

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

July 24, 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

July 24, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25040013
CASE ADDR: 1044 NE 18 AVE
OWNER: GALLERIA LOFTS LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25040014
CASE ADDR: 1034 NE 18 AVE
OWNER: GALLERIA LOFTS LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25040021
CASE ADDR: 1709 NE 15 AVE
OWNER: QUOCATION LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25040023
CASE ADDR: 830 SE 14 ST
OWNER: WATERLOO PROPERTIES LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25050001
CASE ADDR: 905 SE 12 CT
OWNER: CAPISTRANO TOWNHOMES CONDO ASSN
INSPECTOR: KARL PETERSEN

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

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE24100694
CASE ADDR: SW 19 ST
OWNER: SHM LMC LLC; %JASON HOGG
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIALS OF LEAVES ENCROACHMENT UPON THE PUBLIC
RIGHT-OF-WAY ON SW 19 ST.

CASE NO: CE25040660
CASE ADDR: 3081 NW 19 ST
OWNER: SMH 1986 INVESTMENTS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.4.C.2.
THE DUMPSTER AT THIS B-2 COMMERCIAL PROPERTY IS PLACED IN THE ALLEY AND NOT IN
THE ENCLOSURE.

VIOLATIONS: 24-28 (a)
THE LIDS ON THIS DUMPSTER ARE NOT KEPT CLOSED.

VIOLATIONS: 9-307 (b)
THERE ARE WINDOWS ON THIS COMMERCIAL PROPERTY THAT ARE COVERED AND NOT ALLOWING
IN LIGHT AND VENTILATION.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALLS ARE DIRTY AND
STAINED.

VIOLATIONS: 18-12 (a)
THERE IS TRASH ON THE GROUND IN THE REAR OF THE BUILDING.

VIOLATIONS: 47-20.20 (H) COMPLIED
PARKING FACILITIES ON THIS B-2 COMMERCIAL PROPERTY ARE NOT BEING PROPERLY
MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THE PAVEMENT IS DIRTY AND STAINED
AND THERE ARE CRACKS IN THE ASPHALT. THE STRIPING AND WHEELSTOPS ARE FADED.

VIOLATIONS: 24-4
THERE IS TRASH IN THE ALLEY IN THE REAR OF THIS B-2 PROPERTY.

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CASE NO: CE25040897
CASE ADDR: 601 NW 22 RD
OWNER: ANAYA-RODRIGUEZ, LORETTA RODRIGUEZ, HECTOR M ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.D.8. COMPLIED
THE GATES OF THIS DUMPSTER ENCLOSURE ARE OPEN ONTO THE RIGHT OF WAY.

VIOLATIONS: 18-1.
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS TRASH ON THE GROUND INSIDE THE DUMPSTER ENCLOSURE, MORE TRASH ON THE GROUND BEHIND THE DUMPSTER ENCLOSURE AND ANOTHER PILE OF TRASH ON THE WEST SIDE OF THE PARKING LOT.

CASE NO: CE25030464
CASE ADDR: 795 E SUNRISE BLVD
OWNER: BROWARD DESIGN CENTER INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 24-29(a)
THE DUMPSTER IS OVERFLOWING WITH BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS BROKEN WOOD AND PALETTES AROUND THE DUMPSTER.

VIOLATIONS: 47-19.4.D.1.
THERE IS A 3 YARD DUMPSTER AT THIS BUSINESS THAT IS NOT IN A REQUIRED ENCLOSURE.

CASE NO: CE25030607
CASE ADDR: 1015 NE 12 ST
OWNER: OUTSTANDING LAUDERDALE RENTALS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.1.a.i
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABUTTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE. HEDGES ON PROPERTY EXCEED THE HEIGHT PERMITTED ON SWALE/RIGHT-OF-WAY CORNER OF THE PROPERTY.

CITY OF FORT LAUDERDALE
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July 24, 2025
9:00 AM

CASE NO: CE25050617
CASE ADDR: 400 SE 9 CT
OWNER: MANOR INVEST LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS, THE TOP BAR IS MISSING AND THE GATES ARE BENT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SE 4TH AVENUE OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE25020695
CASE ADDR: 2790 NW 20 ST
OWNER: SWINTON HOLDINGS LLC
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: 9-305 (b)

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

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: CE25050111
CASE ADDR: 2535 NW 19 ST
OWNER: FIRST UNITED CHURCH OF JESUS; CHRIST OF FORT LAUDERDALE INC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK 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 IN THE SWALE AREA.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE25050313
CASE ADDR: 3021 NW 19 ST
OWNER: AUER DA FA LLC % FAMILY DOLLAR; ATTN: LEASE ACCOUNTING ST #30486
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. INCLUDING THE SWALE AREA SURROUNDING THE ENTIRE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE BUFFER WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER IS BENT, BROKEN WITH EXPOSED REBAR. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS DIRT AND OIL STAINS, FADED MARKINGS THAT NEED TO RESTRIPE. THE PARKING LOT ALSO HAS BOTH MISSING AND BROKEN WHEEL STOPS THAT NEED TO REPAIRED AND REPAINTED. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CASE NO: CE25050017
CASE ADDR: 1818 MIAMI RD
OWNER: MADELINE GLABERMAN REV TR; GLABERMAN, MADELINE
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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 IN REAR OF 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 INCLUDING THE SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY. OUTDOOR STORAGE CONSISTING OF A TUB, BOXES, DOORS AND FURNITURE.

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CASE NO: CE25050537
CASE ADDR: 1326 SE 3 AVE
OWNER: ASCJ LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

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

CASE NO: CE25050566
CASE ADDR: 111 SE 19 ST 1-7
OWNER: 111 PRINCIPALITIES LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

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

CASE NO: CE25040699
CASE ADDR: 1201 NE 1 AVE
OWNER: KINGDOM CONSULTING DEVELOPMENT; GROUP LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

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

CASE NO: CE25050234
CASE ADDR: 1042 NW 1 AVE
OWNER: FIRST FORT LAUDERDALE HAITIAN; MISSIONARY BAPTIST CHURCH
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1

THERE IS AN ILLEGAL LAND USE AT THIS RMM-25 ZONED PROPERTY. THERE ARE TWO VEHICLES BEING STORED ON THIS FENCED IN VACANT LOT.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23020906 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS AREA. THERE ARE TWO SUV VEHICLES PARKED INSIDE THIS FENCED VACANT LOT.

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CASE NO: CE25060127
CASE ADDR: 1101 NW 2 AVE
OWNER: SODOSOPA HOUSING LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE24030235. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25060292
CASE ADDR: 1247 NW 3 AVE
OWNER: RALEX PROPERTIES INC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-363

THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 25-14

AIR CONDITIONER DRAINAGE IS INSTALLED TO DISCHARGE FLUID INTO THE SIDEWALK.

VIOLATIONS: 9-276(C) (1)

THE DRIVEWAY OR COURTS IS DIRTY AND DISCOLORED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA AND WALLS THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE #CE22100274. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22100274. 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.

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CASE NO: CE25060298
CASE ADDR: 1512 NW 7 AVE
OWNER: 2016 JORDI C&M LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THIS PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21040857 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND AREAS OF MISSING GRAVEL. THIS IS A REPEAT VIOLATION, SEE CASE CE23120088. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

CASE NO: CE25060426
CASE ADDR: 1305 NE 5 AVE
OWNER: SPRINGER GALARZA 1305 NE 5; AVENUE FLORIDA SERIES 4
INSPECTOR: MALIK JONES
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: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE STAINS LOCATED ON THE PARKING FACILITIES AND THE WHEEL STOPS ARE BEGINNING TO FADE.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE IS OPEN AND APPEARS TO HAVE DAMAGE, PREVENTING THE ENCLOSURE TO REMAIN CLOSED. THIS IS A RECURRING CASE, REFERENCE CASE CE24050379. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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 IS DIRTY.

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CASE NO: CE25040691
CASE ADDR: 1430 NE 5 TER
OWNER: WANTROBSKI, JOSEPH D
INSPECTOR: MALIK JONES

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

VIOLATIONS: 24-27 (b)
TRASH AND/OR RECYCLING CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP.

VIOLATIONS: 9-305 (a)
THERE IS LANDSCAPE ENCROACHING ON THE PUBLIC RIGHT OF WAY (SIDEWALK). THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION 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 ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY FORD F-150 WITH EXPIRED FL TAG #GFZM27 "2/25".

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE FRONT AND REAR OF THE PROPERTY. THE LANDSCAPE MATERIAL CONSIST OF BUT IS NOT LIMITED TO AN ACCUMULATION OF LEAVES, PALM FRONTS, COCONUTS AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25040356
CASE ADDR: 2550 SW 5 ST
OWNER: LOMACK, GREGORY & CHASHIA
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 2 DOOR PONTIAC TRANS AM WITH NO VALID FL TAG DISPLAYED.

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.

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CASE NO: CE24120594
CASE ADDR: 608 SW 22 TER
OWNER: SAHAGUN, ENRIQUE LOYOLA
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, WEEDS GROWING THROUGH AND UNEVEN AREAS WITH PIECES MISSING. THE GRAVEL APRON IS NOT BEING MAINTAINED. THERE ARE BARE AREAS WITH WEEDS GROWING THROUGH.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE AT THIS RS-8 ZONED PROPERTY. THE ITEMS ARE DESCRIBED AS BUT NOT LIMITED TO CONSTRUCTION MATERIAL, CINDERBLOCKS, A DOOR, BUCKETS, PLASTIC BAGS, AMAZON BOXES, PAMPERS BOX, MODELO BEER BOX, POLES, WOOD, GIFT WRAP PAPER, AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS ON THE SIDE OF THE HOUSE ARE IN DISREPAIR, MISSING, OR COVERED.

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 AROUND THE DRIVEWAY AREA AND SWALE.

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

CASE NO: CE25030558
CASE ADDR: 1314 SW 23 AVE
OWNER: MAZARIEGOS, FERDY & KIMBERLY
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

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

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July 24, 2025

9:00 AM

CASE NO: CE25030213
CASE ADDR: 142 SW 21 WAY
OWNER: SMITH, OLAGAY H/E; SMITH, MATTIAS & SARAH KIM
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT 4 DOOR SILVER CHEVY IMPALA WITH EXPIRED FL TAG # ETDL58 "11/24" ON THE PROPERTY.

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

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. BOTH THE CHAIN LINK AND WOOD FENCE HAVE AREAS THAT ARE DAMAGED AND MISSING SECTIONS.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON REAR SWALE AREA. THE TRASH CONSISTS OF GLASS, PALLET, PLASTIC BAGS AND OTHER MISCELLANEOUS DEBRIS, LITTER.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUT OF DOORS. THE ITEMS CONSIST OF A PILE OF PAVERS, PAINT CANS, WOOD AND OTHER MISCELLANEOUS ITEMS.

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

CASE NO: CE25050393
CASE ADDR: 2500 W BROWARD BLVD
OWNER: RIVERBEND WM LLC
INSPECTOR: RAMON OLIVERA
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. THIS IS A RECURRING VIOLATION REFER TO CASE CE24050660. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION IS IN COMPLIANCE OR NOT PRIOR TO THE HEARING DATE.

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July 24, 2025

9:00 AM

CASE NO: CE25050223
CASE ADDR: 228 SW 22 AVE
OWNER: DIOMEADIOS, RAFAEL
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO ALUMINUM BEAMS, CHERRY PICKER IN THE REAR OF THE PROPERTY, AND OTHER MISCELLANEOUS ITEMS AND EQUIPMENT.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA IN THE FRONT AND REAR OF THE PROPERTY.

VIOLATIONS: 9-305 (b) COMPLIED

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

CASE NO: CE25040338
CASE ADDR: 409 SW 25 AVE
OWNER: FREDERICK, SINCLAIR
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A FOUR DOOR CHEVROLET TRAIL BLAZER WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO WOOD BEAMS, MINI FRIDGE, EXTENSION CORDS, PLASTIC BUCKETS, CINDER BLOCKS, ROPE, COOLER, AND OTHER MISCELLANEOUS ITEMS AND DEBRIS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL AND HAS WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040351
CASE ADDR: 408 SW 25 AVE
OWNER: GENESTANT, LAVEAU & SAINTE THERE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 2 DOOR SILVER TOYOTA SOLARA WITH EXPIRED FL TAG BW25BK "6/24".

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY APRON HAS AREAS OF MISSING GRAVEL AND GRASS GROWING THROUGH IT.

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

CASE NO: CE25040359
CASE ADDR: 2630 SW 5 ST
OWNER: UCLER,NILUFER; FELICIANO GONZALEZ, JUAN E
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 47-34.4.C.1 COMPLIED
THERE IS A RECREATIONAL VEHICLE BEING USED AS A RENTAL FOR THE PURPOSE OF LIVING ON THIS RS-8 ZONED PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT ARE NOT LIMITED TO PROPANE TANK, EXTENSION CORDS, COMPRESSOR, AIR HOSE, FAN, CAR BATTERY PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040791
CASE ADDR: 1001 SW 22 TER
OWNER: ALTRIA TRADE LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

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

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

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

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

CASE NO: CE25040163
CASE ADDR: 1378 RIVERLAND RD
OWNER: MILLER, ERIC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE BARRIER WALL AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED.
THE WALL IS STAINED WITH AN ORANGE AND BLACK SUBSTANCE AND HAS AREAS OF FADED, MISSING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25050224
CASE ADDR: 2549 SW 6 CT
OWNER: CHARLOT, NADEGE; CHARLOT, DODLY D
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.13.G.1. COMPLIED
THE SWALE AREA HAS BEEN ALTERED AT THIS RS-8 ZONED PROPERTY BY ADDING GRAVEL,
WITHOUT OBTAINING A PERMIT.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP THAT REMAINS AFTER THE REMOVAL OF A TREE IN THE FRONT OF
THIS RS-8 ZONED PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING
STORED OUTDOORS INCLUDE BUT NOT LIMITED TO A PILE OF BROKEN ASPHALT DEBRIS AND
FURNITURE.

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.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH,
WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, HOLES AND AREAS OF MISSING
ASPHALT.

CASE NO: CE25050060
CASE ADDR: 1604 SW 14 ST
OWNER: BENOIT, DAVID SCOTT H/E; BENOIT, BRAD LEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS
BEING STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO MECHANIC CREEPER, PLASTIC
BOTTLES, LAWN MOWER, GARDEN WAGON, BASKET, CINDER BLOCK AND OTHER MISCELLANEOUS
ITEMS.

VIOLATIONS: 9-306
THE FASCIA IS STAINED WITH A BROWN SUBSTANCE AND HAS AREAS OF MISSING PAINT,
PEELING PAINT.

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY HAS WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH AND AN ACCUMULATION OF DEAD PALM FRONDS AND LANDSCAPING DEBRIS ON THE PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE FORD TRANSIT CONNECT WITH EXPIRED FL TAG LSMY25 "6/24".

CASE NO: CE24120231
CASE ADDR: 131 FLORIDA AVE
OWNER: SAPP, CALVIN & LUCILLE K
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS AT THE PROPERTY ARE CROOKED.

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

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS STORAGE OF TIRES, CRATES AND MISCELLANEOUS ITEMS IN THE OPEN AIR AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALM TREE ON THE SWALE LEAVES ARE OBSTRUCTING THE TRAFFIC SIGN AND HAS ENCROACHED ONTO THE SIDEWALK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010552
CASE ADDR: 363 W DAYTON CIR
OWNER: MORGAN, TAMMY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A PICK UP TRUCK IS PARKED ACROSS THE SIDEWALK.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, CRACKED, POTHOLES 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.

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

CASE NO: CE25010614
CASE ADDR: 620 SW 29 AVE
OWNER: BARNES, MATTIE
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. THE TREES/BUSHES IN FRONT OF THIS PROPERTY IS NOT BE MAINTAINED AND HAS GROWN WILDLY AND UNKEPT.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLUE FORD PICK UP TRUCK WITH A RIPPED APART TARP/CAR COVER, AND NO LICENSE PLATE IS PARKED IN THE DRIVEWAY OF THIS PROPERTY.

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. THE EXTERIOR OF THE HOME HAS HARD WATER STAINS ON THE NORTH SIDE OF THE HOME.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010651
CASE ADDR: 508 W DAYTON CIR
OWNER: 508 W DAYTON CIRCLE LAND TR; VALMY, TOUFIQUE & MERITTE TRSTEEES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND HAS CRACKS THROUGHOUT.

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

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

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE SURROUNDING THE PROPERTY HAS BROKEN, CHIP AND DISCOLORED SLATS.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY CONSISTING OF A MATTRESS NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

CASE NO: CE25030817
CASE ADDR: 3210 W BROWARD BLVD
OWNER: A & M INVESTMENTS OF AMERICA LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020351
CASE ADDR: 2751 SW 3 ST
OWNER: JACQUES, DESMOND; THOMAS, BEVERLY EST
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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-363 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.
- VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COMMERCIAL VEHICLE, AND A BLACK SEDAN OBSERVED BEING PARKED ON THE LAWN OF THIS PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD HAS A BOARD COVERING THE ENTRANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120456 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.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF MISCELLANEOUS ITEM IN THE BACK YARD OF THIS HOME.
- VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS LOCATION. A WHITE COMMERCIAL TRUCK LABELED, SBF TAMARAC FL, IS BEING PARKED OVERNIGHT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.
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DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
TELEPHONE (954) 828-6520
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020413
CASE ADDR: 180 PENN WAY
OWNER: 800 LLC
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. THERE IS ALSO GRAFFITI ON THE SIDE OF THE HOME. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BEDROOM FURNITURE, DRESSER, MATTRESS, BEDFRAME AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040102 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1. COMPLIED

THERE IS THE ROOFED STORAGE OF A MATTRESS, SOFA AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21030066 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25040546
CASE ADDR: 300 SW 31 AVE
OWNER: DIXON, CARLTON A
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (c)

THE FRONT PORCH IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b) WITHDRAWN

THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-305 (b) WITHDRAWN

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 AREAS.

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

July 24, 2025

9:00 AM

- VIOLATIONS: 9-278 (e) COMPLIED
THERE IS PLYWOOD AND ANOTHER WOOD ITEM COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THE BOARDED UP WINDOWS ARE LOCATED IN THE CARPORT AND REAR OF THE PROPERTY.
- VIOLATIONS: 9-280 (h) (1)
THE GARDEN WALL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND IS NOT BEING MAINTAINED AS REQUIRED. FURTHERMORE THERE ARE TWO (2) POSTS THAT REMAIN AFTER THE REMOVAL OF CHAIN LINKED FENCE ON THE EAST SIDE OF THE PROPERTY.
- VIOLATIONS: 9-280 (b) WITHDRAWN
THERE ARE MANY WINDOWS THAT HAVE THE GLASS BROKEN AT THIS PROPERTY. THE BROKEN WINDOWS ARE LOCATED ON ALL 4 SIDES OF THE PROPERTY.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR. THE ROOF IS CAVING IN. FURTHERMORE THE FASCIA, SOFFITS AND EXTERIOR WALLS AROUND THE CARPORT ARE DAMAGED AND HAVE AREAS OF MISSING PEELING PAINT.
- VIOLATIONS: 9-306 WITHDRAWN
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE SOFFITS THAT ARE DAMAGED AND AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT 4 DOOR GREY LINCOLN TOWN CAR WITH EXPIRED FL TAG IHAF59 "12/18" FLAT TIRES, AND MULTIPLE DERELICT BOAT TRAILERS WITH NO VALID FL TAGS AND FLAT TIRES ON THE PROPERTY.
- VIOLATIONS: 18-1.
THERE IS UNDER CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO, CINDER BLOCKS, PLASTIC OIL PAN, PIPES/POLES, PVC, PLASTIC BUCKETS, GLASS TANK, BAGS, PROPANE TANK PLYWOOD, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO DRESSERS, CABINETS, WOOD PALLET, GLASS TANK, PLASTIC CONTAINERS, CINDER BLOCKS, PLYWOOD AND OTHER MISCELLANEOUS ITEMS STORED ON THE SIDE, REAR AND FRONT OF THE PROPERTY.
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020494
CASE ADDR: 631 SW 28 DR
OWNER: FIVE IRON LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 25-4 COMPLIED**
THERE IS AN MOTORCYCLE OBSTRUCTING THE SIDEWALK OF THE PROPERTY.
- 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.
- VIOLATIONS: 18-1. COMPLIED**
THERE IS ROOFED STORAGE OF A SOFA, TRASH BAGS, PLASTIC BIN AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 47-34.1.A.1. COMPLIED**
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTSIDE STORAGE OF MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.
- VIOLATIONS: 9-280 (h) COMPLIED**
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SCREENED IN PORCH AT THIS PROPERTY IS RIPPED AND PARTS OF IT ARE NO LONGER CONNECTED TO THE BASE OF THE SCREEN.
- 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) COMPLIED**
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE RV IS BEING PARKED ON THE LAWN AT THIS PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND HAS POTHOLES.
- VIOLATIONS: 47-34.4.C.1. COMPLIED**
THERE IS AN RV/MOBILE HOME PARKED AND OR BEING STORED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED. A WHITE RV IS PARKED ON THE FRONT SIDE LAWN OF THE PROPERTY VISIBLY CONNECTED TO THE HOME WITH POWER CORDS AND A WATER HOSE.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25030152
CASE ADDR: 565 W DAYTON CIR
OWNER: ALEIXO, MOISES PINHEIRO; MARQUES, MARIA DE OLIVEIRA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS:** 47-39.A.1.B.10 **COMPLIED**
A WHITE RANGE ROVER WAS OBSERVED AS BEING REPAIRED UNDER A BLUE TENT, AS WELL AS CAR PARTS SCATTERED AROUND THE VEHICLE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS:** 47-39.A.1.b. (6) (b) **COMPLIED**
THERE ARE ITEMS SUCH AS TIRES, BINS, CAR PARTS, BUCKETS AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS:** 18-12. (a) **COMPLIED**
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:** 24-7 (b) **COMPLIED**
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.
- VIOLATIONS:** 9-304 (b) **COMPLIED**
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE RANGE ROVER, FORD PICK UP AND A WHITE DODGE CHARGER ARE BEING PARKED ON THE GRASS AREA OF THE HOME.

CASE NO: CE25030295
CASE ADDR: 3700 JACKSON BLVD
OWNER: GUERRIER INVESTMENTS LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS:** 9-279 (e)
THE REFRIGERATOR AND AIR CONDITIONER ARE NOT BEING MAINTAINED IN A SAFE, SANITARY AND PROPERLY OPERATING CONDITION.
- VIOLATIONS:** 9-278 (C)
THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING, TO INCLUDE THE CEILING FAN WHICH ONLY HAS ONE LIGHT WORKING. THERE IS ALSO AN ELECTRIC OUTLET THAT HAS BEEN COVERED WITH A SURGE PROTECTOR BECAUSE THE OUTLET SPARKS FIRE WHEN PLUGGED INTO.
- VIOLATIONS:** 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DOORS INSIDE THE PROPERTY WHICH HAVE BEEN WATER DAMAGED, CEILINGS THAT HAVE EVIDENCE OF WATER DAMAGE AND PEELING PAINT.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

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: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL 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 WOODEN FENCE AT THIS PROPERTY IS DISCOLORED, MISSING SLATS AND LEANING INWARDLY.

CASE NO: CE25040902
CASE ADDR: 810 CAROLINA AVE
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK MERCEDES AND A BURGUNDY LEXUS SUV WITH OVERGROWTH OF GRASS SURROUNDING THE TIRES, AND EXPIRED LICENSE PLATE ON THE LEXUS, AND NO LICENSE PLATE ON THE MERCEDES. THIS IS A RECURRING VIOLATION PER CASE CE24030961 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF CAR TOOLS, BOXES, AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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 CE24030961 AND WILL PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK MERCEDES, A BLUE PICK-UP TRUCK, A WHITE PICK-UP TRUCK, AND A LEXUS BURGUNDY SUV IS BEING PARKED ON THE LAWN AND THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND RIDDLED WITH CRACKS AND POTHOLES.

CASE NO: CE25030140
CASE ADDR: 820 ALABAMA AVE
OWNER: WYDRA, MARTHA ISABEL LE; WYDRA, MICHAEL JAMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND HAS CRACKS, AND POTHOLES.

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

VIOLATIONS: 47-39.A.1.b. (7) (a) 1. COMPLIED
IT IS UNLAWFUL TO PARK OR STORE ANY COMMERCIAL VEHICLES AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. A YELLOW PENSKE COMMERCIAL TRUCK IS BEING STORED IN THE DRIVEWAY OF THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020732
CASE ADDR: 1421 NE 13 AVE
OWNER: DUNMORE PROPERTIES LTD; % SFLRE GROUP LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.1. COMPLIED

THERE IS A THREE YARD DUMPSTER ON THE PROPERTY THAT ARE STORED OUTDOORS AND NOT WITHIN AN APPROVED DUMPSTER ENCLOSURE.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 24-29. (a) COMPLIED

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A BAG WITH PLASTIC BOTTLES AND OTHER MISCELLANEOUS ITEMS. THIS 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: CE25040184
CASE ADDR: 1819 N FEDERAL HWY
OWNER: CASTRONI INC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER PAD AT THIS LOCATION IS DIRTY AND DISCOLORED.

VIOLATIONS: 47-20.20. (H)

THERE ARE AREAS OF THE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THE PARKING LOT IS FADED AND DISCOLORED. THE CURBS ARE PEELING AND MISSING PAINT.

VIOLATIONS: 9-280 (C)

THE WALKWAY PORTION OF THIS PROPERTY HAS PAINT PEELING 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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BROKEN GLASS/MIRRORS AND OTHER MISCELLANEOUS ITEMS.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

CASE NO: CE25060082
CASE ADDR: 1615 N FEDERAL HWY
OWNER: FRAM FED FIVE INC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CASE NO: CE25060425
CASE ADDR: 1819 N FEDERAL HWY
OWNER: CASTRONI INC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25040184. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE24060680
CASE ADDR: 711 NW 18 ST
OWNER: UNGER, LEONARD
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO BOXES, INDOOR FURNITURE AND OTHER VARIOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

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

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 TO INCLUDE BUT NOT LIMITED TO THE CARPORT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25030829
CASE ADDR: 1761 NE 12 ST
OWNER: 1759/1761 NE 12TH STREET LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD SLASH PINE TREE IN FRONT OF THE PROPERTY.

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

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

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: CE25040672
CASE ADDR: 1029 N FEDERAL HWY
OWNER: YELLOW CAPITAL LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A BANNER ON THE FENCE AND A SANDWICH SIGN ON THE SIDEWALK THAT ARE NOT PERMITTED. (MR. SMOKE SHOP). THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24100721. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25050361
CASE ADDR: 1998 E SUNRISE BLVD
OWNER: E SUNRISE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 15-28
THE BUSINESS (FINN REAL ESTATE ENTERPRISES) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25050453
CASE ADDR: 1251 E SUNRISE BLVD
OWNER: ROSHNI INVESTMENTS INC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25050557
CASE ADDR: 1015 NE 17 AVE
OWNER: SANCHEZ, FREDERICK; SANCHEZ, ALICIA & SANCHEZ, KATHRYN
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS TOILET PAPER AND FECAL MATTER COMING FROM THE SEWER LINE IN THE PARKING LOT OF THE PROPERTY 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 THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24010561. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25050801
CASE ADDR: 816 NE 18 AVE
OWNER: 816 JASMINE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-363

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

CASE NO: CE25060193
CASE ADDR: 1701 E SUNRISE BLVD
OWNER: 1701 E SUNRISE LLC; %TD BANK ATTN: LEASE ADMIN
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 24-29. (a)

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

CASE NO: CE25040032
CASE ADDR: 1901 NE 21 ST
OWNER: DANIELE, JOHN H/E; BYRNE, JAMES ET AL
INSPECTOR: JEAN CLAUDE NOEL

VIOLATIONS: 25-56 (C)

THE SIDEWALK AT THE RS-8 SINGLE FAMILY ZONE PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS AND BROKEN PAVERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25060525
CASE ADDR: 837 N VICTORIA PARK RD
OWNER: HOLIDAY START LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO CHAIRS, FURNITURE, MATTRESS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-280 (C)

THERE ARE PAVER WALKWAYS AT THIS PROPERTY THAT ARE IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED AND HAVE WEEDS/GRASS GROWING THROUGH THE PAVER WALKWAYS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDE BUT NOT LIMITED TO THE DOORS AT 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 TO INCLUDE THE SWALE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22070210. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010358
CASE ADDR: 205 SW 27 AVE
OWNER: ADNAN ENTERPRISES LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING INSIDE THE PROPERTY HAS WATER STAINS FROM THE ROOF LEAKING. ALSO THE BATHROOM TILES HAVE LIFTED PREVENTING THE BATHROOM DOOR FROM CLOSING.

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS STAINED. THE PARKING STRIPES ARE FADED AND THE WHEEL STOPS ARE DIRTY AND STAINED.

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

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

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.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010164
CASE ADDR: 1115 NW 5 CT 1-3
OWNER: LEWERS, DEBORAH
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.B.10 WITHDRAWN
THERE ARE CARS BEING REPAIRED ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO OIL CHANGES, ENGINE WORK; EQUIPMENT/ TOOLS STORED OUTSIDE AT THIS RM-15 ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY; WOOD, TARPS, TIRES, ETC. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE CHAIN LINK FENCE THAT ARE MISSING SUPPORT RAILS. THE GATE IS NOT STRAIGHT AND SECTIONS OF THE CHAIN LINK ARE NOT ATTACHED.

CASE NO: CE24090312
CASE ADDR: 1132 NW 2 ST
OWNER: EZR PROPERTIES 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.

VIOLATIONS: 9-279 (g)
AIR CONDITIONING UNIT(S) ARE LEAKING INSIDE & OUTSIDE APT NUMBER 3. THE A/C UNITS ARE NOT SEALED PROPERLY INSIDE/OUTSIDE THROUGHOUT. KITCHEN CABINETS IN APT NUMBER 3 ARE MISSING/DETERIORATED, DOORS ARE MISSING AND FLOORBOARDS ARE ROTTED OR DETERIORATED.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS, LADDERS, WOOD, TOOLS, MISCELLANEOUS ITEMS STORED IN THE REAR/SOUTH SIDE AND THROUGHOUT THE RMM-25 - RESIDENTIAL MULTIFAMILY ZONED 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

July 24, 2025

9:00 AM

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. RE: APT 3: FRONT, REAR (KITCHEN) DOOR AND DOOR FRAME(S) ARE IN DISREPAIR/CHIPPED AND ARE NOT PROVIDING A WEATHER TIGHT SEAL. CEILING HAS VISIBLE SIGN OF WATER INTRUSION/DAMAGE. CEILING HAS WATER POCKETS THROUGHOUT IN APT 3.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BUILDING WALLS, WOODEN FENCE, DOORS AND FASCIA ARE FADED, DIRTY OR DISCOLORED AND THE WALKWAYS/SIDEWALK AREAS ARE DIRTY, DISCOLORED AND STAINED.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES AND TRAILER(S) PARKING ON THE GRASS ON THE PROPERTY.

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. MISSING SMOKE DETECTOR IN UNIT 3; EXPOSED ELECTRICAL WIRES IN THE BATHROOM LIGHT FIXTURE.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE DERELICT VEHICLES WITH FLAT TIRES AND TWO TRAILERS STORED ON THE PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH THROUGHOUT THE PROPERTY TO INCLUDE BOARDS, CONSTRUCTION MATERIAL, LADDERS, WOOD, ETC.; ALONG WITH OVERGROWN GRASS.

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. RMM-25 - RESIDENTIAL MULTIFAMILY BUILDING DOES NOT HAVE A LANDLORD REGISTRATION ON FILE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010869
CASE ADDR: 2361 NW 13 CT
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-305 (b) 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. MISSING GROUND
COVER ON THE PROPERTY AND IN THE SWALE.

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

CASE NO: CE25020284
CASE ADDR: 900 NW 2 ST
OWNER: SJW INVESTMENT IRREV TR
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA INCLUDING BUT NOT
LIMITED TO A WHITE MERCURY MOUNTAINEER AND A BLUE HYUNDAI VEHICLE PARKED IN THE
FRONT OF THE PROPERTY (NORTH SIDE); AND A BOAT/BOAT TRAILER IN THE REAR OF THE
PROPERTY (SOUTH SIDE).

VIOLATIONS: 9-305 (b)
THERE IS BARE OR MISSING GROUND COVER IN THE SWALE AND THROUGHOUT THE PROPERTY.
THIS IS A RECURRING VIOLATION REFER TO CASE CE23020493. 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.
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS WOOD, BRICKS, METAL,
CONSTRUCTION DEBRIS, ETC. STORED OUTSIDE THROUGHOUT THE RMM-25 ZONED PROPERTY.
THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. 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.

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

July 24, 2025

9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. BUILDING WALLS ARE DISCOLORED, STAINED, DIRTY, PAINT IS MISSING OR PEELING ON THE BUILDING, FASCIA, AND SOFFITS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. 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.

CASE NO: CE25030302
CASE ADDR: 532 NW 8 AVE
OWNER: DACA MANAGEMENT LLC
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 ENTRANCE GATES DO NOT CLOSE; THE GREEN SCREEN/MESH MATERIAL ON THE FENCE IS TORN, MISSING, AND IN DISREPAIR.

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. BUILDING WALLS ARE PEELING, DIRTY AND DISCOLORED; INCLUDING BUT NOT LIMITED TO FASCIA AND SOFFITS.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110668. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. MISCELLANEOUS TRASH AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE. THERE IS OVERGROWN VEGETATION AROUND THE PROPERTY LINE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110668. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25030554
CASE ADDR: 526 NW 15 WAY
OWNER: NOBLE HOME & PROPERTY; MANAGEMENT LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THERE ARE TIRES, VEHICLE SEATS, BOXES AND OTHER DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE
ARE MULTIPLE CARS STORED ON THE PROPERTY AND IN THE SWALE AREA.

CASE NO: CE25040081
CASE ADDR: 1301 NW 2 ST
OWNER: IRIGOYEN GREY REV LIV TR; IRIGOYEN, JOSUETH M TRSTEE ETAL
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING
FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING, PEELING PAINT. THERE ARE CRACKS IN THE STUCCO/BUILDING WALLS
FASCIA AND SOFFITS HAVE BEEN PLASTERED WITH CEMENT AND THERE ARE CRACKS AND
PEELING PAINT THROUGHOUT.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING
BUT NOT LIMITED TO THE CRACKED/BROKEN OR MISSING ASPHALT AND WEEDS GROWING
THROUGH GRAVEL SECTIONS AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.13.F. WITHDRAWN

THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY. THIS
PROPERTY IS ZONED RMM-25.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO
STOVES, REFRIGERATORS, FURNITURE, TOILETS, ETC. BEING STORED THROUGHOUT THE
PROPERTY.

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY INCLUDING MATTRESSES,
HEADBOARDS, CARDBOARD AND MISCELLANEOUS ITEMS IN THE SWALE AREA.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THERE IS TRASH, FURNITURE AND MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY. ALSO,
THERE ARE OVERGROWN HEDGES, GRASS AND VEGETATION THROUGHOUT.

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040152
CASE ADDR: 533 NW 20 AVE
OWNER: FLORENTIDE 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 INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE OBSERVED AT THE CURBSIDE TO INCLUDE SOFA, TABLES, BOXSPRING, ETC.

CASE NO: CE25040273
CASE ADDR: 525 NW 7 TER
OWNER: 525 NW 7TH TER LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE ARE SEVERAL TENTS, TABLES, CHAIRS AND MISCELLANEOUS ITEMS STORED OUTSIDE INCLUDING BUT NOT LIMITED TO THE WEST YARD 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, 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.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE CHAIN LINK FENCE SURROUNDING THE PROPERTY. THERE ARE MISSING PART(S) OF THE FENCE/GATE(S).

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. ADDRESS NUMBERS ARE COVERED BY TREES/SHRUBS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25050127
CASE ADDR: 905 NW 5 ST
OWNER: VIAL LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE SURROUNDING PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POLES ARE BENT, LEANING AND ARE MISSING PIECES. GREEN SCREENING AND OTHER MATERIAL IS DETERIORATED.

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 CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS AREA, INCLUDING BUT NOT LIMITED TO: THREE BOATS IN THE REAR OF THE PROPERTY ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS/WEEDS PROTRUDING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IN THE REAR OF THE PROPERTY HAS A RIPPED, TORN, MISSING CANVAS AND THE POLES ARE IN DISREPAIR.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO BUCKETS, PARTS, PAPER, AND MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 18-1.

THERE IS ROOFED OUTDOOR STORAGE OF MULTIPLE BOATS, BUCKETS, CHEMICALS, POLES, DEBRIS, ETC. AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040634
CASE ADDR: 1125 NW 2 ST 1-4
OWNER: LUMAX USA LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.B.1.

THE DUMPSTER IS BEING LEFT CURBSIDE AND NOT BEING BROUGHT BACK TO APPROPRIATE LOCATION AFTER PICK UP.

VIOLATIONS: 9-276(C) (1)

THERE ARE WALKWAYS THAT ARE FADED, DISCOLORED, AND DETERIORATED, INCLUDING THE PARKING SURFACES.

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY IN THE REAR SWALE/EASEMENT 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: 9-305(b)

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

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. INCLUDING BUT NOT LIMITED TO A LARGE AMOUNT OF TRASH AND DEBRIS HAS BEEN PLACED IN THE EASEMENT AREA BEHIND THE BUILDING.

CASE NO: CE25050209
CASE ADDR: 701 W BROWARD BLVD
OWNER: BROWARD PETROLEUM LLC
INSPECTOR: VANESSA WILLIS
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. THERE ARE AREAS OF WEEDS GROWING THROUGH THE GRAVEL ON THIS PROPERTY AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE DISCOLORED, DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24090037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE ALLEY/EASEMENT ON THE NORTH SIDE OF THE PROPERTY.

CASE NO: CE24080605
CASE ADDR: 2310 NW 9 PL
OWNER: YOUNG, JEFFREY NEAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE TWO DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY. THERE ARE TWO DERELICT VEHICLES PARKED ON THE PROPERTY SWALE. ONE VEHICLE IS A SILVER NISSAN 4-DOOR VEHICLE WITH TWO FLAT TIRES. (DRIVER SIDE AND DRIVER REAR TIRE) TAG FL EDLY59 7/25. ANOTHER VEHICLE DARK GREY CAMRY FL TAG LSNV90 EXP TAG STICKER 5/23. VEHICLES WERE TAGGED 24 HOURS TO BE REMOVED.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE PARTS OF THE BUILDING THAT ARE STAINED. (FRONT WALLS, TRIM, PILLARS.) ABOVE THE PILLARS THE FASCIA BOARD IS STAINED WITH DARK MARKS AND STAINS AND THE WALL BY THE TRASH CAN NEEDS TO BE PAINTED.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AND DRIVEWAY APRON ARE NOT WELL GRADED AND/OR DUST FREE. THERE ARE CRACKS AND HOLES.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A SILVER 4 DOOR VEHICLE PARKED AT THE BACK LEFT SIDE OF THE HOUSE. THERE IS A 4 DOOR SILVER VEHICLE PARKED AT THE BACK LEFT SIDE OF THE PROPERTY ON THE GRASS. THE VEHICLE NEEDS TO BE PLACED ON THE DRIVEWAY OR APPROVED SURFACE AND NOT IN THE BACK OF THE HOUSE.

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 AND THE SWALE AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24100655
CASE ADDR: 800 NW 15 AVE
OWNER: JOSEPH, GREGORY
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE IS A CAMPER PARKED ON THE LAWN ON THE EAST SIDE OF THIS PROPERTY.

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

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 NOT LIMITED TO THE SWALE AREA.

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 CE23030319. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS AN ILLEGAL DUMP BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE SWALE THAT WAS AN ILLEGAL DUMP.

CASE NO: CE24110209
CASE ADDR: 857 NW 16 AVE
OWNER: MCBRIDE, FLORENCE D LE; RHODEN, MICHELLE LEE ANGELINE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 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 SOME SPOTS ON THE WALL, DOOR FRAME AND SIDE OF THE HOUSE AND FRONT THAT NEED PAINT. THERE ARE AREAS THAT WERE WORKED ON THAT NEED PAINT ON THE SIDE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010083
CASE ADDR: 925 NW 17 AVE
OWNER: GODDARD, BERTHA MOORE LE; SAXX, TAMIKA MOORE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.D. COMPLIED

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT 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. CANOPIES- THERE IS A CANOPY ON THE PROPERTY THAT NEEDS TO BE TAKEN DOWN AND REMOVED FROM THE PROPERTY.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A WINDOW BROKEN ON THE SIDE OF THE HOUSE.

VIOLATIONS: 9-304 (b) COMPLIED

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. GRAVEL DRIVEWAY NEEDS TO BE MAINTAINED. THERE ARE GRASS AND WEEDS GROWING THROUGH THE ROCKS AND THERE ARE A FEW AREAS THAT NEED TO BE REPLENISHED. THE PAVED DRIVEWAY HAS CRACKS AND NEED TO BE FILLED IN AND THERE IS GRASS AND WEEDS GROWING THROUGH THE CRACKS.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE SEVERAL VEHICLES AND A TRAILER PARKED ON THE GRASS AT THE REAR OF THE PROPERTY AND NEED TO BE PLACED ON AN APPROVED DRIVEWAY. (TWO COVERED VEHICLE, 1 BLACK PICK-UP TRUCK, 1 SILVER/TAN PICK-UP TRUCK AND A BLACK TRAILER.

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 BUT NOT LIMITED TO THE SWALE AREA, THAT NEED SOD/GRASS. ALSO THE SWALE AREA AROUND THE STOP SIGN NEEDS SOD/GRASS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010086
CASE ADDR: 1916 NW 9 ST
OWNER: GODDARD, BERTHA M LE; WARREN, ZOELLEN MOORE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304. (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

1-BLUE TWO DOOR VEHICLE MAKE UNKNOWN NO TAGS AND VIN UNKNOWN. WAS RED TAGGED 10 DAYS.

1-GRAY 4 DOOR VEHICLE NO TAGS AND UNABLE TO SEE VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR YELLOW VEHICLE NO TAG OR VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLUE MERCEDES 560 NO TAG AND UNABLE TO READ VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLUE CHEVY NO TAG AND UNABLE TO READ VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLACK MERCEDES FL TAG EXP 9/05 BUMPER OFF. WAS RED TAGGED 10 DAYS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

THERE ARE SEVERAL DERELICT VEHICLES AND A TRAILER PARKED ON THE LAWN AND SWALE

ARE

WITH NO TAGS.

1-BLUE TWO DOOR VEHICLE MAKE UNKNOWN NO TAGS AND VIN UNKNOWN. WAS RED TAGGED 10 DAYS.

1-GRAY 4 DOOR VEHICLE NO TAGS AND UNABLE TO SEE VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR YELLOW VEHICLE NO TAG OR VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLUE MERCEDES 560 NO TAG AND UNABLE TO READ VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLUE CHEVY NO TAG AND UNABLE TO READ VIN. WAS RED TAGGED 10 DAYS.

1-FOUR DOOR BLACK MERCEDES FL TAG EXP 9/05 BUMPER OFF. WAS RED TAGGED 10 DAYS.

VIOLATIONS: 18-12. (a) COMPLIED

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

THERE WAS SOME TRASH, DEBRIS AND OVERGROWTH THROUGHOUT THE PROPERTY. THERE WERE

LONG BOARDS ON THE GROUND AND OVERGROWTH THAT NEEDS TO BE TRIMMED. THERE WAS SOME

TRASH IN THE FRONT AND REAR OF THE PROPERTY.

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. THE BUILDING HAS STAINS AND DARK MARKS ON THE

FASCIA BOARD AND THIS NEEDS TO BE CLEANED AND OR PAINTED.

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 IS MISSING

GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

ANY AREA THAT HAS MISSING AND DEAD GROUND COVER NEEDS TO HAVE GRASS/SOD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010088
CASE ADDR: 1920 NW 9 ST
OWNER: KATANA 1920 LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE BUILDING EXTERIOR HAS AREAS ON THE WALLS, FASCIA BOARD THAT HAVE DARK MARKS AND STAINS THAT NEED TO BE CLEANED AND PAINTED. THIS SHOULD INCLUDE THE WALLS, FASCIA BOARD, DOORS AND GARAGE DOORS.

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 DEAD OR MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE RIGHT AND LEFT SIDE OF THE BUILDING HAVE AREAS THAT NEED GROUND COVER SOD/GRASS.

CASE NO: CE25010570
CASE ADDR: 801 NW 16 TER
OWNER: LOSCALZO RODRIGUEZ, KRISTEN L H/E; DUBE, DON DAVE ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS TRASH ON THIS PROPERTY SWALE. THERE IS TRASH ON THE NW 8TH STREET SIDE ON THE SWALE.

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 EXTERIOR FASCIA BOARD HAS DARK MARKS OR STAINS MAINLY AT THE FRONT OF THE RESIDENCE.

VIOLATIONS: 9-308 (b) COMPLIED

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF AND THE ROOF IS STAINED WITH DARK MARKS.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THE GRAVEL DRIVEWAY HAS THINNED OUT AND THERE IS GRASS AND WEEDS GROWING THROUGH THE ROCKS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25011001
CASE ADDR: 633 NW 14 TER
OWNER: CEASER, CHINO & MCCALL, SYLVESTER ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. TREE LIMBS, SHRUBS TRASH WAS OBSERVED.

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 PROPERTY HAS MISSING AND OR DEAD GROUND COVER THROUGHOUT THE PROPERTY AND ITS SWALE.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS AN ILLEGAL DUMP BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS TRASH, BAGS OF ROCKS, BOXES, PAINT TUBS, CAR PART BOXES, TREE LIMBS AND DEBRIS ALL IN A PILE WITH TWO SHOPPING CARTS. THERE WERE BOXES AND LETTERS AND LABELS WITH ADDRESS IN THE PILE.

CASE NO: CE25040906
CASE ADDR: 2201 NW 6 ST
OWNER: WEST SISTRUNK PLAZE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M
THE LANDSCAPING ON THIS NWRAC-MUW VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY THAT HAVE MISSING OR DEAD GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-305 (b) WITHDRAWN
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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040335
CASE ADDR: 480 NW 24 AVE
OWNER: SUMMER LAKE VILLAS LLC; %LEASING OFFICE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE GATES ON BOTH DUMPSTERS ARE NOT ATTACHED AND THE DUMPSTER LIDS ARE OPEN. THERE IS TRASH THROUGHOUT THE DUMPSTER ENCLOSURE AT BOTH DUMPSTER LOCATIONS.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS POT HOLES, DARK STAINS, FADED PARKING LINED AND WHEELSTOPS. THERE IS ALSO GRASS AND WEEDS GROWING THREW THE CRACKS.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, RUBBISH AND DEBRIS THROUGHOUT THE PROPERTY AND ITS SWALE INCLUDING BEHIND THE DUMPSTER AND ALONG THE FENCE.

VIOLATIONS: 9-308 (b)
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: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS IN DISREPAIR WITH BROKEN AND MISSING PARTS. THIS INCLUDES THE FENCE THROUGHOUT THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040611
CASE ADDR: 925 NW 12 AVE
OWNER: SPRINGFIELD MISSIONARY BAPTIST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS ARE STAINED, AND MAILBOX STRUCTURE AND SIGN HAS CHIPPED CRACKED PAINT. THE VENTS ON THE SIDE OF THE BUILDING ARE BENT. THE CANOPY IN THE FRONT AND REAR OF THE PROPERTY ARE IN DISREPAIR AND MISSING THE COVERS.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND DEBRIS THROUGHOUT THE ENTIRE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. MOST OF THE TRASH IS AT THE REAR OF THE PROPERTY BY THE FENCE AND REAR PARKING 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. THE LANDSCAPE HAS WEEDS OVERGROWING IN THE FRONT OF THE PARKING LOT AND MISSING AND DEAD GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THERE ARE WEEDS AND GRASS GROWING THROUGH THE CRACKS THROUGHOUT THE PARKING LOT PROPERTY.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS IN DISREPAIR. THE PARKING LINES ARE FADED, THE WHEEL STOPS ARE FADED. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. ALSO STAINS AND DARK MARKS THROUGHOUT THE PARKING LOT. THIS WOULD INCLUDE THE ENTIRE PARKING FACILITY OF THE CHURCH.

CASE NO: CE25040627
CASE ADDR: 725 NW 19 TER
OWNER: YEUNG, LAI CHUN
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED

THERE IS A REFRIGERATOR 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. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT
700 NW 19 AVENUE, FORT LAUDERDALE 33311
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

VIOLATIONS: 9-308 (b)

THERE IS AN ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINS ON THE ENTIRE ROOF.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS NOT WELL-GRADED AND DUST FREE. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH. ALSO THE DRIVEWAY IS FADED AND NEEDS TO BE 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. THIS INCLUDES BUT NOT LIMITED TO THE SWALE AREA OF THE PROPERTY.

VIOLATIONS: 9-363

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

CASE NO: CE25050328
CASE ADDR: 2136 NW 7 ST
OWNER: IRRA COMMUNITY INC
INSPECTOR: GUY SEIDERMAN
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 NUMBER CE25050328. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)

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)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A BAG, PICTURE, BOTTLES, CAR PARTS AND TRASH IN A PILE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A DERELICT BOAT TRAILER WITH NO TAGS. A SMALL BOAT IS ON THE TRAILER FL 9990F ON BOAT.

VIOLATIONS: 18-4. (a) WITHDRAWN

THERE IS A DERELICT ABANDON VEHICLE LOCATED ON THIS PUBLIC PROPERTY. BOAT TRAILER WITH FL TAGS 11/25. THERE IS A PONTOON BOAT ON THE TRAILER WITH FL 3685RB.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25050696
CASE ADDR: 700 NW 10 TER
OWNER: MAX LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 9-276(c) (3) COMPLIED
THERE IS EVIDENCE OF TERMITES INCLUDING BUT NOT LIMITED TO TUNNELS ON THE CELLING AND WALLS.
- 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 INCLUDING BUT NOT LIMITED TO THE EXTERIOR WALL NEAR APARTMENT ELEVEN (11). THIS IS A RECURRING VIOLATION PER CASE CE23060662. 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 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INTERIOR CEILING IN APARTMENT 12 HAD YELLOWISH MARKS OR STAINS IN BOTH BEDROOMS AND IN THE KITCHEN AREA. THIS IS A RECURRING VIOLATION PER CASE CE23060662. 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: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS IN DISREPAIR WITH CRACKS, STAINS, DARK MARKS, FADED PARKING LINES AND WHEEL STOPS WITH DARK MARKS. THIS IS A RECURRING VIOLATION PER CASE CE23060662. 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) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE DARK COLORED FENCE ON THE LEFT SIDE OF THE PROPERTY APPEARS TO BE IN DISREPAIR AND DUG INTO THE GROUND AND NOT SECURING PROPERLY WITH A BIG GAP AT THE BOTTOM.
- 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 CE23060662. 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.
-

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25030264
CASE ADDR: 423 NW 21 TER 1-2
OWNER: 423 NW 21 TERRACE LAND TR
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE RIGHT SIDE NEEDS TO BE FIXED. THE FENCING IS MISSING AND PARTS NOT INSTALLED PROPERLY AND PIECES MISSING. THIS IS ALSO FOR THE FENCE LEANING ON THE LEFT SIDE OF THE PROPERTY AS WELL.

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) 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. IN FRONT OF THE DOORS THERE ARE ROCKS ON THE GROUND WHERE GRASS SHOULD BE. THERE ARE ALSO, ROCKS ON THE SWALE ON THE RIGHT SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. 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)

THE DRIVEWAY HAS FADED PARKING LINES AND THE DRIVEWAY IN A SMALL AREA HAS LOOSE ROCKS AND NEEDS TO BE FILLED IN AND MAINTAINED. THE DRIVEWAY HAS DARK STAINS AND MARKS THAT NEED TO BE CLEANED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. 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: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A BUCKET, INDOOR FURNITURE OUTSIDE BY THE DOOR(CHAIRS). THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030270. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25060049
CASE ADDR: 957 NW 16 AVE
OWNER: FRAZIER, GEORGE EST; FRAZIER, HORACE EST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT MINI COOPER WITH NO TAGS PARKED ON THE LAWN.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA 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 PER CASE CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)
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 CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25050050
CASE ADDR: 1230 SW 13 CIR
OWNER: GALWAY, GARY R LE; GALWAY, JILLIAN DIANE LE
INSPECTOR: MOHAMMAD, DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.
THERE IS A TREE STUMP LEFT AT THIS RS-15 ZONED PROPERTY AFTER REMOVAL OF A TREE.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND CHIPPED PIECES OF ASPHALT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. A BUSINESS IS BEING OPERATED AT THIS RD-15 ZONED SINGLE FAMILY HOME RESIDENTIAL PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040814
CASE ADDR: 1405 SW 19 ST
OWNER: BOBKAT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT TRAILER BEARING A VESSEL ON THIS PROPERTY. FL TAG#71DSDU EXP. 05-25.

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

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

VIOLATIONS: 9-280(C) COMPLIED
THE EXTERIOR WALKWAY IS IN DISREPAIR. THERE ARE MULTIPLE CRACKS AND WEED GROWING THROUGH.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR, THERE ARE MULTIPLE CRACKS.

CASE NO: CE25050578
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VESSEL IDENTIFIED AS "PERFECT ENDING" WITH A HAILING PORT OF FORT LAUDERDALE. THE VESSEL IS APPROXIMATELY 54 FT. IN LENGTH AND IS CURRENTLY DOCKED/MOORED AT A PROPERTY ZONED RS-8. THE VESSEL WAS DETERMINED TO BE DERELICT DUE TO THE CONDITION OF ITS ENGINE(S). SPECIFICALLY, THE ENGINE(S) ARE NON-FUNCTIONAL, HAVE BEEN REMOVED OR LEFT EXPOSED, AND THERE IS NO ACTIVE REGISTRATION ON FILE WITH NOAA FISHERIES FOR THE SUBJECT VESSEL. THIS MEETS THE DEFINITION OF A DERELICT VESSEL UNDER SECTION 18-3.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25040881
CASE ADDR: 2600 SW 3 AVE
OWNER: 1ST FLORIDA PROPERTIES LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 25-7. (a)
THERE ARE MULTIPLE VEHICLES BEING STORED ON PUBLIC RIGHT OF WAY (SWALE).

VIOLATIONS: 26-129(b) (2) COMPLIED
THERE ARE A VEHICLES PARKED WITHIN 15 FEET OF A FIRE HYDRANT.

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

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS AT THE SWALE FACING SW 26 ST OF DEAD AND MISSING GROUND COVER.

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

VIOLATIONS: 47-22.9. COMPLIED
THREE SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-20.13.A. COMPLIED
THREE SIGNS PLACED ON THE SWALE/RIGHT-OF-WAY OF THIS I ZONED PROPERTY.

CASE NO: CE25050504
CASE ADDR: 1101 SW 19 ST
OWNER: MONAST, PAMELA JEAN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HURRICANE SHUTTERS ON THE EAST SIDE OF THE PROPERTY THAT ARE COVERING SOME OF THE WINDOWS ARE LEANING.

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25010284. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25050768
CASE ADDR: 1450 SW 33 ST
OWNER: HOEK, MICHAEL EDWARD
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY AREA IN FRONT OF THIS RD-15 ZONED PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER HAS BEEN REPLACED WITH GRAVEL.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK 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 BE WEIGHTED DOWN.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO FURNITURE, TOOLS AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. 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: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23081003. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE INCLUDING BUT NOT LIMITED TO OVERGROWN VEGETATION AND TRASH NEAR THE BUILDING AND ALONG THE FENCING. THIS IS A RECURRING VIOLATION, SEE CASE CE23081003. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

CASE NO: CE25050805
CASE ADDR: 1501 SW 24 ST 1-4
OWNER: PANGIA, AILEEN C; PANGIA, JOSEPH J
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLETIONS: 9-363
THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLETIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF BRICKS.
- VIOLETIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

CASE NO: CE25050737
CASE ADDR: 2601 SW 2 AVE
OWNER: POMPARO PROPERTY INVESTMENTS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLETIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE OF DEAD AND MISSING GROUND COVER.
- VIOLETIONS: 16-83. (B) COMPLIED
THERE ARE MULTIPLE TRAILERS STORED ON THE PUBLIC RIGHT OF WAY (SWALE) ON NORTHSIDE OF THE PROPERTY.
- VIOLETIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS PROPERTY.
- VIOLETIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. THE CAR IS DAMAGED, A WHITE HYUNDAI ELANTRA, FL #96DVQR, VIN KMHL4DG1RU639539.

CASE NO: CE25060103
CASE ADDR: 2323 SW 19 AVE
OWNER: PALMS AT RIVER OAKS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLETIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE24110751 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

July 24, 2025

9:00 AM

CASE NO: CE25060224
CASE ADDR: 2318 SW 17 AVE
OWNER: 2318 SW 17 LAND TR; RIPROCK HOMES INC TRSTEE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-363
THE FREE LANDLORD REGISTRATION 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 ON THE SWALE AND THE FRONT LAWN WITH DEAD AND MISSING GROUND COVER.

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

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

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24070230. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25060233
CASE ADDR: 2105 SW 18 AVE
OWNER: SCHOFIELD, TODD W & SHERRY
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS RD-15 ZONED VACANT LOT HAVE NO LAWN COVER 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 ON THE SWALE WITH DEAD AND MISSING GROUND COVER.

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 NUMBER CE22020460 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25060367
CASE ADDR: 1796 SW 22 ST
OWNER: MGN 2200 LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THIS IS A RECURRING VIOLATION, SEE CASE CE24090052. THE CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25060368
CASE ADDR: 1798 SW 22 ST
OWNER: MGN 2200 LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THIS IS RECURRING VIOLATION, SEE CASE CE24080289. THE CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25060520
CASE ADDR: 1711 SW 23 ST
OWNER: 1711 SW 23 LAND TR; RIPROCK HOMES INC TRSTEE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS VEHICLE PARKED ON THE GRASS/LAWN AREA. DRIVEWAY IS NOT BEING MAINTAINED
IN A SMOOTH, WELL-GRADED CONDITION.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23090208. THE CASE WILL BE
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE REAR OF THIS PROPERTY. THIS
IS A RECURRING VIOLATION, SEE CASE NUMBER CE23090208. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020162
CASE ADDR: 1006 SW 22 ST
OWNER: INDE, ALFRED A
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY, GREY JAGUAR WITHOUT TAG.

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

CASE NO: CE24040440
CASE ADDR: 1025 NW 13 ST
OWNER: FLETCHER, SAMUEL LEONARD; FLETCHER, ERICA ETAL
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: 9-306
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 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24040828
CASE ADDR: 1111 NW 12 ST
OWNER: DESIR, ORLANDO JUNIOR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT WELL MAINTAINED. THE DRIVEWAY HAS BROKEN AND MISSING SECTION AND NEED TO BE PAINTED. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE20090706. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE HEARING.

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 CE20090706. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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 REPEAT VIOLATION PER PREVIOUS CASE CE20090706 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-306

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

CASE NO: CE24110322
CASE ADDR: 1608 NW 16 ST
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
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 PREVIOUS CASE CE21040473. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24060130
CASE ADDR: 1640 NW 12 CT
OWNER: SCANLON, GERRY T
INSPECTOR: BOVARY EXANTUS
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: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; WOOD PALLETS, LADDER, PLASTIC BIN, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

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

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

CASE NO: CE24120574
CASE ADDR: 1559 W SUNRISE BLVD
OWNER: IAG FOUNDATION INC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF YELLOW BOX TRUCK (COMMERCIAL VEHICLE) AT THIS LOCATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24080467
CASE ADDR: 1301 NW 9 AVE
OWNER: THROWER, CALVIN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; PIECES OF METAL AND WOOD. THIS IS NOT PERMITTED PER THE ULDR ON THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-1.

THERE ARE TABLES, BUCKETS, PAINT CANS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS AT THE REAR OF THIS PROPERTY.

CASE NO: CE25010153
CASE ADDR: 1601 NW 11 CT
OWNER: BOCHECIAMPE, LUIS GONZAGA A
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A BLACK DERELICT JEEP WITH EXPIRED TAG PARKED/STORED ON THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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 INCLUDING SWALE AREA.

VIOLATIONS: 9-304(b)

THERE IS A BOAT ON A TRAILER PARKED ON THE LAWN AT THIS PROPERTY. THE GRAVEL DRIVEWAY IS WORN THROUGH. THE GRASS AND WEEDS ARE GROWING THROUGH IT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24110316
CASE ADDR: 1501 NW 16 LN
OWNER: FKH SFR M LP; % FIRST KEY HOMES LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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; TIRES, LADDER TOILET AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE SITTING ON A JACK. THE VEHICLE APPEARED TO BE INOPERABLE.

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

VIOLATIONS: 9-280(b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS AND ARE COVERED WITH PLYWOOD.

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

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

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS CRACKS, HOLES ON THE DRIVEWAY AND THE BLACK TOP IS FADED.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24120292
CASE ADDR: 1515 NW 10 PL
OWNER: ANGILOT, FRESNEL & IGENIE ALAINCY
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: 6-5. COMPLIED
CHICKENS, ROOSTERS, GEESE ARE PROHIBITED IN RESIDENTIAL AREA. THERE ARE CHICKENS
ROOSTERS ON THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE
INCLUDING BUT NOT LIMITED TO; SCRAP METALS, LADDER, BARRELS, CHICKEN COOPS,
CHAIRS, TABLES AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR
OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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 REAR
OF THE PROPERTY.

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

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

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: 9-280(h)(1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. THERE IS BROKEN PANELS, HOLES AND MISSING SECTIONS ON THE FENCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24120470
CASE ADDR: 1610 NW 16 CT
OWNER: MORRIS, ESSIE MAE
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: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES STORED ON PROPERTY AND SWALE. A RED DODGE MAGNUM WITH FLAT TIRES AND MISSING TAG; A RED NISSAN WITH FLAT TIRES; A WHITE CHEVY WITH FLAT TIRES AND MISSING TAG AND A BLACK DODGE WITH MISSING TAG AND WRECKED.

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOW.

CASE NO: CE25010490
CASE ADDR: 1608 NW 11 CT
OWNER: HURLEY, LEROY EST; DAVIS, BETTY EST
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: 9-305 (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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010297
CASE ADDR: 1530 NW 12 CT
OWNER: JEFFERSON, LANARD; LONG-JEFFERSON, SHANTERIA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

CASE NO: CE25010318
CASE ADDR: 1518 NW 12 CT
OWNER: JEANMARY, PHRESNER & KERLINE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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 PREVIOUS CASE CE22040692. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES TO COMPLIANCE.

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 CE22040692. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES TO COMPLIANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010427
CASE ADDR: 1543 NW 10 PL
OWNER: DELVA, MARISLENE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE GRAVEL APRON DRIVEWAY IS IN DISREPAIR. THE APRON DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT. THE CEMENT DRIVEWAY HAS CRACKS, GRASS AND WEEDS GROWING THROUGH IT AND NEEDS TO BE PRESSURE WASHED.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, GRASS AND WEEDS 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.

CASE NO: CE25010459
CASE ADDR: 1601 NW 10 PL
OWNER: WORLD HARVEST COMMUNITY; CHURCH OF GOD INC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 25-7

THERE ARE UNPERMITTED ITEMS ON THE SWALE CONSISTING OF METAL STICKS.

VIOLATIONS: 47-22.9.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE FACING NW 17 AVE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25010502
CASE ADDR: 1536 NW 12 CT
OWNER: THOMPSON, DOROTHY
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURING AT THIS PROPERTY PER THE ULDR FOR THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THERE IS NON-PERMITTED OUTDOOR STORAGE OF GOOD AND MATERIALS INCLUDING BUT NOT LIMITED TO; A BUCKET, CONTAINER AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER

CE22040459 AND 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. COMPLIED

THERE ARE CONTAINERS, BOXES, COOLERS, A FAN AND OTHER MISCELLANEOUS ITEMS UNDER THE PORCH 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: 9-304 (b)

THE SURFACE OF THE DRIVEWAYS ARE NOT WELL GRADED AND IN A SMOOTH CONDITION AND THERE ARE AREAS OF GRASS/WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS LEANING AND FALLING OVER. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE 22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY, A RED TOYOTA COROLLA FL TAG QZBA25 EXPIRED 04/23 WITH A FLAT TIRE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22040459 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020498
CASE ADDR: 605 NW 14 TER A-B
OWNER: ONE STEP INVESTMENTS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE STAINS, FADED PARKING LINES, DIRTY WHEELSTOPS, AND MISSING WHEELSTOPS.

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. THERE IS NO LANDLORD REGISTRATION ON FILE AND THIS IS A FREE REGISTRATION WHICH CAN BE DONE ONLINE.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS INCLUDING BUT NOT LIMITED TO THE OVERGROWTH ON THE WALKWAY, NEAR THE FENCE AND ON THE FRONT SWALE.

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

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

CASE NO: CE25010470
CASE ADDR: 1043 NW 17 AVE
OWNER: MOJO 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: 9-304 (b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY. THE GRASS AND WEEDS ARE GROWING THROUGH IT, 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 THE SWALE AREA.

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

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020579
CASE ADDR: 1530 NW 11 ST
OWNER: PONASA LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

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

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

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

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

July 24, 2025

9:00 AM

CASE NO: CE25020607
CASE ADDR: 1619 NW 9 AVE
OWNER: GOVINDARAJAN, MAGESH
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; BUCKETS, SAW TABLE, PIECES OF WOODS, FURNITURE AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATIONS PER PREVIOUS CASE CE23060751. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE PARKING LOT IS NOT WELL MAINTAINED. THERE IS CRACKS, HOLES IN THE PARKING LOT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23060751. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 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: CE25060699
CASE ADDR: 2612 KEY LARGO LN
OWNER: LOUIS HOLDING COMPANY LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

THERE ARE 9 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 515 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050343 - TRASH, NUISANCE, OVERGROWTH, CE25050253- TRASH, NUISANCE, RESPONSIBLE PARTY, CE25050205 -TRASH, NUISANCE, & CE25010921 - TRASH.

CASE NO: CE25060100
CASE ADDR: 2065 SW 28 TER
OWNER: 2065 SW 28TH LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-278 (7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. PROPERTY IS APPROVED FOR 8 ADULT GUEST BUT IS ADVERTISING FOR 10 ADULT GUESTS. THIS CASE IS A RECURRING VIOLATION OF CE23020153 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25010354
CASE ADDR: 320 SAN MARCO DR
OWNER: SEGAL, RUTH B; RUTH B SEGAL DECLARATION OF TR
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 24, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE24120306
CASE ADDR: 1548 SW 22 AVE
OWNER: FUNES,THELMA A
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.16.A.
THERE ARE FOUR COCO PALM TREE STUMPS ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-21.15.A
FOUR COCO PALM TREES HAVE BEEN REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR, STAINED, AND THE GRAVEL APRON HAS GRASS GROWING THROUGH IT.

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

VIOLATIONS: 18-4. (c)
THERE ARE 3 DERELICT VEHICLES AND A DERELICT TRAILER ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A GREEN FORD AEROSTAR VAN, NO TAG WITH FLAT TIRE. FOUR DOOR SILVER BMW 325I, NO TAG WITH FLAT TIRE. A 4 DOOR RED HONDA CIVIC, TAG K887GB NO REGISTRATION STICKER AND TAG LAST REGISTERED TO ANOTHER CAR, AND A 2 WHEEL TRANSPORT DLX ENCLOSED CARRYON TRAILER, WITH FLAT TIRES AND NO TAG DISPLAYED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

CASE NO: CE25011080
CASE ADDR: 3341 NW 67 ST
OWNER: SALWANIS-HABIB HOLDINGS LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE24120054
CASE ADDR: 1305 NW 2 ST
OWNER: TIA COMMERCIAL LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH ON THE SWALE OF THE PROPERTY CONSISTING OF A BROWN COUCH AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. THERE IS INDOOR FURNITURE CONSISTING OF COUCHES OUTSIDE ON THE PORCH.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH AND LITTER 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 BACK AND REAR SIDE OF 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 AND DISCOLORED WALLS.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA HAS CRACKS AND DISCOLORED.

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

VIOLATIONS: 47-19.3 (h)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 24-27. (b)

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

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24120666
CASE ADDR: 1007 SE 11 CT
OWNER: RITOS DEVELOPMENT LP
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS LEANING AND FALLING, IN A STATE OF DISREPAIR.

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 24, 2025

9:00 AM

CASE NO: CE25020437
CASE ADDR: 2901 W COMMERCIAL BLVD
OWNER: WESTCOME PARTNERS LLC ETAL;
% FRESHWATER GROUP LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.v.5
THERE ARE AN UNPERMITTED MOVEABLE/FLAG/FEATHER SIGNS AND "A" FRAME SIGNS ON THIS SHOPPING CENTER/LOCATION/PROPERTY ALONG THE SIDEWALK/SHRUBBERY AREA.

VIOLATIONS: 47-22.3.U.1
THE WINDOW SIGNS AT THE COMMERCIAL ESTABLISHMENTS ON THIS SHOPPING CENTER/LOCATION PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDOWS. (JHL GLOBAL SERVICES LLC "COMMERCIAL TAX", SPA PLACE, NATIONS LIQUOR STORE, SUSHI, ARCANE TATTOO, CREAM BEAUTY BAR)

VIOLATIONS: 47-19.4.D.8.
THE DUMPSTER ENCLOSURES AT THIS SHOPPING CENTER/LOCATION ARE NOT BEING MAINTAINED. THERE ARE MISSING PARTS, INCLUDING BUT NOT LIMITED TO DOORS AND SLATS THAT ARE MISSING AND/OR IN DISREPAIR.

VIOLATIONS: 24-29(a)
THERE IS TRASH SCATTERED IN AND ABOUT THE DUMPSTER ENCLOSURES.

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY, FRONT OF THE PROPERTY WHERE SHRUBBERY IS LOCATED, THERE IS OVERGROWTH AT REAR OF PROPERTY, MISCELLANEOUS TRASH AND DEBRIS IN AND AROUND THE SHOPPING CENTER.

VIOLATIONS: 15-28
THE BUSINESSES AT THIS SHOPPING CENTER/LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (NATIONS LIQUOR, PORTO HAVANA CUBAN CUISINE, ABLE INSURANCE, EL PORTAL MAYA).

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. THERE ARE WALKWAY AREA OF THE EXTERIOR PROPERTY THAT NEEDS TO BE WASHED AND/OR CLEANED.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO GUTTERS, LIGHT FIXTURES AND BOLLARDS.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

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.

CASE NO: CE24110095
CASE ADDR: 3461 BERKELEY BLVD
OWNER: CABRERA, CRISTINA; PAZO, MATIAS NICOLAS
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 24-27. (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24100725
CASE ADDR: 833 SW 14 CT 1-2
OWNER: MARKWELL, HENRIETTE G
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1

THERE IS ILLEGAL LAND USE AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLX/MEDIUM DENSITY PROPERTY. THERE IS A WATER TANK BEING STORED OUTDOORS IN FRONT OF PROPERTY ON THE PARKING FACILITIES.

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NO ADDRESS NUMBERS VISIBLE ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS MISSING THE TOP BAR.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY HAS POTHOLES AND THE STRIPING IS FADED.

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE23110645
CASE ADDR: 2740 NW 24 CT
OWNER: SMITH, VIRGINIA R
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CONCRETE PILLAR IS CRACKED AND BROKEN AND NEEDS TO BE REPAIRED.

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 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IN THE BACK OF THE PROPERTY HAS A LARGE PLASTIC TRAP COVERING IT.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

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

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

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

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

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

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

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

CASE NO: CE25060122
CASE ADDR: 3001 NW 24 ST
OWNER: ALVA, NILTON FREDY ZOCON
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

VIOLATIONS: 15-278(3)
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

CASE NO: CE25060318
CASE ADDR: 2406 NASSAU LN
OWNER: ISLAND 1 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.

CASE NO: CE25010824
CASE ADDR: 2964 SW 17 ST 1-2
OWNER: GARCIA,SARA B H/E; GARCIA,RUBEN JOSE GONZALEZ
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25020493
CASE ADDR: 1401 SW 20 ST
OWNER: MARIA, MIGUEL
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

CASE NO: CE25050419 S
CASE ADDR: 2454 NASSAU LN
OWNER: KJELDEN, PETER
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

CITATION

VIOLATIONS: 18-1. COMPLIED

THERE IS A TRASH CART OVERFLOWING 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: 15-278.(1)(e) COMPLIED

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY.

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

VIOLATIONS: 47-21.15.A.1

TWO TREES WERE REMOVED WITHOUT THE NECESSARY PERMIT, A MAHOGANY FROM THE FRONT YARD AND ANOTHER FROM THE SWALE.

VIOLATIONS: 9-308(b)

THE ROOF IS NOT BEING PROPERLY MAINTAINED, IT IS STAINED/DIRTY.

VIOLATIONS: 9-313.(a)

THE COLOR OF THE ADDRESS NUMBERS BLENDS WITH THEIR BACKGROUND, IT IS NOT A CONTRASTING COLOR.

VIOLATIONS: 47-21.16.A.

THERE ARE 2 TREE STUMPS ON THIS RS-8 ZONED 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 ON THE FRONT YARD AND SWALE AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

CASE NO: CE25010648
CASE ADDR: 1000 SW 26 ST
OWNER: ECOAR LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

PART OF THE BUFFER WALL LOCATED AT THE WESTSIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER WALL IS LEANING FORWARD.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24110412
CASE ADDR: 2401 SW 17 AVE
OWNER: ARBOREAL REAL PROPERTIES CORP;
%CHRISTOPHER LANGEN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.F.

THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY.

VIOLATIONS: 47-20.13.B.1.b

THERE IS A GRAVEL PARKING FACILITY AT THIS RD-15 ZONED MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

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: 18-4. (c)

THERE ARE MULTIPLE VEHICLES MISSING TAGS PARKED ON THIS PROPERTY AS FOLLOWS: 1- WHITE NISSAN MURANO. 2- GREY JEEP CHEROKEE.

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY. OUTDOOR STORAGE ITEMS, INCLUDING PLASTIC BOXES, TILES, BRICKS AND VEHICLES PARTS, ARE BEING STORED OUTDOORS ON THIS RD-15 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-20.20. (H)

WITHDRAWN

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24030687
CASE ADDR: 1500 NW 19 ST
OWNER: 19TH STREET FAMILY HOLDINGS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D.
THERE IS AN ABUSED BLACK OLIVE TREE ON THE EAST SIDE OF THIS COMMERCIAL ESTABLISHMENT.

CASE NO: CE24080790
CASE ADDR: 1119 NW 16 ST
OWNER: SAINVIL, BELVY
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 IN THE SWALE AREA.

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

VIOLATIONS: 18-1.
THERE IS A MATTRESS, BOXES, REFRIGERATORS AND A WASHING MACHINE STORED 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.

VIOLATIONS: 9-304(b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 18-4.(c)
THERE IS A WHITE TRUCK STORED/PARKED ON THE PROPERTY WITH NO TAG.

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

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 24, 2025

9:00 AM

CASE NO: CE24060177
CASE ADDR: 1118 NW 19 AVE
OWNER: LOUIS, MARIE MIREILLE EST
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TABLES, WOOD, AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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 INCLUDING RIGHT OF WAY.

VIOLATIONS: 9-304 (b)

THERE IS VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE IS CRACKS, HOLES ON THE DRIVEWAY.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES STORED ON THIS PROPERTY. A GREEN SATURN WITH NO TAG AND BROWN RAM WITH FLAT TIRES.

CASE NO: CE24080465
CASE ADDR: 1159 NW 9 AVE
OWNER: USARIOJARA LLC
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: 47-21.9.K.

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

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 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: 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 INCLUDING SWALE AREA.

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

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. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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.

CASE NO: FC25020010
CASE ADDR: 2748 NE 32 ST
OWNER: C&R CAPITAL GROUP LLC
INSPECTOR: KARL PETERSEN

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

CASE NO: CE24030623
CASE ADDR: 1620 W STATE RD 84
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE FOOD TRUCKS BUSINESSES CALLED VENEZUELAN FAST FOOD AND CAROUSEL BARBEQUE OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE INCLUDING BUT NOT LIMITED TO ANY BANANA LEAF AND A-FRAME SIGNS.

CASE NO: CE24030628
CASE ADDR: 1620 W STATE RD 84
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SWALE.

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS A FOOD TRUCK OPERATING CALLED THE FRENCH TOUCH WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24060149
CASE ADDR: 3645 SW 22 ST
OWNER: 3645 SW 22 STREET LAND TR
JOHNSON, BENJAMIN TRSTEE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 9-308(b)
THERE IS A TARP WHICH IS NOT PERMANENT ON THE ROOF.

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

VIOLATIONS: 9-280(h)(1)
THE WOODEN 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 ON THE FRONT YARD AND SWALE.

VIOLATIONS: 47-21.16.A.
THERE ARE DEAD STUMPS LOCATED ON THE FRONT AND REAR OF THIS RS-8 ZONE PROPERTY THAT MUST BE REMOVED.

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

VIOLATIONS: 47-34.1.A.1
THERE IS NON-PERMITTED LAND USE IN THIS RS-8 ZONE PROPERTY. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, BUCKETS, HOSES, TIRES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-39.A.1.B.5.(A)
THE SWIMMING POOL SHALL BE ENCLOSED BY EITHER AN OPEN MESH SCREEN ENCLOSURE OR A FENCE OR WALL MINIMUM OF 5 FEET IN HEIGHT.

VIOLATIONS: 47-19.4.D.1
PLACEMENT/STORAGE OF 20 YARD DUMPSTER CONTAINER THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY, OR PUBLIC RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 9-304(b)
THE PARKING DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY IS OVERGROWN WITH WEEDS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24050830
CASE ADDR: 1007 CITRUS ISLE
OWNER: AMERICAN HOMES & DEVELOPMENT GROUP LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE HOLES, CRACKS, AND STAINS THROUGHOUT THE DRIVEWAY.

CASE NO: CE23081018
CASE ADDR: 520 NW 22 AVE
OWNER: DAUGHTRY, WILLER EST
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 IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b)
THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR IN THAT IT HAS POTHOLES, CRACKS AND STAINS.

VIOLATIONS: 18-4.(c)
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A TEAL SONOMA WITH FLAT TIRES AND EXPIRED TAG (6/23), A BLACK CHEVY PICKUP EXPIRED TAG (6-/3) WITH ITEMS STORED UNDER IT, A RED AND WHITE DUALY THAT IS MISSING A TIRE AND HAS AN EXPIRED TAG (6-23). THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24100535
CASE ADDR: 824 NW 19 AVE
OWNER: BOSKET, MATTIE L EST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

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: 9-305 (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. ITEMS INCLUDE, BUT NOT LIMITED TO GAS CANASTERS, BUCKETS, CAR PARTS, APPLIANCES, TUB CONTAINERS BLUE AND WHITE WITH DEBRIS, INDOOR TABLE OUTSIDE, TENT, COOLER AND CAR PARTS AND OTHER MISCELLANEOUS ITEMS STORED THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION FROM CASE CE23070091 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. A DODGE FOUR DOOR SUV, UNKNOWN VIN COVERED - TAG FL 58DCFJ. TAG IS NOT REGISTERED TO THIS VEHICLE AND NO ENGINE AND FLAT TIRE. THERE IS AN EXPIRED TAG. VEHICLE WAS TAGGED WITH IN 10 DAYS.
-CHEVY PICKUP TRUCK FLAT TIRES PARKED IN DRIVEWAY.
-FORD PICKUP TRUCK WITH DEBRIS AND CAR PARTS AT THE BOTTOM OF THE TRUCK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025
9:00 AM

OLD BUSINESS

CASE NO: CE24100588
CASE ADDR: 3200 S ANDREWS AVE
OWNER: MONKEY CAPITAL LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLES, TRAILERS AND BOAT TRAILERS ON THE SWALE AT THIS B-3 ZONE COMMERCIAL PROPERTY WITHOUT A VALID TAG ALONG THE SE 32 ST SWALE.

VIOLATIONS: 47-34.4.C.1.
THERE IS A BUS PARKED AND OR BEING STORED AT THIS B-3 COMMERCIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COMMERCIAL PROPERTY. THERE ARE LADDERS, TENTS, MACHINERY, EQUIPMENTS, METAL STEEL FLOORING AND OTHER MISCELLANEOUS ITEMS ON THE ROW/SWALE ALONG SE 32 ST.

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 ALONG SE 32 ST.

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE CONSIST OF TIRES, WOOD PALLETS, TRASH BINS, CHAIRS, BUCKETS, TOOLS, EQUIPMENTS, PROPANE TANK, HAND TRUCK, AND OTHER MISCELLANEOUS ITEMS ON THE ROW/SWALE). THIS PROPERTY 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: CE24100675
CASE ADDR: 1715 SE 10 ST
OWNER: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT-OF-WAY IMPROVEMENT PERMIT FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 9-305 (b) WITHDRAWN
THE LANDSCAPE ON THIS PROPERTIES SWALE AREA HAD BEEN COVERED WITH UNPERMITTED ARTIFICIAL TURF AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER.

DEVELOPMENT SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24120189
CASE ADDR: 1500 SE 12 ST 2A
OWNER: MARTY, DOUGLAS C
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.3. (C)

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP NINETEEN (19) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY (WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE). THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY TWENTY-EIGHT AND SIX (28.6) FEET INTO THE CANAL OR WATERWAY.

VIOLATIONS: 8-91. (e)

THE VESSEL "STREAMLINE R 35"; HULL ID# SLB35005E325 THAT IS MOORED AT BOAT SLIP NINETEEN (19) THAT IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL BEING STORED IN BOAT SLIP NINETEEN (19) AT THIS PROPERTY. THE VESSEL IDENTIFIED AS A "STREAMLINE R 35" WAS FOUND TO BE DERELICT AS PER THE DEFINITION OF SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A VISIBLE VALID REGISTRATION.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE24120464
CASE ADDR: 1496 SW 28 AVE
OWNER: CHARLES W GROGAN REV TR; GROGAN, CHARLES W TRSTEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THE LAWN HAS GROWN THROUGH.

VIOLATIONS: 9-280 (C)
THE WALKWAY LEADING UP TO THE HOME HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF BLACK STAINING.

VIOLATIONS: 9-306
THE FASCIA IS STAINED AND HAS AREAS OF MISSING PAINT. THERE ARE AREAS OF THE EXTERIOR WOOD SIDING THAT ARE FADED, AND HAVE MISSING, PEELING PAINT.

VIOLATIONS: 47-21.15.A WITHDRAWN
THERE WAS AN OAK TREE REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT AT THIS RS-15 ZONED PROPERTY.

VIOLATIONS: 47-21.16.A.
COMPLIED THERE ARE TREE STUMPS IN THE FRONT OF THIS RS-15 ZONED PROPERTY

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

CASE NO: CE25030771
CASE ADDR: 2832 SW 14 ST
OWNER: RABEN, LAWRENCE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE METAL ABOVE THE FASCIA HAS 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. THE MISSING GROUND COVER IS ON THE LEFT AND RIGHT SIDES OF THE DRIVEWAY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE DEAD PALM FRONDS AND COCONUTS SCATTERED THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-313. (a)

PROPERTY ADDRESS NUMBERS ARE NOT COMPLETE. THE ADDRESS READS 2_32.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE STOP SIGN IS OBSTRUCTED ON THE CORNER OF SW 28TH TER AND SW 14TH ST.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

July 24, 2025

9:00 AM

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