

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

June 26, 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

June 26, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25050022

CASE ADDR: 2674 E OAKLAND PARK BLVD

OWNER: GONGALES, ARRON C; STRAMAGLIA, VITO

INSPECTOR: KARL PETERSEN

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

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

VIOLATIONS: NFPA 25:13.6.2.1, 20
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

VIOLATIONS: 1:50.6.2.1, FFPC 8th
THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

VIOLATIONS: NFPA 1:50.5.6.1, FFP
UPON INSPECTION, THE EXHAUST SYSTEM HAS BEEN FOUND TO BE CONTAMINATED WITH DEPOSITS FROM GREASE-LADEN VAPORS.

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.10.5.2.1,
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: 1:13.3.1.1, FFPC 8th
ESCUTCHEON RING IS MISSING.

VIOLATIONS: NFPA 1:11.1.5.5, FFP
EXTENSION CORDS ARE BEING USED CONTRARY TO THE CODE REQUIREMENT.

VIOLATIONS: NFPA 1: 20.1.5.6.1 F
THE FACILITY DOES NOT MEET THE MINIMUM REQUIREMENT FOR TRAINED CROWD MANAGERS.

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

VIOLATIONS: 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).

CONTINUED

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VIOLATIONS: NFPA 1:12.6.1, FFPC
FURNISHINGS, CONTENTS, DECORATIONS AND TREATED FINISHES MUST MEET OR EXCEED
MINIMUM FIRE RATING.

VIOLATIONS: NFPA 1:13.6.3.1.3.8.
THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED ACCORDING TO THE CODE.

VIOLATIONS: 1:18.2.2.1, FFPC 8th
ACCESS TO OR WITHIN THE STRUCTURE OR AREA IS DIFFICULT BECAUSE OF SECURITY.

VIOLATIONS: 9115
OVER MAXIMUM CAPACITY

VIOLATIONS: NFPA 1: 20.1.5.6.1 F
THE FACILITY DOES NOT MEET THE MINIMUM REQUIREMENT FOR TRAINED CROWD MANAGERS.

CASE NO: CE25040594
CASE ADDR: 1421 NW 3 AVE
OWNER: WSC TRUST I LLC
INSPECTOR: GAIL WILLIAMS

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A WOOD PALLET AND
OTHER MISCELLANEOUS ITEMS STORED ON THE PROPERTY.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS WOOD BOOKSHELF ON THE SWALE.

CASE NO: CE25030648
CASE ADDR: 1372 SW 25 AVE
OWNER: AREFEV, ANTON; MORGUNSKYI, VALENTYN
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 24-7(b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THE BULK TRASH CONSISTS OF BUT
IS NOT LIMITED TO 2 PIECE YELLOW SOFA SET, WOOD PALLET, AND OTHER MISCELLANEOUS
DEBRIS. BULK TRASH IS ON THE FIRST WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA HAS BEEN ALTERED AT THIS RS-8 ZONED PROPERTY BY ADDING GRAVEL AND
ROCKS WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

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CASE NO: CE25020199
CASE ADDR: 200 SW 9 AVE 1-2
OWNER: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS AT THIS PROPERTY DO NOT FUNCTION AS INTENDED. MULTIPLE WINDOWS DO NOT OPEN AND CLOSE PROPERLY.

VIOLATIONS: 18-1
THERE IS AN OPEN AND UNSECURED TRAILER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AN ENCLOSED UTILITY TRAILER BEING STORED ON THE NORTH SIDE OF THIS VACATION RENTAL PROPERTY. 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: CE25030081
CASE ADDR: 200 E LAS OLAS BLVD
OWNER: PRII SR 200 EAST LAS OLAS OWNER; LLC % PRUDENTIAL REAL ESTATE
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9.A.5.a.
THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT AREA, "OL'DAYS - FARM TO TABLE LAS OLAS", INCLUDING BUT NOT LIMITED TO: CHAIRS AND TABLES WHICH ARE BEING USED FOR OUTDOOR DINING. THE BUSINESS HAS NOT OBTAINED NECESSARY PERMITS/APPROVAL FROM CITY.

CASE NO: CE24060542
CASE ADDR: 2464 NW 21 ST
OWNER: DESBRUNES, NICOLE M & WILSON O
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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

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CASE NO: CE24110340
CASE ADDR: 2701 NW 20 ST
OWNER: GRIFFIN, NITIKA; GRIFFIN, MISTI ETAL
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS VACANT LOT PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND LEANING OVER.

CASE NO: CE25030588
CASE ADDR: 301 SE 22 ST
OWNER: MAGIDOW, ANDREW
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (ANDYS K9 CORNER).

CASE NO: CE25040889
CASE ADDR: 1322 SE 1 AVE
OWNER: SFLA HOLDINGS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS OF THE FRONT LAWN AREA.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-363

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

CASE NO: CE25040901
CASE ADDR: 401 SE 12 CT
OWNER: DAVIE COMMONS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH, BROKEN GLASS, TILES, PALM LIMBS AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

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CASE NO: CE24110523
CASE ADDR: 2837 SW 3 ST
OWNER: MYERS, HERMAN H/E; SMITH, ERIC ETAL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-308 (a)
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF.

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE IN 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, MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK TWO DOOR SEDAN HAS VEGETATION GROWING AROUND THE TIRES. THE BACK TIRES ARE ALSO FLAT. HOWEVER, THE LICENSE PLATE IS VALID.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES WITH WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CASE NO: CE24120587
CASE ADDR: 540 SW 28 AVE
OWNER: 540 INVESTMENTS LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A COMMERCIAL FOOD TRUCK, FL LICENSE PLATE BZ9OFA, EXP 12/24, IS BEING PARKED ON THE FRONT LAWN OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A ORANGE COMMERCIAL FOOD TRUCK - LA JAMA, AND A BLACK NISSAN IS BEING PARKED ON THE LAWN OF THIS PROPERTY.

VIOLATIONS: 9-363

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

CASE NO: CE25011050
CASE ADDR: 750 SW 31 AVE
OWNER: CHATMAN, SANDRA J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY. A GRAY JEEP COMPASS, NO LICENSE PLATE, VIN # 3C4NJCBB9JT124727 WAS PARKED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY APRON OF THIS PROPERTY HAS POTHOLES AND CRACKS.

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CASE NO: CE25010593
CASE ADDR: 410 ARIZONA AVE
OWNER: ROUSSEAU, ELY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020083 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A TRAILER IS BEING PARKED IN THE BACKYARD OF THIS PROPERTY ON THE LAWN. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020083 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25030181
CASE ADDR: 225 SW 12 AVE
OWNER: DEXMAX HOLDINGS LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE ARE TWO DERELICT VEHICLE AT THIS RML-25 ZONE PROPERTY. BLACK MINI COOPER MISSING TWO FRONT TIRE. TAG RDZ9342 EXPIRED TAG VIN# WMWMMF73557TL83827 JUNE 2024, 2006 SILVER HYUNDAI WITH NO TAG. VIN NUMBER KMHDN46D46U211624.

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RML-25 MULTI-FAMILY ZONE PROPERTY. THE GRAVEL IS WORN AND NOT BEING MAINTAINED.

VIOLATIONS: 47-19.1.B
THERE IS A TARP CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED ZONED RML-25 PROPERTY.

CASE NO: CE25040680
CASE ADDR: 730 W BROWARD BLVD
OWNER: COLONY ACQUISITION CORP
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 CE22120676, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CASE NO: CE25040682
CASE ADDR: 721 SW 2 ST
OWNER: FREE BETHLEHEM BAPTIST; CHURCH INC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE GREEN MESH ALONG THE FENCE AT THE PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. LARGE HOLES AND TEARS WERE OBSERVED AROUND THE ENTIRE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070402, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE25030594
CASE ADDR: 630 SW 7 AVE 1-2
OWNER: WAVECREST PROPERTIES LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H) COMPLIED
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS ZONED RD-15 RESIDENTIAL PROPERTY. THE BLACKTOP IS FADED WITH CRACKS AND HOLES. THE WHEEL STOPS ARE BROKEN HAVING EXPOSED IRON RODS.

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

CASE NO: CE25040402
CASE ADDR: 501 SW 10 AVE
OWNER: CASA SONADA 501 CORP
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. NAUTICAL VENTURES ARE STORING VESSELS BEHIND THIS ZONED RS-8 RESIDENTIAL PROPERTY.

CASE NO: CE24080346
CASE ADDR: 1445 W BROWARD BLVD
OWNER: SALVATION ARMY INC; % BUSINESS ADMINISTRATOR
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BLACK FENCE ALONG BROWARD BLVD IS LEANING/FALLING OVER.

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CASE NO: CE24090135
CASE ADDR: 1713 NW 13 CT
OWNER: JAMES, SELBY
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-259 WITHDRAWN REFER TO BE24090064
THIS BUILDING IS IN DISREPAIR AND IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; UNKNOWN ITEMS STORED OUTSIDE AND COVERED WITH A GRAY TARP. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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 AND PART OF THE FENCE HAS BENT SECTIONS.

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

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 ON THE SWALE AREA.

CASE NO: CE24120226
CASE ADDR: 1316 NW 3 ST
OWNER: BROWARD TANGO VILLAGE LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS FEEDING OF STRAY/NEIGHBORHOOD CATS; LEAVING FOOD OUT WHICH MAY ATTRACT VERMIN CREATING A NUISANCE/ENDANGERING THE PUBLIC HEALTH, SAFETY AND OR WELFARE AT THIS PROPERTY. 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.

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CASE NO: CE25010119
CASE ADDR: 1135 NW 5 CT
OWNER: SOLSONA, GRACIELA
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO LAWN EQUIPMENT, COOLERS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS DILAPIDATED AND HAS MISSING AND/OR BROKEN SECTIONS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING BUT NOT LIMITED TO THE SWALE AREAS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20050785. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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CASE NO: CE25010161
CASE ADDR: 1121 NW 5 CT
OWNER: NOZINE, FABIOLA
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO MATTRESSES, TOILETS, APPLIANCES, TILES, SHOPPING CARTS, PALLETS AND MISCELLANEOUS ITEMS.

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, FADED PAINT AND DISCOLORATION; SOFFITS AND FASCIA ARE DIRTY 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 THROUGHOUT THE PROPERTY INCLUDING THE SWALE.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY. THERE IS A RED CAR WITH NO TAG IN THE FRONT YARD.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE CINDER BLOCKS ON THE ROOF AS WELL AS TARP COVERINGS HANGING FROM THE EAVES.

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: CE25050213
CASE ADDR: 1445 W BROWARD BLVD
OWNER: SALVATION ARMY INC; % BUSINESS ADMINISTRATOR
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS B-1 PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-305(b)

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25030515
CASE ADDR: 2664 SW 7 ST 1-3
OWNER: BRUCE, EDGAR H/E; BRUCE, SEAN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES AND A TRAILER ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS 4 DOOR GOLD LEXUS GS 300 WITH FLAT TIRES AND NO VALID TAG DISPLAYED, WHITE ENCLOSED CARRY-ON TRAILER WITH THE WORDS "BOY SCOUTS OF AMERICA TROOP" PRINTED ON IT HAVING FLAT TIRES AND NO VALID TAG DISPLAYED, AND A WHITE MALLARD RV WITH EXPIRED OHIO TAG NUMBER UBD2707 "8/24".

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES AND TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-34.4.C.1.

THERE IS AN RV/MOBILE HOME PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707.

VIOLATIONS: 47-34.4.A.1.

THERE IS AN RV/MOBILE HOME PARKED ON THE RIGHT OF WAY OF THIS RMM-25 ZONED PROPERTY. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURING AT THIS PROPERTY. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO PLASTIC BUCKETS, MINI FRIDGE, WOOD, BLANKETS, CABINETS, MIRROR, CLOTHES, PLASTIC BAGS, STORAGE BINS, FOLDING WAGON AND CART, AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE25050075
CASE ADDR: 708 SW 27 AVE
OWNER: DIANA INVESTMENTS TR; LENDIAN, EDGAR TRSTEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9. COMPLIED

SIGN HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS FEATHER FLAG BANNERS WITH THE WORDS BARBER SHOP PRINTED ON THEM. THIS IS A RECURRING VIOLATION PER CASE CE24120491 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED BEFORE THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25040423
CASE ADDR: 2213 SW 5 PL
OWNER: BREUIL, KAITLYN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.13.A.

THE GROUND COVER HAS BEEN REMOVED AND ROCKS HAVE BEEN PLACED ON THE SWALE/RIGHT-OF-WAY OF THIS RS-8 RESIDENTIAL PROPERTY.

CASE NO: CE25040176
CASE ADDR: 400 SW 22 AVE
OWNER: DALRYMPLE, ESAU & DALRYMPLE, JULIE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ILLEGAL OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO AN ACCUMULATION OF SCRAP METAL, CONSTRUCTION DEBRIS, TIRES, BOXES, PALLETS AND PILES OF 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.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS OR OTHER ELEMENTS ON THE ROOF WHICH ARE NOT A PERMANENT PART OF THE BUILDING. THE ITEMS INCLUDE MULTIPLE TARPS, CINDER BLOCKS, WOOD AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION FROM CASE CE21040500. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED 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 ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR AND NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE DRIVEWAY HAS BROKEN PAVERS, IS STAINED, AND HAS AREAS OF MISSING PAINT. FURTHERMORE, THE DRIVEWAY APRON IS MISSING GRAVEL AND THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREAS IN THE FRONT AND REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h)

THE AWNINGS OVER THE FRONT WINDOWS ARE STAINED.

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT AND REAR OF THIS PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING DEBRIS, BROKEN TILES, TOWELS, CARDBOARD, PLASTIC BAGS AND OTHER MISCELLANEOUS LITTER AND RUBBISH. THIS IS A RECURRING VIOLATION, FROM CASE CE21040500 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25040059
CASE ADDR: 1664 SW 28 AVE
OWNER: RODRIGUEZ, ISRAEL
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A. COMPLIED

THERE ARE TREE STUMPS LEFT AFTER THE REMOVAL OF AUSTRALIAN PINE AND NORFOLK ISLAND PINE TREES ON THIS RS-8 ZONED PROPERTY AND ITS SWALE.

VIOLATIONS: 9-304 (b)

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS AREAS THAT ARE BROKEN AND CRACKED. THE DRIVEWAY APRON IS MISSING GRAVEL, AND THERE ARE VEHICLES AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.

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

BOTH THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THERE IS CHAIN LINK FENCE MESH THAT REMAINS IN BETWEEN TREE STUMPS AFTER THE REMOVAL OF THE ORIGINAL FENCE. THE FENCE IS MISSING POSTS AND THE TOP BAR. FURTHERMORE, A SECTION OF THE WOOD FENCE HAS BEEN REMOVED AND IS LEANING AGAINST THE WOOD SLATS.

CITY OF FORT LAUDERDALE
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June 26, 2025

9:00 AM

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

VIOLATIONS: 8-91. (e)

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

CASE NO: CE24090322
CASE ADDR: 1722 NW 8 CT
OWNER: USARIOJARA LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED

THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION BEHIND BUILDING LINE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. A WHITE TWO DOOR PICK UP IS PARKED ON THE GRASS.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE21060347 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE/GRAY GMC PICKUP TRUCK WITH NO TAGS PARKED ON THE GRASS OF THE PROPERTY.

VIOLATIONS: 18-1.

THERE IS INDOOR FURNITURE BEING USED OUTSIDE, FURNITURE IN THE REAR WITH TRASH, BOX WITH TRASH, CONTAINERS, PET CAGE/KENNEL, TRASH PUSHED ALONG THE FENCE, ENGINE MOTOR/TRANSMISSION IN FRONT OF THE HOUSE, INSIDE TABLE IN FRONT OF THE RESIDENCE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

CONTINUED

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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: CE24120249
CASE ADDR: 1690 NW 9 ST A-B
OWNER: MURRAY, JO ANNA
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS INCLUDES THE SWALE AREA AND AREA WHERE THE FENCE IS DAMAGED. ALSO THE AREA IN THE REAR OF THE HOUSE BY THE TRASH CANS HAS MISSING GROUND COVER. THIS IS A RECURRING VIOLATION FROM CASE CE21060290, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINED MARKS ON THE ROOF. THIS IS A RECURRING VIOLATION FROM CE21060290 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY MULTI UNIT. THE PARKING FACILITIES HAS CRACKS WITH STAINS, STAINED WHEEL STOPS WITH DARK MARKS, MISSING OR FADED PARKING STRIPES.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE21060290 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
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June 26, 2025

9:00 AM

CASE NO: CE24110092
CASE ADDR: 918 NW 24 AVE
OWNER: LEGAL INVESTORS TEAM LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A TRASH BAG AND TRASH ON THE PROPERTY, SWALE AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, PREVIOUS CASE CE21071054, WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, PREVIOUS CASE CE21071054, WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY TO INCLUDE BUCKETS, CANS, BIRD CAGE, AC UNITS AND PLASTIC CONTAINERS.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PARTS OF THE FENCE ARE NOT CONNECTED AND MISSING TOP CONNECTORS OF THE POLES.

CASE NO: CE24030779
CASE ADDR: 404 NW 21 TER
OWNER: CANEDO LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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.

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VIOLATIONS: 18-4. (c)

THERE ARE TWO DERELICT VEHICLE ON THE PROPERTY WITH MISSING TAGS. ONE VEHICLE IS A WHITE COLT 2 DOOR VEHICLE WITH NO TAGS. THE OTHER VEHICLE IS A BLACK TWO DOOR VEHICLE TALON WITH NO TAGS. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY. THE FRONT OF THE YARD AND SIDES OF THE HOUSE FROM THE FRONT TO THE BACK, HAVE MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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 OCCURING AT THIS PROPERTY. THE RESIDENTIAL PROPERTY IS BEING USED AS MECHANIC WORKING SHOP WITH MOTOR PARTS DISPLAYED AROUND THE PROPERTY AND VEHICLES AND THIS IS CONSIDERED ILLEGAL LAND-USE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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: 9-280 (h) (1) COMPLIED

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE22050576. 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: 9-280 (b) WITHDRAWN

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS, SOFFIT AND FASCIA AND DOORS. THEY NEED TO BE PRESSURE WASHED AND OR PAINTED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA BOARD HAS DARK MARKS AND STAINS AND NEEDS TO BE POWER WASHED AND/OR PAINTED ON THE LEFT SIDE OF THE HOUSE.

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE25020355
CASE ADDR: 2134 NW 4 ST
OWNER: BYNES, CHRISTINA N & GREGORY JR
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED

THE GRAVEL AND PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE. THE DRIVEWAY AND APPROACH ON THE GRAVEL LEFT SIDE AND PAVED RIGHT SIDE ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL. THE DRIVEWAY APPROACH IS WORN AND UNLEVEL. THE RIGHT SIDE PAVED APPROACH HAS A FEW SPOTS WHERE GRASS IS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110730 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 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. THE LEFT SIDE OF THE HOUSE AND FRONT YOU CAN SEE THE DARK MARKS AND/OR STAINS ON THE FASCIA BOARD. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110730. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE RIGHT SIDE OF THE HOUSE CLOSE TO THE PAVED DRIVEWAY IS IN DISREPAIR WITH SECTIONS THAT ARE BENT AND NOT CONNECTED WITH THE PROPER PARTS AND CONNECTIONS. THE TOP BAR IS NOT ATTACHED PROPERLY AND THE POLE NEEDS A TOP CAP AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24020864. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES/TRAILERS/JET SKIS PARKED ON THE GRASS/LAWN AREA AT THE RIGHT SIDE OF THE PROPERTY WHICH IS IN PLAIN VIEW. THE VEHICLES ARE NOT PARKED ON AN APPROVED SURFACE. THIS IS A RECURRING VIOLATION PER CASE# CE24020864 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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June 26, 2025

9:00 AM

CASE NO: CE25040582
CASE ADDR: 626 NW 22 RD
OWNER: SHADY PINE INVESTMENTS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS OVERGROWTH, WEEDS AND GRASS ENCROACHING ONTO THE STREET AND SIDEWALK. ALSO GROWING THROUGH THE BRICKS AND ENCROACHING ONTO THE SIDEWALK AS WELL.

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE SEVERAL AREAS WITH DEAD AND MISSING GROUND COVER THROUGHOUT THE PROPERTY AND ITS SWALE AREA. THIS IS REPEAT VIOLATION PER CASE NUMBER CE24070270. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE PANEL NEAR APT TWO IS IN DISREPAIR AND NEEDS TO BE FIXED. IT IS POPPING OUT AND NOT ATTACHED CORRECTLY. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THERE ARE PLASTIC CUPS, BOTTLES, BAGS AND TRASH ALL OVER THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION FROM CASE CE24070270 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE25040450
CASE ADDR: 748 NW 22 RD
OWNER: XPRESS MEDIA PRINTING LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ARE NOT BEING MAINTAINED. THERE ARE FADED WHEEL STOPS, FADED PARKING LINES AND DARK STAINS THROUGHOUT THE PARKING FACILITIES. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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VIOLATIONS: 24-29. (a)

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED. THE DUMPSTER IS OVERFLOWING INSIDE THE FENCED IN AREA. ALSO, THERE IS TRASH ALL AROUND THE DUMPSTER.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY INCLUDING THE SWALE AREA THAT HAVE MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE EXTERIOR HAS SOME STAINS ON THE WALL WITH DARK MARKS. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, DEBRIS AND RUBBISH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE NUMBER CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS A FOOD TRUCK STORED IN THE PARKING LOT (HUNGRY LION CARIBBEAN GRILL) AND A RED PICKUP TRUCK OFFERING POWER WASHING SERVICES.

VIOLATIONS: 18-1 COMPLIED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24110325
CASE ADDR: 1519 NW 15 AVE
OWNER: GEORGES, CEDERNIER; GEORGES, KESNITA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY AND ON THE SWALE. A GRAY TOYOTA COROLLA WITH EXPIRED TAG, A WHITE NISSAN AND A WHITE HONDA CIVIC BOTH WITH EXPIRED TAG, A BLACK TOYOTA YARIS WITH EXPIRED TAG AND A WHITE HONDA PILOT WITH EXPIRED TAG.

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 SWALE AREA.

VIOLATIONS: 9-304 (b) COMPLIED
THE CEMENT DRIVEWAY AND THE APRON DRIVEWAY ARE NOT WELL MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

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

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

CASE NO: CE24040826
CASE ADDR: 1408 NW 12 ST
OWNER: WRIGHT, FRANKLIN L
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.4.B.1. WITHDRAWN
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY APRON IS UNEVEN AND NEEDS TO BE RESURFACED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24050481
CASE ADDR: 1613 NW 11 CT
OWNER: DANIEL BLAISE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D.1.e
WITHDRAWN.

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE MAILBOX IS MISSING A NUMBER.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT CLEARLY DEFINED. THE GRAVEL IS IN DISREPAIR.

CASE NO: CE24100046
CASE ADDR: 1318 NW 11 ST
OWNER: 1318 NW 11TH STREET TR; SOSA CARRARA, PEDRO TRSTEE ETAL
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE IS OIL STAINS ON THE DRIVEWAY AND THE BLACK TOP IS FADED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25010144
CASE ADDR: 1101 NW 10 TER
OWNER: DAVIS, ADAM
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

CASE NO: CE24110747
CASE ADDR: 1121 CHATEAU PARK DR
OWNER: GOMEZ, JUAN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23060981. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS GROWING THROUGH IT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24110332
CASE ADDR: 1519 NW 10 PL
OWNER: LOUD, LILLIAN MEDINA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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 AT THE REAR OF THIS PROPERTY.

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

VIOLATIONS: 9-304 (b) COMPLIED
THE APRON GRAVEL DRIVEWAYS ARE WORN THROUGH AND GRASS AND WEEDS ARE GROWING THROUGH THEM.

VIOLATIONS: 47-19.1.D. COMPLIED
THERE IS A CAR CANOPY FRAME ERECTED IN THE BACK YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

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

CASE NO: CE24050600
CASE ADDR: 1513 NW 15 AVE
OWNER: JULIET WHISKEY 2 LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY AND ASPHALT DRIVEWAY ARE IN DISREPAIR.

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 ARE MULTIPLE DERELICT VEHICLES WITH NO TAG PARKED/STORED ON THIS PROPERTY.

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24120179
CASE ADDR: 1425 NW 13 CT
OWNER: JUSTILIEN, LOUISIANE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23100170, AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-1.

THERE ARE CHAIRS, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS DISCONNECTED AND BROKEN PARTS.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

THERE IS A GOLD DERELICT HONDA ACCORD WITH FLAT TIRES PARKED/STORED ON THE RIGHT OF WAY OF THIS PROPERTY.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
June 26, 2025
9:00 AM

CASE NO: CE24120199
CASE ADDR: 1200 NE 17 TER
OWNER: GOPUL LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A 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.

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

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

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND BROKEN SLATS, THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21110564. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE IN THIS RC-15 ZONE. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CAR BATTERY OTHER MISCELLANEOUS ITEMS.

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 26, 2025

9:00 AM

CASE NO: CE25010441
CASE ADDR: 115 NE 14 AVE
OWNER: VP 115 LV 1027 LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE LAWN DEBRIS RAGS AND OTHER MISCELLANEOUS ITEMS.

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 (C) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE TO INCLUDE BUT NOT LIMITED TO THE WALKWAY AND PORCH ON THE PROPERTY AND THE CONCRETE SLAB IN THE REAR OF THE PROPERTY.

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

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: 9-278 (G) COMPLIED
THE SCREEN MESH ON THE WINDOWS OF THE PROPERTY ARE MISSING.

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: CE25030448
CASE ADDR: 1122 NE 10 AVE
OWNER: JACKAL HOMES 6 LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE WOOD PALETTES, CINDER BLOCKS, A TRAILER, BOXES AND OTHER MISCELLANEOUS ITEMS BEING STORED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25020584
CASE ADDR: 1405 NE 17 ST
OWNER: HOJEIGE, RANIA AHMED; ZHAIM, MOHAMMAD
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.16.A.

THERE IS EXISTENCE OF A DEAD BLACK OLIVE TREE WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A SLAT THAT IS NOT SECURED.

VIOLATIONS: 9-280(C) COMPLIED

THE WALKWAYS AT THIS PROPERTY IN FRONT OF THE WOODEN FENCE IS DISCOLORED AND DAMAGE.

CASE NO: CE25010870
CASE ADDR: 1239 NE 15 AVE 4
OWNER: LEANDRE INVESTMENT LLC
INSPECTOR: JEAN CLAUDE JC NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY TO INCLUDE BUT NOT LIMITED TO EMPTY CRUSH PLASTIC BOTTLE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(g) WITHDRAWN

THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO THE AIR CONDITIONING UNIT NOT WORKER PROPERLY.

VIOLATIONS: 47-20.20.(H)

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

VIOLATIONS: 9-280(C)

THE WALKWAY PAVERS ARE UNEVEN AND ARE A TRIP HAZARD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25020712
CASE ADDR: 523 NE 15 ST
OWNER: RONALD T SPANN REV TR; SPANN, RONALD T TRSTEE
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS RUBBISH AND LAWN DEBRIS SURROUNDING THIS PROPERTY AND THE SWALE.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS GROWING THROUGH IT.

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

CASE NO: CE25020718
CASE ADDR: 703 NE 17 WAY
OWNER: SADOWSKI, SCOTT & KATE
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH PICK-UP IS EVERY 2ND THURSDAY OF EVERY MONTH. THERE ARE PALM FRONDS PLACED ON THE SWALE FOR BULK TRASH.

VIOLATIONS: 18-12. (a)
THERE IS LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-304 (b) COMPLIED
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY.

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

VIOLATIONS: 9-280 (C) COMPLIED
THE FRONT PORCH AT THIS PROPERTY IS DIRTY AND NOT BEING MAINTAINED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25040497
CASE ADDR: 1044 NE 16 TER 1-4
OWNER: CASAMAX LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

- VIOLATIONS: 9-278 (G)
SEVERAL WINDOW SCREENS ON THE BUILDING ARE DETERIORATED, DAMAGED, OR MISSING ENTIRELY.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE SEVERAL VEHICLES PARKED/STORED ON THE SWALE/RIGHT-OF-WAY OF THIS MULTI FAMILY COMPLEX THAT HAVE EXPIRED TAGS (RED 4 DR MERCEDES BENZ & WHITE TOYOTA PICK UP TRUCK).
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE NOT MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.
- VIOLATIONS: 18-12. (a)
THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER WITHIN THE PROPERTY.
- VIOLATIONS: 9-280 (C)
THE EXTERIOR SIDEWALKS ARE DIRTY AND DAMAGED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22120744. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.
- VIOLATIONS: 47-20.13.F.
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.
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25040837
CASE ADDR: 1106 NE 5 AVE 1-5
OWNER: 5 AVE HOLDING LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY. THE PARKING LOT HAS CRACKS AND UNEVEN SURFACES INCLUDING THE APRON. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23050564. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-19.4.b.1

THERE IS A 2 YARD DUMPSTER ON THE FRONT OF THIS THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE23050564. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE.

CASE NO: CE25050340
CASE ADDR: 1237 NW 3 AVE
OWNER: WALLS, ROUPWATIE H/E; WALLS, ROUPWATIE ETAL
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON JACK STANDS AND IS MISSING PARTS AT THIS PROPERTY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21110763 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE21110763. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RD -15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO DERELICT VEHICLES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS AREAS THAT IS STAINED WITH DIRT/OIL. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21110763. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

June 26, 2025

9:00 AM

CASE NO: CE25040495
CASE ADDR: 1725 E SUNRISE BLVD
OWNER: ARTHUR A DANIELS GST TR; DIANE E VOIGT GST TR %RYAN
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PARKING LOT OF THIS PROPERTY. AN RV WITHOUT A VALID TAG AND MISSING A TIRE.

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

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

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

CASE NO: CE24120492
CASE ADDR: 870 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 26-129(a) (4)
THERE ARE VEHICLES BLOCKING THE SIDEWALK.

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK, AND SIDES OF THE BUILDING: ITEMS INCLUDING A TRAILER, CANOPY, FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.13.B.1.C
THE MATERIAL ON THE PUBLIC RIGHT-OF-WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPS ARE BROKEN AND/OR MISPLACED.

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: CE24120493
CASE ADDR: 880 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-20.13.B.1.C

THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPS ARE BROKEN AND/OR MISPLACED.

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: 26-129(a)(4)

THERE ARE VEHICLES BLOCKING SIDEWALK.

VIOLATIONS: 9-304(b)

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

CASE NO: CE25040288
CASE ADDR: 3111 SW 15 AVE
OWNER: VIXYZ VENTURES LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24120495
CASE ADDR: 890 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 26-129(a) (4)
THERE ARE VEHICLES BLOCKING THE SIDEWALK.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPPERS ARE BROKEN AND/OR MISPLACED.

VIOLATIONS: 47-20.13.B.1.C
THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

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

CASE NO: CE25040079
CASE ADDR: 1213 TANGELO ISLE
OWNER: SCHEURER, CHRISTOPHER J; ROSEN, CYNTHIA R
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A COMPLIED
TWO OAK TREES REMOVED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT ON THE SWALE OF THIS RS-8 ZONED PROPERTY. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TWO TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED RESIDENTIAL PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25030056
CASE ADDR: 3334 SW 15 AVE
OWNER: STRINGI, LOIS M
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RM-15 RESIDENTIAL
PROPERTY SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS
OUTDOOR STORAGE IN FRONT OF THE BUILDING: ITEMS, INCLUDING BUT NOT LIMITED TO
TILES, TOOLS, BUCKETS AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES AT THIS RM-15 ZONED PROPERTY THAT ARE NOT
MAINTAINED. THERE ARE MULTIPLE POTHOLES AND CRACKS.

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

CASE NO: CE25040051
CASE ADDR: 1345 SW 30 ST
OWNER: FERNANDES, ROSS M & MARIA H
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER BEARING A VESSEL ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 9-306 COMPLIED
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(C) COMPLIED
THE EXTERIOR WALKWAY IS STAINED AND FADED.

VIOLATIONS: 47-20.13.E.2
WITHDRAWN

VIOLATIONS: 47-20.13.B.
THE GRAVEL ON THE SWALE IS NOT IN A WELL-GRADED CONDITION, THE GRAVEL IS WORN
THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25040285
CASE ADDR: 1506 SW 30 PL
OWNER: VIXYZ VENTURES LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND MULTIPLE PILES OF CONSTRUCTION DEBRIS.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOODEN FENCE AROUND A TREE ON THE FRONT OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN PANELS.

VIOLATIONS: 9-305 (b) COMPLIED
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: CE25040777
CASE ADDR: 1000 SW 19 ST
OWNER: NAJI, IAD
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF THE SWALE WITH DEAD AND MISSING GROUND COVER FACING SW 10 AVE. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24090372 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOTTLES, TIRES, AND MISCELLANEOUS ITEMS.

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

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE24090372 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25040882
CASE ADDR: 1442 SW 27 CT
OWNER: ORDWAY, ALTHEA
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE23060297. 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: 9-278 (e)
THERE ARE WINDOW AWNINGS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING A VIOLATION, SEE CASE CE23060297. 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 FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO LEAN.

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 SWALES FACING SW 27 CT AND SW 28 ST OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-280 (h)
WITHDRAWN

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25050151
CASE ADDR: 1000 W STATE ROAD 84
OWNER: 1000 MARINA MILE DEVELOPMENT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS (LOUNGE 8IV BAR AND GRILL) IS OPERATING AS A "NIGHTCLUB" WITHOUT AN APPROVED "NIGHTCLUB" CATEGORY ON ITS BUSINESS TAX RECEIPT.

CASE NO: CE25050405
CASE ADDR: 1531 W STATE ROAD 84
OWNER: VOLANTE, ROSA
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. THERE ARE FOOD TRUCKS OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THE FOOD TRUCKS ARE DESCRIBED AS A TANDEM AXEL TRAILER WITH FL TAG #24DVAG "6/25" AND THE WORDS "TORO GRILL" PRINTED ON THE SIDE. A FOOD TRUCK WITH FL TAG #DL24UB AND THE WORDS "TACO EXPRESS" PRINTED ON THE SIDE.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE REAR SWALE OF THE PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE CHATEAU E-450 RV WITH EXPIRED FL TAG #17DSCH "1/25" AND A FLAT/MISSING TIRE.

CASE NO: CE25030419
CASE ADDR: 1101 NE 18 AVE
OWNER: LEX 108 LLC
INSPECTOR: MOHAMMAD DAYEM

VIOLATIONS: Sec. 24-7(b)

THERE IS BULK TRASH CONTAINING OF YARD DEBRIS AND CARDBOARDS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RC-15 ZONED PROPERTY. THERE ARE MULTIPLE CRACKS AND STAINS.

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 26, 2025
9:00 AM

CASE NO: CE25040451
CASE ADDR: 1370 SW 32 ST
OWNER: ORAA MALTESE, JOANNA PURA; ORAA MALTESE, JOSE MIGUEL
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-306
THE FASCIA IS IN DISREPAIR. AT THE CORNER ABOVE THE FRONT DOOR AND THERE ARE
AREAS THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25050105
CASE ADDR: 6900 NW 33 TER
OWNER: DE OLIVEIRA, LUCIANO MARTINS
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

CASE NO: CE25050506
CASE ADDR: 2219 NE 17 CT
OWNER: BELAGIO RENTAL INC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

THERE ARE THREE VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR A 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24090578 - PARKING
AND CE25040143 - NOISE, PARKING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25050205
CASE ADDR: 2612 KEY LARGO LN
OWNER: LOUIS HOLDING COMPANY LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. THIS IS A REPEAT VIOLATION OF CE25010921.

VIOLATIONS: 18-1.

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

CASE NO: CE25050253
CASE ADDR: 2612 KEY LARGO LN
OWNER: LOUIS HOLDING COMPANY LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(3)

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 15-275(5)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25050334
CASE ADDR: 513 SW 18 CT
OWNER: GLACE 2023 REV TR; SEMENOV, IGOR TRSTEE
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

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

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24070883
CASE ADDR: 1954 RIVERSIDE DR
OWNER: LESHNER, SUSAN MILEY LE; LAMB, CHRISTINA
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND REAR YARD.

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PORTIONS OF THE FENCE ARE COLLAPSED DUE TO A FIRE.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS ON THE EXTERIOR OF THE DWELLING IN THE REAR YARD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24120332
CASE ADDR: 300 SW 4 CT
OWNER: MAIC OF QUEENS INC
INSPECTOR: EDWARD EASON

VIOLATIONS: 9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED HAVING MISSING/BROKEN SECTIONS AND STAINS THROUGHOUT.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RAC-SMU ZONED PROPERTY. THE PARKING LOT WAS OBSERVED BEING FADED AND HAVING POTHOLES. THE WHEEL STOPS WERE DIRTY AND STAINED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS HAVE STAINS AND/OR MISSING/PEELING PAINT.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY HAS STAINS, MISSING OR 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: 9-306

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-363

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

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

June 26, 2025

9:00 AM

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

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

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

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

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

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

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

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

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

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

VIOLATIONS: 9-304 (b)
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, STAINS, AND MISSING FADED PAINT.

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

VIOLATIONS: 18-12. (a)
THERE IS A PILE OF LANDSCAPING DEBRIS, CONSISTING OF BUT NOT LIMITED TO BRANCHES, LEAVES AND TREE TRIMMINGS FROM PRUNING THAT REMAIN ON THIS PROPERTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

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

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IN FRONT OF THE PROPERTY IS IN DISREPAIR THE DRIVEWAY HAVE CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 47-34.4.A.1.

THERE IS A TRAILER ON THE RIGHT OF WAY.

CASE NO: CE23120151
CASE ADDR: 532 NW 16 AVE
OWNER: ATTERBERY, MARY
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THE CONCRETE IS CRACKED AND PATCHY AND HAS MISSING PIECES. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

CONTINUED

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

June 26, 2025

9:00 AM

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24060305

CASE ADDR: 317 NE 13 AVE

OWNER: MARKS-MICHAELIS FAM REV TR;
MARKS, STEVEN J TRSTEE ETAL

INSPECTOR: JEAN CLAUDE NOEL

COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALKWAY LEADING TO THE FRONT PORCH IS DIRTY WITH STAINS AND THERE ARE PARTS THAT IS PEELING AND DAMAGE TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH.

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: 47-20.13.F.

THERE IS UNAPPROVED AND PROHIBITED MATERIAL (GRAVEL) ON THE SWALE/RIGHT OF WAY AREA OF A MULTI-FAMILY USE PROPERTY.

VIOLATIONS: 9-363

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE23040355
CASE ADDR: 1226 NE 4 AVE
OWNER: 2010 PROPERTY LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.11.A.

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG TO INCLUDE BUT NOT LIMITED TO A TREE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY AND OBSTRUCTING THE VIEW FROM ONCOMING TRAFFIC.

VIOLATIONS: 9-306

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

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-363

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

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

June 26, 2025

9:00 AM

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT ARE COVERED IN OVERGROWTH, DEAD YARD DEBRIS AND IS NOT IN A SMOOTH, WELL GRADED CONDITION.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE TREES THAT REQUIRE TRIMMING AND DEAD YARD DEBRIS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE IN THE CARPORT AT THIS RMM-25 ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO PLASTIC CRATES, CONSTRUCTION MATERIALS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (b)
THERE IS A BROKEN WINDOW ON THE PROPERTY THAT IS NOT PROTECTING THE INTERIOR FROM THE EXTERIOR ELEMENTS.

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24110227
CASE ADDR: 1470 N DIXIE HWY
OWNER: WISTERIA COURT CONDO ASSN INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

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

CASE NO: CE24120250
CASE ADDR: 23 NE 16 CT
OWNER: THOMAS, KENNETH JOSEPH
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. BROKEN WINDOWS, MISSING FRONT DOOR.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/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: 9-305 (a)

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

VIOLATIONS: 24-27. (b)

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

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE GRAVEL AREA IS NOT PROPERLY MAINTAINED, WITH GRASS AND WEEDS GROWING BETWEEN THE GRAVEL.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE25010032
CASE ADDR: 1022 NW 6 AVE 1-2
OWNER: JGKI INVESTMENTS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS IN THE PARKING SPACES. THIS IS A REOCCURRING VIOLATION REFERENCE CASE CE24010450. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE WHEATHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING FOR A FINGING OF FACT.

CASE NO: CE24010796
CASE ADDR: 2624 NE 32 ST
OWNER: GOLDEN EAGLE CONDO ASSN INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES IN DISREPAIR ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE IS CRACKED AND DISCOLORED IN AREAS. WHEELSTOPS ARE CRACKED AND PAINT IS CHIPPED AND PEELING IN SOME AREAS.

CASE NO: CE24110045
CASE ADDR: 105 NE 16 TER
OWNER: 105 NE 16 TERRACE LLC
INSPECTOR: GAIL WILLIAMS

VIOLATIONS: 47-34.4.A.1.
THERE IS A WHITE COMMERCIAL BOX TRUCK ON THE RIGHT OF WAY/SWALE AREA.

VIOLATIONS: 47-19.4.D.1.
THERE IS A 4 YARD DUMPSTER SITTING IN A PARKING SPACE WITHOUT THE REQUIRED ENCLOSURE.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES, OIL STAINS, NO STRIPING AND DISCOLORATION.

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 26, 2025

9:00 AM

CASE NO: CE24110672
CASE ADDR: 1405 NE 5 TER
OWNER: MAXHAUS LLC
INSPECTOR: GAIL WILLIAMS

- VIOLATIONS: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL ITEMS ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO SHOPPING CARTS, CAR PARTS, WOOD, TRASH BAGS, TREE DEBRIS AND VARIOUS MISCELLANEOUS ITEMS.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280(h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.
- 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. LOT WAS OBSERVED UNEVEN WITH POTHOLES, CRACKS AND FADED PARKING LINES.
- VIOLATIONS: 47-21.15.D.
A TREE ON THIS RM-15 PROPERTY HAS BEEN HATRACKED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 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)
THERE IS OVERGROWTH ON THE SWALE AREA OF ABUTTING THE PROPERTY.

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

OLD BUSINESS

CASE NO: CE23050197
CASE ADDR: 915 SW 2 CT
OWNER: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)
FRONT PORCH/STAIRWAY IN DISREPAIR. PORCH OBSERVED BROKEN AND NOT LEVEL.

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

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

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

CASE NO: CE23100475
CASE ADDR: 1437 NW 10 PL
OWNER: KING, MOLLY PEARL
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR, LEANING WITH MISSING POST AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING ON THE GRAVEL DRIVEWAY.

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

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 26, 2025

9:00 AM

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

CASE NO: CE24030685
CASE ADDR: 3088 NW 20 ST
OWNER: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IN THE FRONT OF THE PROPERTY IS BROKEN AND HAS DETACHED FROM THE FENCE POLE. THE WOODEN FENCE IN THE BACK OF THE PROPERTY IS IN DISREPAIR AND IS BROKEN AND IS MISSING SLATS.

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TABLE, WOOD, CRATES, VACUUM CLEANER AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE BACK OF THIS PROPERTY ON ITS SWALE IN THE BACK ALLEY.

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: BCZ39-275 (7) (a)

THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN TOTAL DISREPAIR. THE STRUCTURE HAS A MISSING DOOR AND THE ROOF IS SEVERELY DAMAGED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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

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

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

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

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

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

VIOLATIONS: 18-4. (c)
A TRAILER WITH FLORIDA TAG #CR7737 (EXPIRATION 01/25) IS PARKED ON THE PUBLIC RIGHT-OF-WAY SWALE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR, EXHIBITING CRACKS AND MISSING SECTIONS OF ASPHALT.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AT THE REAR OF THE PROPERTY ON SW 27 CT.

VIOLATIONS: 9-363
WITHDRAWN

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOXES AND BARRELS, ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY

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

VIOLATIONS: 47-21.9.K.
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT ARE BROKEN, MISSING, AND FALLING OVER.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22090784. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD PALLETS, FENCE MESH, PLASTIC BUCKETS, CARDBOARD BOXES, PLYWOOD, TARPS, LADDER, POLES, BRICKS, WOOD BEAMS, CONSTRUCTION DEBRIS, AND OTHER MISCELLANEOUS ITEMS.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

June 26, 2025

9:00 AM

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