

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

July 08, 2025

**9:00 AM**

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

**Richard Doody  
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](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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**NEW BUSINESS**  
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CASE NO: CE25050208  
CASE ADDR: 2900 BELMAR ST  
OWNER: TROPIROCK LLC  
INSPECTOR: ERIC WYLAND  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.14.E.

LIGHTS ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES. THE MAXIMUM READING WAS 1.5 FC.

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

VIOLATIONS: 25-24.B.1

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

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CASE NO: CE25040016  
CASE ADDR: 429 SEABREEZE BLVD  
OWNER: SEABREEZE SOUTH LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.3

THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF 7:00 AM AND 10:00 PM DAILY. TRASH COLLECTION BY REPUBLIC SERVICES WAS OBSERVED APPROXIMATELY 4:38AM TODAY (04/17/25).

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25020588  
CASE ADDR: 2170 NW 6 CT  
OWNER: ASSIS & GOLAN INVESTMENTS LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b) COMPLIED  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THE ROOF IS STAINED WITH DARK MARKS AND NEEDS TO BE CLEANED.

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 OF  
THE PROPERTY INCLUDING THE SWALE AREA THAT HAVE DEAD AND MISSING GROUND COVER.  
THERE NEEDS TO BE GRASS/SOD DOWN IN THOSE AREAS INCLUDING BUT NOT LIMITED TO THE  
SWALE AREA ON NW 22 AVE SIDE.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THE FENCE IS NOT CONNECTED IN A FEW SPOTS AND THE SCREEN IS NOT  
CONNECTED PROPERLY AND IS TOO BIG FOR THE FENCE.

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 AREAS OF THE EXTERIOR THAT  
ARE STAINED WITH DARK MARKS, INCLUDING THE WALLS, POLES UNDER THE CARPORT, FASCIA  
BOARD IN A FEW SPOTS AND ON THE NW 22 AVE SIDE THE WALL HAS DARK STAINS AND MARKS  
THAT NEEDS TO BE CLEANED. THIS IS A RECURRING VIOLATION PER CASE NUMBER  
CE23070825. 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: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THERE IS OVERGROWTH ALONG THE FENCE INCLUDING BUT NOT LIMITED TO THE SWALE AREA.  
(NW 22 AVE SIDE WEEDS ARE HIGH ALONG THE FENCE AND TRASH AS WELL NEEDS TO BE  
MAINTAINED). THE BUSHES, TREES ALONG THE NW 22 AVE SIDE NEED TO BE CUT AND TRIMED  
BACK AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070825. 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  
GRAVEL AND PAVED DRIVEWAY IS NOT WELL GRADED AND OR DUST FREE. THE PAVED DRIVEWAY  
HAS STAINS AND DARK MARKS THAT NEED TO BE CLEANED. ALSO, THERE ARE FEW SPOTS THAT  
NEED TO BE FILLED IN. THE ROCKED DRIVEWAY NEEDS TO BE REPLENISHED WITH ROCKS AND  
THERE ARE WEEDS AND GRASS GROWING THREW THE ROCKS. THIS IS A RECURRING VIOLATION  
PER CASE NUMBER CE23070825 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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CITY OF FORT LAUDERDALE  
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July 08, 2025

9:00 AM

CASE NO: CE24100288  
CASE ADDR: 821 NW 10 TER  
OWNER: SUNNY SIDE IN FLORIDA XVII LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF A 275 GALLON LIQUID STORAGE PALLET IN THE FRONT YARD.

VIOLATIONS: 9-280(h) (1)

THE CHAIN LINK FENCE ON THE NORTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING STRIPES ARE FADED.

VIOLATIONS: 18-12. (a) COMPLIED

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

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.

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CASE NO: CE25010078  
CASE ADDR: 1419 NE 57 CT  
OWNER: ANTOL, BRIAN D & TRACY L  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (C)

THERE IS A WALKWAY LEADING TOWARDS THE GARAGE AND THE REAR OF THE PROPERTY THAT IS DAMAGED AND 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: 9-304 (b) COMPLIED

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND IS DAMAGED.

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CASE NO: CE25040195  
CASE ADDR: 2829 N FEDERAL HWY  
OWNER: JAEGERMEISTER I LLC; %DANAC CORP  
INSPECTOR: JEAN CLAUDE NOEL

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE IS DAMAGED. THERE IS A POTHOLE GATHERING WATER AND CAUSING PUBLIC NUISANCE.

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CASE NO: CE25050733  
CASE ADDR: 920 NE 16 AVE  
OWNER: 920 NE 16TH AVE LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A

THREE TREES WERE REMOVED FROM THIS PROPERTY WITHOUT FIRST OBTAINING A PERMIT. AN INSPECTION FROM LANDSCAPING HAS NOT BEEN REQUESTED TO COMPLETE THE AFTER THE FACT PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A.

THERE ARE THREE TREE STUMPS LEFT AFTER THE REMOVAL OF TREES ON THIS PROPERTY.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE25040481  
CASE ADDR: 831 SW 13 ST 1-2  
OWNER: FRANCO, JASSON  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. IT IS MISSING SLATS AND IT IS LEANING OVER AND IS NOT BEING MAINTAINED AS REQUIRED.

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CASE NO: CE25040641  
CASE ADDR: 1600 S FEDERAL HWY  
OWNER: HESS RETAIL STORES LLC; PROPERTY TAX DEPARTMENT  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS MISSING, PEELING PAINT AND DUMPSTER GATE MISSING WOOD SLAT NOT MAINTAINED AT THIS LOCATION.

VIOLATIONS: 9-280 (h) (1)

THE CONCRETE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING SLATS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-1.

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

CITY OF FORT LAUDERDALE  
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CASE NO: CE25040893  
CASE ADDR: 2101 SE 4 AVE  
OWNER: KNEZEVIC, ANA  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-12. (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 WEEDS GROWING THROUGH THE GRAVEL.

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CASE NO: CE25030820  
CASE ADDR: 248 SW 23 ST  
OWNER: MCKENNA, DANIEL  
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 47-20.13.B  
THE GRAVEL ON THE SWALE OF THIS RM-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL IS NOT IN A WELL-GRADED CONDITION. IT IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-19.1.D.  
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.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TOOLS, TIRES, JACKS, WOOD AND MISCELLANEOUS ITEMS BEING STORED ON THIS PROPERTY.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLE AND TRAILERS PARKED ON THE GRASS/LAWN AREA ON THE REAR OF THIS PROPERTY. THE DRIVEWAY IS STAINED AND/OR DISCOLORED.

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

CITY OF FORT LAUDERDALE  
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July 08, 2025

9:00 AM

CASE NO: CE25040695  
CASE ADDR: 110 SW 8 AVE  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD PALM TREE AT THE FRONT OF THE PROPERTY, ONLY THE TRUNK REMAINS.

VIOLATIONS: 9-306 COMPLIED  
INSULATION FOAM IS EXPOSED AND PROTRUDING THROUGH THE EXTERIOR WALLS. FURTHERMORE THE FASCIA/ROOF DROP IS STAINED WITH A BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CE25010869 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (C)  
THE FRONT PORCH AND PORCH STEPS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF MISSING, FADED 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 PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CE25040149 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AND DRIVEWAY APRON HAVE GRASS GROWING THROUGH AND AREAS OF BARE AND MISSING GRAVEL. THIS IS A RECURRING VIOLATION PER CE25040149 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE DEBRIS INCLUDES BUT IS NOT LIMITED TO BLACK PLASTIC BAG, PAINT BUCKET, MULTIPLE PASTIC BOTTLES, CLEANING BRUSHES, PAPER AND LITTER. THIS IS A RECURRING VIOLATION PER CE25010869 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (b) COMPLIED  
THE JALOUSIE WINDOW NEAR THE FRONT DOOR HAS BROKEN/MISSING GLASS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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

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

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: 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: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES AT THIS RML-25 ZONE PROPERTY. A BLACK MINI COOPER MISSING TWO FRONT TIRES - TAG RDZ9342 EXPIRED TAG; VIN NUMBER WMWMF73557TL83827 JUNE 2024 AND A 2006 SILVER HYUNDAI WITH NO TAG - VIN NUMBER KMHDN46D46U211624.

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CASE NO: CE25050331  
CASE ADDR: 2518 KEY LARGO LN  
OWNER: BROWN, STEPHANIE MARIA; LEHMAN, KYLE BRANDON  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1 COMPLIED  
THERE IS STORAGE OF CARDBOARD BOXES UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25040578. 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: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTDOOR STORAGE OF BOXES AT THIS RS-6.85A RESIDENTIAL ZONED PROPERTY. STORAGE OF BOXES WERE OBSERVED OUTSIDE IN THE DRIVEWAY AREA.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURING AT THIS ZONED RS-6.85A RESIDENTIAL PROPERTY. STORAGE OF BOXES WERE OBSERVED OUTSIDE IN THE DRIVEWAY AREA.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

CASE NO: CE25030605  
CASE ADDR: 514 SW 8 ST  
OWNER: MCMURTRIE, FREDERICK DAVID  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

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

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 INCLUDING THE SWALE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS GROWING THROUGHT THE CONCRETE DRIVEWAY.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE25040046  
CASE ADDR: 701 SW 15 AVE 1-4  
OWNER: RED MAPLE PROPERTIES LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20. (H) COMPLIED

PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS ZONED RM-15 MULTI-UNIT RESIDENTIAL PROPERTY. THE PARKING LOT HAS CRACKS AND LARGE POTHOLES. THE WHEELSTOPS ARE BROKEN HAVING EXPOSED IRON RODS AND STAINED AND/OR MISSING PAINT.

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

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE  
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July 08, 2025

9:00 AM

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

VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER AND HAS AREAS THAT ARE DETACHED/BROKEN.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE PAVEMENT, BROKEN/DETACHED WHEELSTOPS AND FADED STRIPES.

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

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

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

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CASE NO: CE25020491  
CASE ADDR: 800 W SUNRISE BLVD  
OWNER: GODIS LTD  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A  
THERE WAS AN OAK TREE THAT WAS REMOVED WITHOUT A PERMIT.

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CASE NO: CE25030128  
CASE ADDR: 409 NE 1 AVE  
OWNER: ECI FLAGLER VILLAGE LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC ALLEY WAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE21090546. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

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July 08, 2025

9:00 AM

CASE NO: CE25040725  
CASE ADDR: 121 E BROWARD BLVD  
OWNER: 121 E BROWARD BLVD LLC; %SHELBY SMITH  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED, IT HAS OPENINGS, MISSING PARTS AND AREAS THAT ARE DETACHED FROM THE POST.

VIOLATIONS: 9-305 (a)  
THERE ARE TREE BRANCHES AND PALM FRONDS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY OBSTRUCTING THE VISIBILITY OF TRAFFIC AND STREET SIGNS ( NO PARKING ANY TIME SIGN ON 1 STREET & THE "SE 1 AVE" SIGN ON BROWARD BLVD). ALSO HINDERING PEDESTRIAN MOVEMENT.

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CASE NO: CE25040771  
CASE ADDR: 1412 NW 3 AVE  
OWNER: SCANLON, GERRY  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE FASCIA AND SOFFITS THAT HAVE STAINS AND MISSING, PEELING PAINT AND THAT ARE CHIPPED. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23070756. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF FURNITURE ITEMS. BULK TRASH IS EVERY 3RD WEDNESDAY OF THE MONTH.

CITY OF FORT LAUDERDALE  
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July 08, 2025

9:00 AM

CASE NO: CE25040646  
CASE ADDR: 5311 NE 31 AVE  
OWNER: LAST QUARTER USA LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 1

VIOLATIONS: 8-91. (e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THE LEOPARD 50 SAILING VESSEL NAMED "LAST QUARTER" WITH HAILING PORT OF FORT LAUDERDALE, FLORIDA DOCKED/MOORED TO THE PROPERTY EXTENDS BEYOND THE 30% ALLOWED WIDTH AND OBSTRUCTING THE NAVIGABLE WATERWAY CANAL AREA.

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CASE NO: CE25040886  
CASE ADDR: 6843 NW 29 AVE  
OWNER: BROWN, CARLENE C GONZALEZ  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 1

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THE GREEN YARD CAN OBSTRUCTION THE SIDE WALK AT THIS PROPERTY.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AREA/PARKING SPACES OF THE PROPERTY IS NOT WELL GRADED AND IS IN A STATE OF DETERIORATION. THERE ARE POTHOLES IN THE PARKING AREA OF THE PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. TRASH IS SCATTERED ON THE PROPERTY AND ABUTTING SIDEWALK/PARKING SPACES.

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CASE NO: CE25030707  
CASE ADDR: 512 NE 23 AVE  
OWNER: VALSAYN INVESTMENTS LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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: 8-149. (a) COMPLIED

THERE IS MAJOR COSMETIC WORK BEING PERFORMED ON A VESSEL THAT IS MOORED AT THIS PROPERTY. THE MAJOR COSMETIC WORK CONSISTING OF BUT NOT LIMITED TO SANDING, GRINDING, ENGINE BUILDOUT AND INTERIOR WORK. IT WAS DETERMINED THAT THIS MATTER IS BEING MAINTAINED IN SUCH A WAY THAT THE EXTERIOR OF THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE SCAFFOLDINGS, AIR COMPRESSORS AMONG THE TOOLS AND EQUIPMENT BEING USED TO WORK ON VESSEL.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25030550  
CASE ADDR: 1620 NW 2 AVE  
OWNER: HIZUENGA 1620 LAND TR  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.2.P  
THERE ARE MULTIPLE UNPERMITTED STRUCTURES IN THE BACKYARD OF THIS PROPERTY.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED. THERE IS DIRT AND WEEDS GROWING THROUGHOUT AND THE DRIVEWAY IS STAINED/DIRTY AND CHIPPING 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 IN THE BACKYARD, FRONT YARD AND SWALE AREA.

VIOLATIONS: 9-280 (C)  
THERE ARE AREAS SUCH AS THE PORCH AND EXTERIOR WALKWAYS THAT ARE STAINED, CRACKED, DIRTY AND/OR DETERIORATING.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED SUCH AS THE INTERIOR CEILING, BATHROOM, CLOSET AND HALLWAY IS STAINED AND DAMAGED.

VIOLATIONS: 9-280 (g)  
THE SMOKE ALARM HAS EXPOSED ELECTRICAL WIRING AND COMPONENTS THAT ARE NOT BEING MAINTAINED IN A SAFE AND PROPER WORKING CONDITION.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND LANDSCAPE DEBRIS ON THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO COCONUTS, LEAVES, PALM FRONDS AND OTHER MISCELLANEOUS ITEMS.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25040211  
CASE ADDR: 106 SE 10 ST  
OWNER: OLSEN, ROBERT H  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND OTHER FOLLIAGE THAT ARE ON THE ROOF OR ARE NEAR THE ROOFLINE AND NEEDS TO BE REMOVED AND/OR PRUNED. THE ROOF IS STAINED AND DIRTY. THIS INCLUDES BUT IS NOT LIMITED TO THE 200 BUILDING LOCATED ON THE PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE DETERIORATED AWNINGS, THE MISSING WINDOW ON THE 106 BUILDING, AND THE DECK IS IN DISREPAIR.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING THE WALLS, FASCIA AND SOFFITS, THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS INCLUDES BUT IS NOT LIMITED TO THE BUILDINGS LOCATED ON THE PROPERTY; THE 200 BUILDING, THE 106 BUILDING AND THE BUILDING LOCATED IN THE REAR OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT BLUE FORD RANGER WITH FLAT TIRES AND EXPIRED TAGS PARKED ON THE PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CASE NO: CE25020219  
CASE ADDR: 1150 S FEDERAL HWY  
OWNER: LJDD LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE FADED STRIPES AND PARKING AREA NEEDS TO BE RESURFACED.

VIOLATIONS: 18-12. (a) COMPLIED

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
July 08, 2025  
9:00 AM

VIOLATIONS: 9-280 (f) COMPLIED  
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER, INCLUDING BUT NOT LIMITED TO THE IRRIGATION/SPRINKLER SYSTEM.

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: 9-306  
THE EXTERIOR BUILDING WALLS, FASCIA AND SOFFITS ARE NOT MAINTAINED. THEY ARE STAINED, DIRTY AND THERE IS MISSING/PEELING PAINT.

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CASE NO: CE25040802  
CASE ADDR: 1517 E LAS OLAS BLVD  
OWNER: LAS OLAS BY HAMMOCK LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 24-56. (3) .  
THE SIDEWALK IN FRONT OF THE PROPERTY/ESTABLISHMENT REQUIRES TO BE CLEANED OR PRESSURE WASHED. THE AREA HAS STAINS AND/OR ELEMENTS THAT ARE NOT PART OF THE SIDEWALK.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITY LOCATED AT THE REAR OF THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE POTHOLES AT THE REAR OF THE PROPERTY.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AND PLANTERS AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN FRONT OF THE PROPERTY. THERE ARE WEEDS GROWING FROM THE DECORATIVE STONES LOCATED IN FRONT OF THE PROPERTY. THE PLANTERS PLACED IN FRONT OF THE PROPERTY ARE DEAD OR DYING.

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE MISSING AWNING COVER OUTSIDE OF THE ESTABLISHMENT IN THE FRONT AND REAR OF THE BUILDING.

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, THIS INCLUDES BUT IS NOT LIMITED TO THE ALLEYWAY AREA AND THE FRONTAGE OF THE ESTABLISHMENT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE24080472  
CASE ADDR: 933 NW 50 ST  
OWNER: B I C CORP  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.9.5.b. COMPLIED  
THERE IS OUTDOOR DINING ACCURING AT THIS COMMERCIAL BUSINESS PROPERTY UNITS 953 MAJOR LEAGUE HEROS AND 961 FLAVOR'S CARIBBEAN RESTAURANT WITHOUT PERMIT.

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS B-3 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE BEACHCOMBER HAS YELLOW SURF SIGNS ON THE BEAMS OF THE BUILDING.  
961 FLAVOR RESTAURANT  
957 MASSAGE SPA  
969 IRIS  
981 PERMIER HEALTH CENTER  
973 PAWN SHOP

VIOLATIONS: 47-22.3.U.1  
THE WINDOW SIGNS AT THIS B-3 ZONED COMMERCIAL BUSINESS PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDON. THE BUSINESSES INCLUDES:  
969 IRIS  
981 PREMIER HEALTH CENTER.  
953 MAJOR LEAGUE HERO  
973 PAWN SHOP

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CASE NO: CE24100382  
CASE ADDR: 5108 NW 10 TER  
OWNER: B I C CORP  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD TREE STUMP ON THIS B-3 ZONED PROPERTY THAT IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

VIOLATIONS: 9-280(h)  
THE FENCE/WALL IS IN DISREPAIR.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25020785  
CASE ADDR: 1301 NW 45 ST  
OWNER: TWIN HARBORS PROPERTY MGMT LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-39.A.1.b.5. (a)

THERE IS NO PROPER POOL BARRIER AT THIS RS-4 ZONED PROPERTY. THE FENCE ON THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-1.

THERE IS A 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. STORAGE INCLUDE PAINT BUCKETS, TABLES, CHAIRS BUT NOT LIMITED TO ALL OTHER ITEMS BEING STORED UNDER THE CARPORT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE IS A WHITE RV TRAILER AND RAM 4X4 TAG RFTM65 PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED. DRIVEWAY IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

CASE NO: CE25030066  
CASE ADDR: 5100 N STATE ROAD 7  
OWNER: 5100 N STATE ROAD 7 FLL INC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES INSIDE UNIT 354 NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL BOX.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25040118  
CASE ADDR: 3001 NW 60 ST  
OWNER: BOYWIC FARMS LTD  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS AIRPORT INDUSTRIAL PARK ZONED PROPERTY. THERE ARE CARS BEING STORED AT THE UNIT 3011. THERE IS AUTO SALE OCCURRING AT THIS UNIT THAT IS NOT PERMITTED IN THIS DISTRICT.

VIOLATIONS: 15-28 WITHDRAWN

THE BUSINESS AT THIS LOCATION UNIT 3011 IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. BUSINESS TAX RECEIPT WAS DISAPPROVED. REFERENCING CASE BT-GEN-23110077.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE TWENTY-ONE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY OF UNIT 3011. THERE ARE THREE VEHICLES ON THE RIGHT OF WAY OF THE PROPERTY GIVING 24 HOURS TO COMPLY:

- WHITE 3500 TWO DOOR VAN EXPIRED TAG 19E LMW 12-24
- SILVER BMW EXPIRED TAG RAVG02 08-24
- GREEN TOYOTA HIGHLANDER NO TAG

18 OF THE VEHICLES ARE PARKING ON THE PROPERTY GIVING 10 DAYS TO COMPLY:

- FORD F150 EXPIRED TAG KQLR16 12-24
- TAN VOLKSWAGEN TOYTA NO TAG
- MERCEDES BENZ SL 500 NO TAG
- BMW 840 NO TAG
- ELDORADO ESC NO TAG
- TOYOTA PRIUS NO TAG
- VW 2.0 TSI NO TAG
- BLACK ASTON MARTIIN NO TAG
- KIA FORTE NO TAG
- MERCEDES BENZ NO TAG TAN AND BLACK
- BLACK DODGE CHARGER NO TAG
- SILVER DODGE CHARGER NO TAG
- RED BOXSRWE NO TAG
- RED DISCOLORED 2 DOOR CAR NO TAG
- BLACK MACH 1 TWO DOOR CAR NO TAG
- BROWN FLAT SMART CAR NO TAG
- SILVER GRAND MARQUIS LS NO TAG.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE24120350  
CASE ADDR: 5760 NE 15 AVE  
OWNER: LE,HOA HONG THI H/E; TO,PHU MINH  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

VIOLATIONS: 18-12 (A)  
THERE IS OVERGROWTH TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THERE IS DEAD TREE DEBRIS IN THE FRONT OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE TIRES ON THE DRIVEWAY OF THIS PROPERTY. ITEMS BEING STORED ON THE PROPERTY TO INCLDUE BUT NOT LIMITED TO LANDSCAPING BAGS AND OTHER MISCELLANEOUS ITEMS.

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CASE NO: CE25040432  
CASE ADDR: 5719 NE 17 TER  
OWNER: PELTON, ARTHUR J &; PELTON, JOANNE K  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH IS SCHEDULED FOR 4TH WEDNESDAY OF EACH MONTH. BULK TRASH INCLUDES WOOD AND AN ORANGE BUCKET.

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

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE WINDOWS BEING STORED ON THE FRONT OF THIS PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT WHITE RV WITH AN EXPIRED TAG 758HUR 11-13 ON THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25040909  
CASE ADDR: 1720 NE 55 ST  
OWNER: CRIM, NINA  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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CASE NO: CE25050005  
CASE ADDR: 3363 W COMMERCIAL BLVD 201 A  
OWNER: HARWOOD GLOBAL LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

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CASE NO: CE25040467  
CASE ADDR: 3917 SW 13 CT  
OWNER: MARSHALL, PATRICIA B  
INSPECTOR: MATTHEW FLESHER

VIOLATIONS: 9-306

THE FASCIA AND AREAS OF THE EXTERIOR WALL HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED WITH A BLACK SUBSTANCE. ALSO, THERE ARE TARPS AND DEBRIS ON THE REAR HALF OF THE ROOF.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE ON THE SOUTH SIDE OF THE PROPERTY IS BENT.

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25030709  
CASE ADDR: 3820 SW 19 ST  
OWNER: PLAZA PROPERTY HOLDINGS INC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090267. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE FRONT OF THE HOUSE HAS STAINS.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TIRES, TRAFFIC CONES, A CAGE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE23090267. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090267. 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: 26-129(a) (4) COMPLIED

THERE IS A SILVER PICKUP TRUCK BLOCKING THE SIDEWALK.

CASE NO: CE25050702  
CASE ADDR: 1656 SW 28 WAY  
OWNER: UNITED PROPERTIES OF; SOUTH FLORIDA  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY H3 WITH LICENSE PLATE 215 QFT WITH NO REGISTRATION STICKER ON IT.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24100171. 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25040054  
CASE ADDR: 2091 SW 36 TER  
OWNER: A&R PAVING SOLUTIONS LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THERE IS AN OPEN TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES, BLACK GARBAGE BAGS, FILTERS, PILES OF WOOD AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GREEN BMW X5 WITH AN EXPIRED TAG.

VIOLATIONS: 18-11. (a)  
THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25030902  
CASE ADDR: 1548 SW 28 TER  
OWNER: BAF ASSETS LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-1.  
THERE IS CARPORT STORAGE AT THIS PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO A HAMMOCK, COOLERS, BOXES, PLASTIC TOTES YELLOW OIL OR GAS CONTAINERS AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CASE NO: CE25040903  
CASE ADDR: 2889 SW 16 ST  
OWNER: R S ROCHA LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.b.1.  
THERE IS A 2 YARD DUMPSTER ON THE FRONT OF THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP AT THE FRONT OF THIS RS-6.85B ZONED PROPERTY.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-6.85B ZONED PROPERTY. THE PARKING LOT HAS UNEVEN SURFACES AND HOLES, THE STRIPES ARE FADED AND THE WHEEL STOPS ARE CRACKED AND STAINED.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25050086  
CASE ADDR: 2010 SW 23 TER  
OWNER: ERWIN, TODD & CHRISTINE B  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VESSEL DOCKED IN THE REAR OF THE PROPERTY. THE VESSEL IS IDENTIFIED AS "THE ENABLER" WITH AN FL NUMBER OF FL 2560 EW. THE VESSEL WAS DETERMINED TO BE DERELICT DUE TO HAVING AN EXPIRED REGISTRATION. THIS IS A REPEAT VIOLATION, REFER TO CASE NUMBER CE22020140. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF FILING CABINETS AND A SEAT CUSHION. IN ADDITION, THERE IS OUTDOOR STORAGE IN THE REAR OF THE PROPERTY INCLUDING BUT NOT LIMITED TO BUCKETS, RED CLOTH, BOAT SEATS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE ON THIS RS-8 ZONED PROPERTY. COMMERCIAL VEHICLE IS DESCRIBED AS A 6-WHEELED TRUCK BEARING THE MARKINGS ERWIN MARINE SERVICE INC.

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: 47-34.4.A.1. COMPLIED  
THERE IS A TRAILER PARKED ON THE RIGHT OF WAY.

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CASE NO: CE25050265  
CASE ADDR: 2425 BIMINI LN  
OWNER: BLAIR, DAVID  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-1.  
THERE IS ROOFED STORAGE OF ITEMS IN THE REAR OF THE PROPERTY INCLUDING BUT NOT LIMITED TO BLACK TOTES, AN INDOOR SOFA, A MICROWAVE, LAMPS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF THE ADJACENT PROPERTIES.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

VIOLATIONS: 47-39.A.1.b. (6) (b)

THERE IS STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BRICKS OR PAVING STONES AND BOXES ALONG THE FENCE ON THE SOUTH SIDE OF THIS RS-6.85A ZONED PROPERTY.

CASE NO: CE25040652

CASE ADDR: 3462 RIVERLAND RD

OWNER: MARKIEWICZ, REBECA; ALVAREZ, GERSON

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 4

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA ON THE EAST SIDE OF THE PROPERTY DOES NOT MATCH THE SURROUNDING COLORS. PARTS ARE GREY AND PARTS ARE BROWN.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE IS A CAR PARKED ON THE GRASS OF THE FRONT LAWN AREA. THE DRIVEWAY IS IN DISREPAIR AND THE SURFACES ARE UNEVEN.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TRAFFIC LIGHT ON RIVERLAND ROAD IS OBSTRUCTED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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**VACATION RENTALS**  
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CASE NO: CE25060058  
CASE ADDR: 1101 N VICTORIA PARK RD  
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE ARE FOUR VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25030672 - PARKING &  
RESPONSIBLE PARTY RESPONSE, CE25040130- PARKING & RESPONSIBLE PARTY RESPONSE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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ADMINISTRATIVE HEARING

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CASE NO: CE25050446  
CASE ADDR: 612 SW 8 AVE  
OWNER: R&G PLANTATION KEY LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.10

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: CE25060003  
CASE ADDR: 1145 NE 17 WAY 1-2  
OWNER: RHALIMI, ALEXANDER; RHALIMI, SOFIA  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE.

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

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CASE NO: CE25050390  
CASE ADDR: 905 NW 12 AVE  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

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CASE NO: CE25050804  
CASE ADDR: 2531 KEY LARGO LN  
OWNER: DANESHVAR, ALI  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.10.a.i.  
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE TWENTY-FIVE (25) FEET FROM THE SOURCE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

VIOLATIONS: 15-278.1.e.  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THERE ARE THREE (3) VEHICLES PARKED ON THE RIGHT OF WAY. THIS VIOLATION IS TRANSIENT IN NATURE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

CASE NO: CE25060005  
CASE ADDR: 2518 WHALE HARBOR LN  
OWNER: AHARON, OZ  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a.

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

CASE NO: CE25010818  
CASE ADDR: 1362 BAYVIEW DR  
OWNER: CABRERA, FERDINAND  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-363

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

VIOLATIONS: 25-7(a) WITHDRAWN

THERE ARE OBJECTS PLACED ON THE RIGHT OF WAY THAT ARE CAUSING AN OBSTRUCTION. SUBJECT OBJECTS CONSIST OF BUT ARE NOT LIMITED TO ROCKS, SPHERES, PAVERS AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE24100263  
CASE ADDR: 1517 SW 5 ST  
OWNER: RAY, DANIEL M  
INSPECTOR: EDWARD EASON  
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 INCLUDING THE SWALE.

VIOLATIONS: 9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE HOLES, CRACKS, AND FADED ASPHALT.

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

July 08, 2025  
9:00 AM

CASE NO: CE24080608  
CASE ADDR: 952 NW 24 AVE  
OWNER: SFR 2012-1 FLORIDA LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. FLOORS, WALLS, CEILINGS, ROOF, WINDOWS, DOORS AND/OR ALL BUILDING PARTS NOT MAINTAINED. THERE ARE WALLS THAT HAVE MOISTER IN THEM AND CRACKS THROUGHOUT THE INSIDE OF THE PROPERTY. THE FASCIA BOARD IS MISSING AND IN DISREPAIR OUTSIDE IN VIEW FROM THE STREET.

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. THE REAR OF THE PROPERTY HAS WEEDS AND OVERGROWTH THAT NEEDS TO BE MAINTAINED. THE WEEDS ARE GROWING THROUGHOUT THE WOODED FENCE SLATS AND IN THE FRONT OF THE HOUSE. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS PLASTIC ON THE ROOF AND DARK STAINS OR MARKS THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 9-304 (b)

THE ASPHALT AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE PARKING STRIP IS FADED AND NEEDS TO BE REPAINTED. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25020080  
CASE ADDR: 1601 NE 63 ST  
OWNER: KOTRADY, JEFFREY W; CARVALLO, JULIANNA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010976  
CASE ADDR: 1616 NE 11 ST  
OWNER: KADY, BRADLEY  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25010992  
CASE ADDR: 1352 HOLLY HEIGHTS DR  
OWNER: KADY, BRADLEY C  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25020179  
CASE ADDR: 1245 NE 17 WAY  
OWNER: MBIZ GROUP 1245 LLC; MORRISON, MATTHEW  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25020489  
CASE ADDR: 321 LIDO DR  
OWNER: GIDLOW, TERENCE M H/E; GIDLOW, KIM  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CASE NO: CE25050657  
CASE ADDR: 739 NW 18 ST  
OWNER: BORISENKO, EVGUENI  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-275(5)

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

CASE NO: CE24070821  
CASE ADDR: 1238 NE 3 AVE  
OWNER: SWEENEY, MARGARET  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)

THE DRIVEWAY APPROACH AT THIS PROPERTY IS NOT SURFACED WITH A HARD,  
DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEAD YARD 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. THERE ARE PALM  
TREES ON THE PROPERTY THAT HAVE ACCUMULATED DEAD PALMS.

CASE NO: CE25010172  
CASE ADDR: 1045 NW 3 AVE  
OWNER: AR CARROT WOOD LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE IS A CHAIN LINK FENCE WITH HOLES AND NOT CONNECTED TO POLES.

VIOLATIONS: 24-7(b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE ARE  
BOXES, TRASH BAGS AND TREE BRANCHES.

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

July 08, 2025

9:00 AM

CASE NO: CE25010254  
CASE ADDR: 1045 NW 5 AVE  
OWNER: DARGENSON, YVENOLINE  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 24-27. (b)  
THERE ARE 7 WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

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: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONE PROPERTY. STORAGE OF MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO CARPET, DOOR AND A COUCH.

CASE NO: CE24110082  
CASE ADDR: 3371 SW 23 ST  
OWNER: MALONE, DAVID  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a) WITHDRAWN  
THERE IS A PALM TREE GROWING IN SUCH A AWAY AS TO ENCROACH ONTO THE PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF THE PROPERTY.

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

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

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

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE HAS STAINS. THE BRICK WALL NEXT TO THE CARPORT IS IN DISREPAIR, IT ALSO HAS STAINS.

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

VIOLATIONS: 47-34.1.A.1. WITHDRAWN  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF TRAFFIC CONES AND METAL POLES IN THE DRIVEWAY.

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CASE NO: CE24100679  
CASE ADDR: 272 SW 28 TER  
OWNER: GOMEZ, CAROLINA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE HEDGES ON THE SIDE OF THE PROPERTY ARE NOT BEING TRIMMED.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY HAS FADED.

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

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF A LOVE SEAT AND A KITCHEN TABLE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE THE TRASH OBSERVED IN THE BACK YARD.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE APPEARS TO BE BROKEN ON ONE SIDE.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY HAS CRACKS AND A LARGE POTHOLE TOWARD THE PORCH AREA.

VIOLATIONS: 24-7 (b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH PICK UP IS THE 1ST MONDAY OF EACH MONTH.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE24120518  
CASE ADDR: 5210 NE 14 WAY  
OWNER: OTIS, SHERRI ANN  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR AND IS UNSAFE.

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 18-1.

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

VIOLATIONS: 47-19.2.II.4.a

THERE IS TWO PORTABLE STORAGE UNITS "MY STACK BOX" ON THIS RMM-25 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED.

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CASE NO: CE24010612  
CASE ADDR: 2180 NE 62 ST  
OWNER: KOSH  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT OF CASE REFER TO CASE CE21080035. FINES SHALL BEGIN TO ACCRUE IMMEDIAYELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED,

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IN FRONT OF THIS PROPERTY IS DIRTY/DISCOLORED/FADED/MILDEWED/STAINED. THIS IS A REPEAT OF CASE REFER TO CASE CE21080035. FINES SHALL BEGIN TO ACCRUE IMMEDIAYELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DIRTY/DISCOLORED/MILDEWED. THIS IS A REPEAT OF CASE REFER TO CASE CE21080035. FINES SHALL BEGIN TO ACCRUE IMMEDIAYELY IN THE AMOUNT OF \$50 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE25010907  
CASE ADDR: 5581 NE 33 AVE  
OWNER: PALVIG, DONNA & EDWARD  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 8-144 (9)  
TWO (2) VESSELS MOORED/TIED TOGETHER AT THIS PROPERTY. THERE IS A WHITE WARLOCK RAFTING WAVE DANCER VESSEL MOORED AT THE DOCK.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE HEDGES NOT BEING MAINTAIN/TRIMMED. THERE ARE WEEDS GROWING OVER THE MULCH ON THE PROPERTY. THERE ARE PLANTS NOT BEING MAINTAINED ON THE PROPERTY.

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

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

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 WALLS ARE STAINED AND/OR DIRTY.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

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

VIOLATIONS: 47-20.13.G.1.

THE SWALE AREA (RIGHT-OF-WAY) HAS BEEN ALTERED WITH GRAVEL IN THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY. PAVERS ALSO ADDED FOR PARKING IN SWALE WITHOUT PERMITS.

CASE NO: CE24080515  
CASE ADDR: 801 N FEDERAL HWY  
OWNER: ACS FLAGLER LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22100979. 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: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE PARKING AREAS ARE IN DISREPAIR HAVING POTHoles, CRACKS AND BROKEN SECTIONS OF GROUND. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22100979 AND AS SUCH CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT 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. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040580 AND AS SUCH THE CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

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

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

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

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

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

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CASE NO: CE24110397  
CASE ADDR: 645 FLAMINGO DR  
OWNER: SHAW, JESSE  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13. (D) (2)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

CASE NO: CE24120155  
CASE ADDR: 833 SW 30 ST 1-8  
OWNER: WOODLANDS RENTALS LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 24-27(F)  
THE LID ON THIS WASTE CONTAINER IS NOT CLOSED.

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE GATE IS IN DISREPAIR AND THERE ARE MISSING AND STAINED PANELS. THERE IS TRASH AND DEBRIS AROUND THE CONTAINER.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS IN THE CONCRETE AND THE STRIPING IS MISSING.

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CASE NO: CE24120314  
CASE ADDR: 901 SW 32 CT 1-8  
OWNER: HARPER, CYNTHIA S; HARPER, STEVEN J  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY, THERE ARE NUMEROUS CRACKS AND AREAS OF CHIPPING ASPHALT.

VIOLATIONS: 47-20.13.F.  
WITHDRAWN

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025  
9:00 AM

CASE NO: CE23080539  
CASE ADDR: 519 SW 27 AVE  
OWNER: 519 SW 27TH AVENUE LLC  
INSPECTOR: RACHEL MOORE  
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: Sec. 24-7(b)  
THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

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 ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

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CASE NO: CE24050517  
CASE ADDR: 2881 SW 2 ST  
OWNER: PEART, NIGEL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY INCLUDING A BLACK MITSUBISHI 3000 GT NO TAG, A WHITE TOYOTA PICK UP WITH FLAT TIRES AND AN EXPIRED TAG, DRMC28 06/2020 AND A BLUE MONTE CARLO EXPIRED TAG IKII19 08/2020.

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: 9-308(a)  
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. THERE ARE TARPS AND SANDBAGS ON THE ROOF.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AND APPROACH ARE CRACKED AND HAVE MULTIPLE HOLES WITH WEEDS GROWING THROUGH AND AREAS OF MISSING ASPHALT.

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

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

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CASE NO: CE24030341  
CASE ADDR: 535 NW 23 AVE  
OWNER: FLORIDA FAST HOME BUYER LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (C)  
WITHDRAWN.

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED IN GOOD CONDITION. THERE ARE CRACKS ON THE EXTERIOR BUILDING WALL TRAVELING UP TO THE ROOF.

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

VIOLATIONS: 9-308 (b) WITHDRAWN  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT THAT IS NOT PERMANENT ON THE ROOF. THE TARP COVER IS NOT BEING MAINTAINED PROPERLY. TARP SHOULD BE KEPT IN REASONABLY GOOD CONDITION.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

CASE NO: CE24090507  
CASE ADDR: 3632 SW 16 CT  
OWNER: WILLIAMS, DOMINIQUE H/E; WILLIAMS, DANNIE PHILLIP  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE, A RED SEMI TRUCK CAB AT THIS 8S-8 ZONED LOCATION.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT SEMI TRUCK CAB WITH NO TAG AND A DERELICT RED BUICK LACROSSE LICENSE PLATE KEA X66 WITH EXPIRED TAG ON THE PROPERTY.

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

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

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

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

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-304 (b)

THERE ARE THREE BOAT TRAILERS PARKED ON THE FRONT LAWN OF THIS PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

July 08, 2025

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	26, 31-32
Caracas, Gustavo	12-15
Champagne, Leonard	31
Dayem, Mohammad	40
DelGrosso, Paulette	2, 39
Eason, Edward	7-9, 29
Exantus, Bovary	
Flesher, Matthew	20-25, 33, 43
Gavin, Patt	2, 29
Gebbia, Andrew	
Jones, Malik	
Kendrick, Shayqwan	16-20, 35-37
Krock, Robert	28
Martinez, Jessica	9-11, 38-39
Moore, Rachel	34, 41
Noel, Jean Claude	4-5,
Oaks, Evan	
Olivera, Ramon	
Petersen, Karl	
Proto, Karen	
Saimbert, Bernstein	
Santos, Rafael	5-6, 38
Seiderman, Guy	3-4, 30, 42
Simmons, Fitzgerald	27, 28-29
Wallace, Ahmad	28
Williams, Gail	32-33
Willis, Vanessa	
Wyland, Eric	2
New Cases:	Pages: 2 - 25
Vacation Rental:	Pages: 26
Administrative Hearing:	Pages: 27
Hearing to Impose Fines:	Pages: 28 - 37
Return Hearing:	Pages: 38 - 43