPIRED IN JUNE 2022.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS INSIDE THE CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES
TOTES AND CRATES 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 ADVERSELY AFFECT
AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY AND THE CONCRETE DRIVEWAY ARE IN DISREPAIR. THERE ARE WEEDS
GROWING THROUGH BOTH AND GRAVEL IS SPILLING ONTO THE CONCRETE.

VIOLATIONS: 9-280 (h) (1)
THE GARDEN WALL SURROUNDING THE FRONT YARD AT THIS PROPERTY IS IN DISREPAIR AND
IS NOT BEING MAINTAINED AS REQUIRED.

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



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24110287
CASE ADDR: 941 SW 19 ST
OWNER: MEREDITH, KYLE
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE 2 TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-313. (a) COMPLIED
THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

VIOLATIONS: 9-308 (b) COMPLIED
THE ROOF IS NOT BEING PROPERLY MAINTAINED, IT IS STAINED/DIRTY.

VIOLATIONS: 47-21.15.A.1
TWO TREES WERE REMOVED WITHOUT THE NECESSARY PERMIT, A MAHOGANY TREE FROM THE FRONT YARD AND ANOTHER FROM THE SWALE.

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

VIOLATIONS: 18-4. (a) COMPLIED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. BLACK CHEVY SUV NO PLATE, VIN: 1GNKRJED2BJ37254.

VIOLATIONS: 18-12. (a)
THERE IS TRASH AND DEBRIS ON THE EASTSIDE SWALE AT SW 14 STREET AND ON THE REAR SWALE OF THE PROPERTY FACING SW 27 ST.

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

VIOLATIONS: 47-21.16.A.
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THE FRONT LAWN OF THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24030770
CASE ADDR: 802 SW 25 ST
OWNER: GARDNER, GEORGE S
INSPECTOR: MOHAMMED DAYEM
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH OF VEGETATION AND TRASH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396, AND CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF BUCKETS, REFRIGERATOR, MOP, UTILITY HANDTRUCK AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A 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. THIS IS A RECURRING VIOLATION, REFER TO CASE CE20080396. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF PROPEL FUEL GAS TANK, BRICKS, CRATE, MOP AND OTHER ITEMS NOT SCREENED FROM VIEW.
- VIOLATIONS: 9-304 (b) COMPLIED
THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24030645
CASE ADDR: 1221 AVOCADO ISLE
OWNER: REIDY, DAVID STEPHEN
INSPECTOR: MOHAMMED DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.C.2.d. COMPLIED
RECREATIONAL VEHICLE STORED IN A MANNER INDICATING PERSONS ARE SLEEPING ABOARD.
THERE ARE ELECTRICAL CONNECTIONS HOOKED UP WITH THE CANOPY EXTENDED.

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. THIS IS A RECURRING
VIOLATION, SEE CASE CE21020393. THE CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR
TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY AREA HAS WEEDS/VEGETATION GROWING THROUGHOUT.

VIOLATIONS: 9-308 (b) COMPLIED
THE ROOF IS DIRTY/STAINED AND IN NEED OF CLEANING.

CASE NO: CE22010475
CASE ADDR: 2349 NW 13 CT
OWNER: WEINDORFER, JOSEPH E
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-363
AN APPLICATION FOR REGISTRATION SHALL BE MADE FOR EACH RESIDENTIAL DWELLING UNIT.

CASE NO: CE24050766
CASE ADDR: 2624 NE 32 ST
OWNER: GOLDEN EAGLE CONDO ASSN INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 9-276(B) (3)
THERE ARE TERMITES ACCUMULATING INSIDE OF UNIT NUMBER 101.

CASE NO: CE25010576
CASE ADDR: 4300 BAYVIEW DR
OWNER: BAYVIEW HOUSE PROJECT LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24110585
CASE ADDR: 2396 N FEDERAL HWY
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 24-27(f) COMPLIED
THERE IS A DUMPSTER IN THE REAR OF THIS B-1 PROPERTY, BEHIND SEPHORA WITH ITS LID OPEN.

VIOLATIONS: 24-28(a) COMPLIED
THERE IS AN ACCUMULATION OF TRASH INCLUDING, BUT NOT LIMITED TO WOODEN PALLETS AROUND THIS DUMPSTER.

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

CASE NO: CE24110586
CASE ADDR: 2374 N FEDERAL HWY
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

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

VIOLATIONS: 24-27(f) COMPLIED
THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

CASE NO: CE24110588
CASE ADDR: 2358 N FEDERAL HWY
OWNER: ROBERT RICKEL TR A; ANTWEILER, JUDITH TRSTEE % EDENS
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.1.
THIS B-1 PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR. THE DUMPSTER IS LOCATED BEHIND THE POTTERY BARN.

VIOLATIONS: 24-28(a) COMPLIED
THERE IS TRASH IN THE MANNER OF WOODEN PALLETS STACKED UP AGAINST THE DUMPSTER IN THE REAR OF THIS PROPERTY.

VIOLATIONS: 24-27(f) COMPLIED
THERE ARE DUMPSTERS WITH THEIR LIDS OPEN AT THIS LOCATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24090280
CASE ADDR: 6581 NE 20 WAY
OWNER: ABBOTT, JAMES W
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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 WEEDS GROWING ON THE
BUILDING WALLS ON THE NORTHSIDE OF THE PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS DISCOLORED AND HAS A POTHOLE. DRIVEWAY IS NOT BEING MAINTANCED IN
A WELL-KEPT APPEARANCE.

VIOLATIONS: 9-305 (b) COMPLIED
THERE IS A TREE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT
APPEARANCE. THERE IS A TREE THAT NEEDS TO BE TRIMMED AND MAINTAINED.

CASE NO: CE24090287
CASE ADDR: 6500 NE 21 AVE
OWNER: JANE BARBARA BOROWY REV TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT
DOOR OF THIS PROPERTY IS NOT PROPERLY SECURED.

VIOLATIONS: 9-280 (h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BACKYARD SCREEN
PATIO IS IN DISREPAIR. THERE ARE IGUANAS ENTERING THE POOL AREA. THE STRUCTURE IS
DIRTY AND/OR STAINED. THE GROUND IS NOT BEING IN A WELL-KEPT APPEARANCE. IT IS
DIRTY AND/OR STAINED THE SCREENS ON THE STRUTURE IS IN DISREPAIR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24090333
CASE ADDR: 5150 BAYVIEW DR
OWNER: PRIMO, ROBERT M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS FADED/DISCOLORED AND HAS WEEDS GROWING THROUGH THE PAVERS. THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

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

VIOLATIONS: 8-91. (e) COMPLIED
THERE IS A WHITE AND BLUE CHATTANOOGA BOATS VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

VIOLATIONS: 8-91. (c) COMPLIED
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) 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. THE HEDGES AT THIS PROPERTY IS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION, REFERENCE CASE NUMBER CE23080980, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

CASE NO: CE24090516
CASE ADDR: 5403 NE 22 TER
OWNER: KNEZEVICH, DAVID
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE REAR OF THE PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS MUILT FAMILY PROPERTY IS CRACKED, HAS WEEDS GROWING OVER THE DRIVEWAY. THE DRIVEWAY IS NOT BEING MAINTAINED AND A WELL-KEPT APPEARANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24090398
CASE ADDR: 3310 NW 66 ST
OWNER: MAZZANTI, JAMES N EST; %ALICIA RICHARDS
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE FOR FINDING A FACT. REFERENCING CASE CE23070603
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS WEEDS GROWING ON IT AND IS NOT BEING KEPT IN A WELL APPEARANCE. THE DRIVEWAY IS DIRTY AND / OR STAINED. THIS IS A REPEAT VIOLATION REFER TO CASE CE21090742. FINES SHALL BEGIN TO ACCRUE IMMEDIAYELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.
- VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE TREES AND HEDGE THAT NEED TO BE TRIMMED AND MAINTAINED AT THIS PROPERTY.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAS 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 AT THIS PROPERTY ARE STAINED AND/ OR DIRTY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE21090742 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE OR NOT FOR A FINDING A FACT.
- VIOLATIONS: 9-280 (H) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION REFER TO CASE CE21090742. FINES SHALL BEGIN TO ACCRUE IMMEDIAYELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.
- 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: 9-279 (F) COMPLIED
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.
- VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A BROWN TARP ON THE ROOF OF THIS PROPERTY.
- VIOLATIONS: 9-308 (a)
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24031006
CASE ADDR: 801 NE 17 CT
OWNER: JAMES L KRUMME SR REV TR; KRUMME, SARAH ELIZABETH B TRSTEE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH ON THE SWALE AREA OF ABUTING THE PROPERTY.

VIOLATIONS: 18-1.
THERE IS GRAFFITI ON THE RIGHT OF WAY ABUTTING THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY APPROACH AT THIS PROPERTY IS IN DISREPAIR. THE DRIVEWAY APPROACH WAS OBSERVED COVERED IN A NON-DUSTLESS MATERIAL. THERE IS LOOSE GRAVEL AND IT IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, STAINED AND MISSING SUPPORT.

VIOLATIONS: 47-19.2.EE
THERE IS A SHED INSTALLED AT THE REAR OF THE SUBJECT RS-8 ZONED PROPERTY THAT IS ENCROACHING ON THE FIVE (5) FOOT SETBACK SET FORTH BY THE UNIFIED LAND DEVELOPMENT REGULATIONS.

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

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 25-7 (a) COMPLIED
THERE ARE MISCELLANEOUS ITEMS PLACED ON THE RIGHT OF WAY THAT ARE OBSTRUCTING THE RIGHT OF PASSAGE WITHOUT THE CONSENT AND PERMISSION OF THE CITY.

VIOLATIONS: 9-305 (b) 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24090409
CASE ADDR: 401 NW 17 PL
OWNER: POWELL, ANTHONY A; POWELL, LATANYA R
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A MINI VAN IN THE REAR/SIDE YARD THAT IS WRECKED/PARTIALLY DISMANTLED.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A DERELICT VEHICLE 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 IN THE REAR YARD AND SWALE.

VIOLATIONS: 18-12. (a)
THERE IS LANDSCAPE DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE PALM FRONDS AND TREE BRANCHES SCATTERED IN SIDE YARD.

VIOLATIONS: 9-304 (B)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

CASE NO: CE24100438
CASE ADDR: 812 NE 17 CT
OWNER: NEEDLEMAN, MARC
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: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RDS-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO SAND BAGS, CONCRETE MATERIAL, PALLETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-21.16.A.
THERE IS MULTIPLE DEAD TREES ON PROPERTY CREATING A PUBLIC NUISANCE.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24120243
CASE ADDR: 1611 NW 2 AVE
OWNER: CLERVEAUX, JACQUES
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL ITEMS ON THE PROPERTY TO INCLUDE TUBS, SINKS BUCKETS, CONCRETE, BAGS, FURNITURE BUT NOT LIMITED TO VARIOUS MISCELLANEOUS ITEMS.

VIOLATIONS: 47-21.11.A.
THERE ARE DEAD TREES AND AREAS THAT REQUIRE LANDSCAPE MAINTENANCE.

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) COMPLIED
THE DRIVEWAY AT THE THIS PROPERTY IS IN DISREPAIR. PORTIONS OF THE DRIVEWAY WERE OBSERVED STAINED AND DISCOLORED. THE DRIVEWAY APPROACH AREA IS MISSING GRAVEL. THE APPROACH AREA OF THE DRIVEWAY IS OVERGROWN BY GRASS, DIRT AND OTHER DUSTLESS MATERIALS.

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



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

OLD BUSINESS

CASE NO: CE24060121
CASE ADDR: 2845 NE 9 ST
OWNER: LE CLUB INTL CONDO ASSN
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 17-7.

SOUND EMISSIONS FROM GENERATOR ONSITE EXCEEDS SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR.

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: 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.

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: 18-4. (c)

THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY NAMED LADY MONIC, NAME IS NOT REGISTERED WITH THE U.S. COAST GUARD AND NO REGISTRATION NUMBERS WERE VISIBLE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24010336
CASE ADDR: 2648 NASSAU LN
OWNER: REY, ROGER
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.2.HH.II.2.C

THERE IS A STORAGE POD (PSU) LOCATED ON THE PROPERTY WITHOUT PERMITS AND IN EXCESS OF 14 DAYS. THIS IS A REPEAT OF CASE CE22010243 AND AS SUCH FINES WILL BEGIN TO IMMEDIATELY ACCRUE AT \$50.00 PER DAY UNTIL THE POD IS REMOVED AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. RV PARKED IN REAR YARD ON GRASS.

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

THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. FENCE IS LEANING OVER AND OVERGROWN WITH VEGETATION.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS PROPERTY IN THE REAR YARD ALONG THE CHAIN LINK FENCE ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED

THERE IS UNPERMITTED OUTDOOR UNDER ROOF STORAGE AT THE REAR OF THIS PROPERTY WHICH INCLUDES BUT IS NOT LIMITED TO COOLERS, BRUSHES, BUCKETS, PLYWOOD SHEETS, ETC 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: CE24040555
CASE ADDR: 301 SW 1 AVE
OWNER: PMG-GREYBROOK RIVERFRONT II LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.

MURAL/BANNER SIGN(S) HAS/HAVE BEEN ERECTED OR INSTALLED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24110656
CASE ADDR: 1430 SW 27 ST
OWNER: SYNEKTA DEVELOPMENT CORP
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b
THERE IS A GRAVEL DRIVEWAY AT THIS MULTIFAMILY RESIDENCE. THE GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

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

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

VIOLATIONS: 47-21.16.A.
WITHDRAWN

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

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BRICKS, A LADDER, AND CART. THEY ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

CASE NO: CE24110662
CASE ADDR: 1418 SW 27 ST 1-4
OWNER: SYNEKTA DEVELOPMENT CORP
INSPECTOR: MOHAMMAD MOE DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b
THERE IS A GRAVEL DRIVEWAY AT THIS MULTI-FAMILY RESIDENCE. THE GRAVEL IS NOT PERMITTED AT MULTI-FAMILY RESIDENCES.

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

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

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

CASE NO: CE24090436
CASE ADDR: 3031 DAVIE BLVD
OWNER: SUNSHINE STATE HOLDINGS II INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, OIL STAINS, CRACKS AND THE WHEEL STOPS ARE STAINED AND DIRTY

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

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

VIOLATIONS: 47-22.3.U.1 COMPLIED
THERE ARE WINDOW SIGNS COVERING ALL WINDOWS AT THIS COMMERCIAL BUSINESS THAT EXCEEDS TWENTY PERCENT OF EACH WINDOW.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 10, 2025

8:30 AM

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