

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

August 12, 2025

**9:00 AM**

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

**Richard Doody  
PRESIDING**

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

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

**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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**NEW BUSINESS**  
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CASE NO: FC25050002  
CASE ADDR: 1100 SE 17 ST  
OWNER: FT LAUDERDALE ES HOTEL L L C  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 101:13.7.9.3.1,  
MAXIMUM CAPACITY SIGN IS NOT PROVIDED.

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).

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CASE NO: FC25050003  
CASE ADDR: 1734 NE 20 AVE  
OWNER: JOHNATHAN J JENKINS  
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.

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CASE NO: FC25050004  
CASE ADDR: 1101 NE 18 AVE  
OWNER: LEX 108 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.

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CASE NO: FC25050005  
CASE ADDR: 1420 NE 50 CT  
OWNER: FLANIGAN'S ENTERPRISES INC  
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.

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CASE NO: FC25050006  
CASE ADDR: 1761 NE 55 ST  
OWNER: GOTLIEB, DVORA  
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.  
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CASE NO: FC25050008  
CASE ADDR: 610 SE 14 CT  
OWNER: CASA BAYVIEW III CONDO ASSN INC  
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.

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CASE NO: FC25050010  
CASE ADDR: 811 SE 16 ST  
OWNER: 811 SE 16 STREET LLC  
INSPECTOR: KARL PETERSEN

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

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

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CASE NO: FC25050011  
CASE ADDR: 2800 SW 2 AVE  
OWNER: SUMMERSNOW LLC  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:4.5.8.6 , FFP  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE  
WITH THE CODE.

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

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

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CASE NO: FC25050012  
CASE ADDR: 2023 MIAMI RD  
OWNER: 2023 MIAMI ROAD 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.

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CITY OF FORT LAUDERDALE  
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CASE NO: FC25050013  
CASE ADDR: 701 SE 22 ST  
OWNER: KOLO 20 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.

VIOLATIONS: NFPA 1:14.4.1, FFPC  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLATIONS: MO Sec. 9-313, 4/21/  
ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

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CASE NO: FC25050014  
CASE ADDR: 500 NE 16 AVE  
OWNER: INCORVAJA, DONNA  
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.

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CASE NO: FC25050016  
CASE ADDR: 1211 E BROWARD BLVD  
OWNER: BROWARD-COLLIER PROPERTIES LLC  
INSPECTOR: KARL PETERSEN

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

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CASE NO: FC25050017  
CASE ADDR: 1215 E BROWARD BLVD # 200  
OWNER: HORST, MEGAN HORST, NADJA  
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.

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CASE NO: FC25050018  
CASE ADDR: 1013 N FEDERAL HWY  
OWNER: YELLOW CAPITAL LLC  
INSPECTOR: KARL PETERSEN

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25060587  
CASE ADDR: 1000 W STATE ROAD 84  
OWNER: 1000 MARINA MILE DEVELOPMENT LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1

THERE IS LOUD NOISE, ILLEGAL PARKING, VEHICLES OBSTRUCTING THE RIGHT OF WAY, AND MOBILE VENDORS WITHOUT A BUSINESS TAX RECEIPT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. LOUNGE 8IV DOES NOT HAVE A VALID BUSINESS TAX RECEIPT TO OPERATE AS A NIGHTCLUB OR EVENT SPACE. THERE ARE VEHICLES OBSTRUCTING THE ENTRANCE AND EXIT OF THE ADJACENT PROPERTY, AND THE RIGHT OF WAY, SUCH AS THE SIDEWALK AND ROADWAY. THE VEHICLES WERE BACKED UP ONTO STATE ROAD 84 DUE TO THE PARKING ATTENDANTS COLLECTING MONEY AND ASSIGNING PARKING SPACES TO GUESTS. IN ADDITION, THE FOOD VENDORS WERE OPERATING WITHOUT A BUSINESS TAX RECEIPT AND USING GENERATORS. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17.7.5.c

THE SOUND EMISSIONS FROM GENERATORS SHALL NOT EXCEED SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR. THE DBA READINGS WERE 70 DBA, 70 DBA, AND 71 DBA EXCEEDING THE MAXIMUM OF 68 DBA. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 23-94

THERE IS VENDING GOING ON AT THIS LOCATION OUTSIDE OF B-2, B-3, AND B-3-C ZONING DISTRICTS. LOUNGE 8IV HAS VENDORS ON ITS PROPERTY AND UTILIZING THE NEIGHBORING PROPERTY BOTH ARE ZONED B-1. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE25060350  
CASE ADDR: 227 S FORT LAUDERDALE BEACH BLVD  
OWNER: CLOTHES CONNECTION INC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. 6-51(2) WHITE EXTERIOR AND INTERIOR OVERHEAD LIGHTS ARE ILLUMINATING THE BEACH.

CITY OF FORT LAUDERDALE  
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CASE NO: CE25060349  
CASE ADDR: 235 S FORT LAUDERDALE BEACH BLVD  
OWNER: 235 S FT LAUDERDALE BEACH LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. WHITE OVERHEAD LIGHTS ARE ILLUMINATING THE BEACH. WINDOWS NEED TO BE COVERED OR SCREENED AS INTERIOR LIGHTS ARE ILLUMINATING THE BEACH.

VIOLATIONS: 6-51.(3)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. BEN AND JERRYS COMMERCIAL SIGNAGE IS ILLUMINATING THE BEACH.

VIOLATIONS: 6-51.(1)

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

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CASE NO: CE25050444  
CASE ADDR: 720 NE 17 CT  
OWNER: GR VENTURES FL LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS A LARGE PARTY WITH AMPLIFIED AND NON-AMPLIFIED SOUNDS PLAINLY AUDIBLE FROM FIFTY (50) FEET AWAY BEFORE 10 PM, APPROXIMATELY THIRTEEN (13) VEHICLES PARKED ON THE RIGHT-OF-WAY, AND AROUND TWENTY (20) PERSONS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

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9:00 AM

CASE NO: CE25060017  
CASE ADDR: 2791 SW 3 ST  
OWNER: CALIXTE, WILKEN & MATHALOUSE  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED LOCATION. THERE IS A WHITE FOOD TRUCK BEING PARKED IN THE DRIVEWAY OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO WOOD, BOXES AND MISCELLANEOUS ITEMS ON THE SIDE OF THE HOME.

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. THERE ARE DEAD PLANTS, AND DEAD AREAS OF GRASS AT THE PROPERTY.

VIOLATIONS: 9-304(b)  
THERE ARE CRACKS, STAINS, AND POTHOLES ON THE DRIVEWAY AT THIS PROPERTY.

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

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CASE NO: CE25060113  
CASE ADDR: 2249 SW 34 WAY  
OWNER: DEGRAEVE, PAOLA VERONIQUE  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 3

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050068  
CASE ADDR: 2406 NASSAU LN  
OWNER: ISLAND 1 LLC  
INSPECTOR: FITZGERALD SIMMONS

VIOLATIONS: 15-278.2.b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THERE WERE APPROXIMATELY FIFTY (50) PERSONS AT THE PROPERTY. THE PROPERTY HAS THREE (3) BEDROOMS, NO MORE THAN NINE (9) PEOPLE ARE ALLOWED OVERNIGHT AND TWELVE (12) PEOPLE OVERALL. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 15-278.1.e.

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

VIOLATIONS: 18-1.

THERE IS LARGE PARTY AT THIS PROPERTY WITH APPROXIMATELY FIFTY (50) PEOPLE AND MULTIPLE VEHICLES ILLEGALLY PARKED ON THE RIGHT-OF-WAY (SWALE), RIGHT-OF-WAY (ROADWAY), AND ADJACENT PROPERTIES THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT AND IRREVERSIBLE IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE25060536  
CASE ADDR: 3550 N FEDERAL HWY  
OWNER: QUEENS BOULEVARD CORP  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

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

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CASE NO: CE25040825  
CASE ADDR: 233 S FORT LAUDERDALE BEACH BLVD  
OWNER: 235 S FT LAUDERDALE BEACH LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 25-56(b)(3)

THE SIDEWALKS AT THIS LOCATION ARE DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING, BUT NOT LIMITED TO, STEPS AND RAILINGS THAT HAVE STAINS AND MISSING, PEELING PAINT. AN EXTERIOR BAR TOP IN THE ALLEYWAY IS IN DISREPAIR BY HAVING A LARGE MISSING PIECE TO THE SURFACE. PART OF THE NAME OF "MANCORA" STICKER DECAL IS MISSING FROM THE REAR DOOR.

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE25030896  
CASE ADDR: 535 HENDRICKS ISLE 104  
OWNER: HEIDBRINK, NATHAN M; HEIDBRINK, ROBERT S  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE (DOCK) IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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CASE NO: CE25040826  
CASE ADDR: 239 S FORT LAUDERDALE BEACH BLVD  
OWNER: 237 S FT LAUDERDALE BEACH LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9

THERE ARE MULTIPLE UNPERMITTED BANNER AND SANDWICH SIGNS ONSITE. PERMITS MUST BE OBTAINED BEFORE ANY SIGN IS ERECTED. A PLOT PLAN SHOWING LOCATION, TYPE, SIZE AND COPY OF ALL EXISTING SIGNS SHALL BE SUBMITTED, AND ALL SIGNS NOT COMPLYING FULLY WITH THIS ULDR SHALL BE REMOVED BEFORE A PERMIT FOR A NEW SIGN IS ISSUED. ALL PROVISIONS OF CHAPTER 42 OF THE FLORIDA BUILDING CODE, BROWARD EDITION, SHALL BE OBSERVED.

VIOLATIONS: 25-4

THERE IS AN OBSTRUCTION BLOCKING THE SIDEWALK AT THIS LOCATION. THE SIDEWALK CAFÉ CHAIRS, TABLES, SIGNAGE, HOST TABLES AND OTHER ITEMS ARE REQUIRED TO BE IN THE DESIGNATED AREA. THERE ARE GOLD MEDALLIONS OR METAL THAT IDENTIFY A 13FT CLEARANCE.

VIOLATIONS: 25-56(b)(3)

THE SIDEWALKS AT THIS LOCATION ARE DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS. IN ADDITION, THE TREE WELL(S) HAVE VACANT SPACES THAT POSE A TRIP HAZARD.

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CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE24120576  
CASE ADDR: 1520 NW 9 AVE  
OWNER: MANNING, KIM MARIE  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A UNKNOWN MAKE AND MODEL OF AN SUV DARK IN COLOR THAT IS JACKED UP ON STANDS WITH NO REAR TIRES OR RIMS.
- VIOLATIONS: 9-304 (b) COMPLIED  
THE PAVER/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED WITH DIRT/OIL AND HAS WEEDS/GRASS GROWING THROUGH THE PAVERS. THERE IS A DARK COLORED TOYOTA PARKED ON THE LAWN.
- 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 AND SOFFITS ARE IN DISREPAIR.
- VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 9-308 (b) COMPLIED  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS OUTDOOR STORAGE IN THE CARPORT OF ITEMS INCLUDING, BUT NOT LIMITED TO GAS CAN, BROOM 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: 25-4 COMPLIED  
THERE IS AN OBSTRUCTION (RECREATION VEHICLE) OBSTRUCTING THE SIDEWALK AT THIS LOCATION.
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CITY OF FORT LAUDERDALE  
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August 12, 2025  
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CASE NO: CE25040879  
CASE ADDR: 441 NE 3 AVE  
OWNER: URBN FLAGLER LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 25-14.

THERE IS AN OIL/GREASE-LIKE SUBSTANCE DISCHARGING FROM THE PROPERTY INTO THE RIGHT-OF-WAY.

VIOLATIONS: 47-19.4.D.8.

THERE IS A POTHOLE NEAR THE GARBAGE ENCLOSURE ACCESS DRIVE.

VIOLATIONS: 18-1.

THERE IS AN OIL/GREASE STAIN AND RESIDUE AT THE REAR, ALLEYWAY AND THE SIDEWALK AREA, ALSO TRASH CARDBOARDS PALLETS ON THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER 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 CE24060205. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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CASE NO: CE25040302  
CASE ADDR: 1650 NW 23 AVE  
OWNER: J & E INVESTMENTS LLC  
INSPECTOR: KAREN PROTO  
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 REFER TO CASE NUMBER CE23100003 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS, INCLUDING BUT NOT LIMITED TO GRAFFITI ALONG THE BACK WALL OF THE BUILDING.

VIOLATIONS: 18-1. WITHDRAWN

THERE IS VIOLATION AT THIS 48-INDUSTRIAL PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS GRAFFITI ALL ALONG THE BACK WALL OF THE BUILDING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24100613  
CASE ADDR: 1060 NW 25 AVE  
OWNER: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED SUCH AS BUT NOT LIMITED TO, MISSING CHAIN LINKS, LATCHES AND SUPPORT POLES THAT ARE BENT AND NOT ATTACHED PROPERLY.

VIOLATIONS: 18-1.  
THERE IS OUTSIDE STORAGE AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO BUCKETS, PLANTERS, A DRESSER, PAINT CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY SUCH AS BUT NOT LIMITED TO METAL SHUTTERS, WOOD, GAS CAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD IS IN DISREPAIR. THE STRUCTURE HAS RUST AND DIRT STAINS AND THE ROOF IS DAMAGED.

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CASE NO: CE25010157  
CASE ADDR: 1512 NE 4 AVE  
OWNER: ALVAREZ, VICTOR  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 15-28  
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD " AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THIS IS A RECURRING VIOLATION OF CASE CE24010782 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 23-94  
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD " AT THIS LOCATION IS OPERATING AS A VENDOR AT THIS CB ZONED PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24110385  
CASE ADDR: 1020 NW 5 AVE  
OWNER: DAMUS, CARLA; DAMUS, MAXWELL  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

- VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GREY VOLVO WITH A FLAT TIRE.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE MISSING OR BROKEN WHEEL STOPS, FADED PARKING STRIPES AND POTHOLES IN A RD-15 ZONE.
- VIOLATIONS: 9-280 (h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CHAIN LINK/WOODEN FENCE IS (ARE) IN DISREPAIR; TOP BAR, SECTIONS OF THE SCREEN MESH, HAS BECOME DETACHED FROM THE FENCE OR HAS BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT AND/OR RUSTED. METAL OBJECTS ARE USED IN LIEU OF REGULAR FENCE POSTS AND PARTS.

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CASE NO: CE25040238  
CASE ADDR: 2025 E SUNRISE BLVD  
OWNER: SUNRISE 2025 LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

- VIOLATIONS: 9-306  
GRAFFITI HAS BEEN PAINTED ON EXTERIOR NORTH WALL OF THIS VACANT LOT, COMMERCIAL PROPERTY.
- VIOLATIONS: 25-24.1.b  
THERE IS A TWO (2) SIDED TEMPORARY SIGN DISPLAY THAT IS NOT ALLOWED ACCORDING TO THE LOCATION.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25030584  
CASE ADDR: 1100 NW 5 AVE 1-3  
OWNER: LESPINASSE, JEAN  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE OIL STAINS PRESENT AND SEVERAL WHEEL STOPS ARE BROKEN AND DISCOLORED.

VIOLATIONS: 18-1. COMPLIED

THERE IS A REFRIGERATOR AND A STOVE SITTING ON 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: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING (S) WITHIN THE CITY. THE 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.

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CASE NO: CE25050166  
CASE ADDR: 717 W LAS OLAS BLVD  
OWNER: GRINDLE, JENNIFER D  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR WINDOW AWNINGS ARE RIPPED AND FALLING APART.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040057  
CASE ADDR: 1700 SW 4 CT  
OWNER: BAIR, BONNIE JOE  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES AND TRAILER PARKED ON THE FRONT LAWN AREA. THE DRIVEWAY IS IN DISREPAIR HAVING CRACKS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THE WALLS AND FASCIA WERE OBSERVED HAVING STAINS AND/OR MISSING, PEELING PAINT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH AND DEBRIS ON THE PROPERTY FRONT YARD AND SWALE AREAS.

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CASE NO: CE25050051  
CASE ADDR: 452 SW 4 AVE 1-6  
OWNER: ACS 452 LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES AT THE FRONT AND REAR OF THIS RAC-SMU ZONED PROPERTY ARE NOT MAINTAINED. THE ASPHALT SURFACE IS IN DISREPAIR SHOWING MULTIPLE CRACKS, POTHOLES AND MISSING SECTIONS.

VIOLATIONS: 47-20.13.B.1.c. WITHDRAWN

MATERIAL ON SECTION OF THE RIGHT OF WAY IS NOT MATCHING THE MATERIAL USED ON PARKING FACILITIES OF THIS RAC-SMU ZONED PROPERTY.

VIOLATIONS: 9-280 (C)

THE WALKWAY IS IN DISREPAIR. THE WALKWAY IS FADED WITH MULTIPLE CRACKS.

VIOLATIONS: 9-306

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050402  
CASE ADDR: 530 SW 13 AVE  
OWNER: ZUTLER, DAVID S  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG SW 5TH CT AND ON THE SIDEWALK ALONG SW 5TH CT AND SW 13 AVE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE SOFFITS AND FASCIA BOARDS THAT HAVE STAINS.

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CASE NO: CE25050586  
CASE ADDR: 605 SW 14 TER 1-4  
OWNER: BSTM INVESTMENT GROUP LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 24-29(a) COMPLIED

THERE IS TRASH OVERFLOWING AND SCATTERED AROUND THE DUMPSTER AT THIS RD-15 MULTI-FAMILY ZONE 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.

VIOLATIONS: 9-313(A)

HOUSE NUMBERS ARE PAINTED SAME COLOR AS THE BUILDING AND NOT CLEARLY VISIBLE FROM THE STREET.

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CASE NO: CE24100466  
CASE ADDR: 806 NW 10 TER  
OWNER: FTL 806 STORAGE LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES AND FADED/MISSING PARKING STRIPES.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES BEING STORED IN THE PARKING AREA.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24110333  
CASE ADDR: 630 NW 10 TER  
OWNER: P E INVESTMENTS I LLC; %OSCAR GRISALES-RACINI  
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 PREVIOUS CASE CE23020218. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE 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.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE/GATE IN THE FRONT HAS A POLE THAT IS BENT. ALSO, THE WOOD FENCE TO THE LEFT OF THE PROPERTY AROUND THE AC UNITS IS IN DISREPAIR, LEANING AND NOT ATTACHED PROPERLY.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES NOT MAINTAINED AT THIS PROPERTY AND ARE IN DISREPAIR. THERE ARE WEEDS AND GRASS GROWING THROUGH THE SPACES AND CRACKS. THERE ARE POTHOLES AND DARK STAINS ON THE PARKING LOT AS WELL.

VIOLATIONS: 9-306

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

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE SWALE AND SIDEWALK THAT WAS PUT OUT ON A NON-BULK TRASH DAY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24120448  
CASE ADDR: 432 NW 23 AVE  
OWNER: MAXHAUS LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

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

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

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CASE NO: CE25050242  
CASE ADDR: 1501 NW 8 CT 1-2  
OWNER: WATSON, LIZA S 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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE IS IN DISREPAIR WITH PARTS MISSING AND NOT CONNECTED THROUGHOUT 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 EXTERIOR IS IN DISREPAIR WITH WOOD PIECES IN DISREPAIR ON THE FASCIA BOARD AND HAS CHIPPED PEELING PAINT. SOME OF THE FASCIA BOARD IS STAINED WITH DARK MARKS INCLUDING THE ROOF WHICH HAS STAINS AND DARK MARKS THAT NEED TO BE CLEANED. SOME PARTS OF THE WALLS ARE DIRTY AND STAINED WITH DARK MARKS AND FEW AREAS HAVE PEELING PAINT.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY INCLUDING, ONE MAROON 4 DOOR VEHICLE WITH NO TAGS PARKED ON THE GRASS AND A SILVER 4 DOOR SUV WITH NO TAGS PARKED ON THE PROPERTY IN THE DRIVEWAY.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A MAROON DERELICT VEHICLE WITH NO TAG PARKED ON THE GRASS AND NOT ON AN APPROVED SURFACE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040665  
CASE ADDR: 2101 NE 68 ST  
OWNER: ASHLEY HOUSE ASSN INC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE ARE BROWN CHAIRS BEING STORED UNDER A BROWN TARP ON THE WEST SIDE OF THE PROPERTY.

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CASE NO: CE25040257  
CASE ADDR: 749 SE 15 ST 9  
OWNER: 749 SE 15TH STREET LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.D.1

THIS RML-25 ZONED PROPERTY DOES NOT HAVE THE DUMPSTER ENCLOSURE THAT IS REQUIRED BY THE ULDR.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE AT THIS RML-25. THERE ARE ITEMS BEING STORED OUT OF DOORS CONSISTING OF BUT NOT LIMITED TO A REFRIGERATOR AND SOFA.

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CASE NO: CE25050330  
CASE ADDR: 2455 DEL LAGO DR  
OWNER: BIG BAD WOLF HOLDINGS LLC; %TOD A WESTON  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. SHRUBS AND TREES ARE OVERGROWN. THIS IS A RECURRING VIOLATION SEE CASE CE24120230 THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE COMPLIANCE DATE.

VIOLATIONS: 9-308 (b)

THE WHITE TILE ROOF IS STAINED AND DIRTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050585  
CASE ADDR: 815 SW 14 CT  
OWNER: BURGESS DELEBE TR  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE EUREKA PALM TREES IN THE FRONT YARD REQUIRE TRIMMING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080093. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL DRIVEWAY HAS GRASS/WEEDS GROWING THROUGH IT. THE GRAVEL NEEDS TO BE REPLENISHED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080093. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308 (b)

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

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CASE NO: CE24120325  
CASE ADDR: 1314 SW 1 AVE  
OWNER: COPPOLA, PAUL  
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE AT THIS PROPERTY.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS SRAC-SAW MIX USED ZONE PROPERTY. THERE ARE OUTDOOR STORAGE CONSIST OF 4X4 WOOD POST AND OTHER MISCELLANEOUS ITEMS ON THE SECOND FLOOR BUILDING.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS SRAC-SAW ZONED PROPERTY ARE IN DISREPAIR. THERE ARE AREAS OF THE PARKING FACILITY THAT HAVE UNEVEN SURFACES, POTHOLES, CRACKS AND ARE COVERED IN A NON-DUSTLESS SURFACE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24080701  
CASE ADDR: 804 NE 4 AVE  
OWNER: RADICAL 3 PROPERTIES LLC; FINI'S 5 PROPERTIES LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGHOUT THE CRACKS OF THE PAVEMENT.

VIOLATIONS: 18-1. COMPLIED

THERE IS GRAFFITI AND MISCELLANEOUS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY INCLUDING BUT NOT LIMITED TO EMPTY BOTTLES OF BEER, PLASTIC CUP, WOODEN BOARDS, ETC. THIS IS A RECURRING VIOLATION, SEE CASE "CE23010762". THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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CASE NO: CE25010880  
CASE ADDR: 939 NW 8 AVE  
OWNER: GODIS LTD  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE LOOSE WIRES AND OPENINGS ON THE FENCE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-21.15.A

THERE WAS AN OAK TREE AND A MAHOGANY TREE THAT WAS REMOVED WITHOUT A PERMIT

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25010882  
CASE ADDR: 4 NE 16 PL  
OWNER: LESPERANCE, LESLIE  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

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 STAINED/DIRTY AND HAS AREAS WITH BROKEN/MISSING SLATS.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGHOUT THE GRAVEL.

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

VIOLATIONS: 9-280 (C)  
THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE WALKWAY LEADING TO THE FRONT DOOR OF THE PROPERTY AND THE PORCH IS STAINED/DIRTY.

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

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

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 FASCIA AND SOFFITS THAT HAVE STAINS AND MISSING, PEELING PAINT AND THAT ARE CHIPPED. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23070756. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25020564  
CASE ADDR: 706 NW 4 AVE  
OWNER: WWA DEVELOPMENT LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS VACANT LOT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS DETACHED FROM ITS RAILING AND LEANING OVER.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE25050706  
CASE ADDR: 650 N ANDREWS AVE  
OWNER: 650 NORTH ANDREWS LLC  
INSPECTOR: JESSICA MARTINEZ  
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 ON THE SWALE.

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 HAVE OPENINGS/HOLES AND BROKEN WHEELS.

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION REFERENCE CASE CE24050215. FINES SHALL BEGIN TO ACCRUE FROM THE MOMENT THE VIOLATIONS WERE FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT, FOR THE IMPOSITION OF FINES ACCRUED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION REFERENCE CASE CE24050215. FINES SHALL BEGIN TO ACCRUE FROM THE MOMENT THE VIOLATIONS WERE FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT, FOR THE IMPOSITION OF FINES ACCRUED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050434  
CASE ADDR: 2701 E OAKLAND PARK BLVD  
OWNER: RIDGEWOOD PLAZA OF; FT LAUDERDALE INC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 47-20.20.(H) COMPLIED

THERE ARE PARKING FACILITIES AT THE REAR OF THE PROPERTY THAT ARE NOT MAINTAINED PROPERLY. THERE ARE POTHoles IN THE PARKING LOT.

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 SIDE OF THE PROPERTY.

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CASE NO: CE25050626  
CASE ADDR: 235 S FORT LAUDERDALE BEACH BLVD  
OWNER: 235 S FT LAUDERDALE BEACH LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4 COMPLIED

THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION (BEN & JERRY'S). ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE25020795 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED AT THIS PRD COMMERCIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE23070891 AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS BROUGHT INTO COMPLIANCE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050633  
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD 202  
OWNER: LAS OLAS OCEANFRONT NO 1 LLC; %ASULIN, YIZHAK  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK ON THE CORTEZ STREET SIDE OF THIS LOCATION.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE22090137 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CASE NO: CE25050627  
CASE ADDR: 235 S FORT LAUDERDALE BEACH BLVD  
OWNER: 235 S FT LAUDERDALE BEACH LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION (EXIT 66). ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT ON THE RIGHT-OF-WAY.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED AT THIS PRD COMMERCIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE22010120 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CASE NO: CE25050631  
CASE ADDR: 203 S FORT LAUDERDALE BEACH BLVD  
OWNER: TRD OF FORT LAUDERDALE LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION. SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE25020792 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. A PERMIT WAS ISSUED IN 2022 BUT HAS NOT BEEN COMPLETED. THIS IS A RECURRENCE OF CASE CE22010115 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050632  
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD 204  
OWNER: SHOPPES OF FORT LAUDERDALE; BEACH LLC %HAMUY  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE IS A FREE-STANDING SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION. ALL SIGNS MUST HAVE A PERMIT AND MUST BE ON PRIVATE PROPERTY. SIGNS MAY NOT EXTEND ONTO THE RIGHT-OF-WAY.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE CURRENT PERMIT IS FOR AN A-FRAME SIGN. THAT SIGN HAS BEEN REMOVED AND A NEW SIGN HAS BEEN INSTALLED THAT IS NOT AN A-FRAME AND DOES NOT HAVE A PERMIT.

VIOLATIONS: 15-28

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

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CASE NO: CE24120625  
CASE ADDR: 2711 SW 8 ST  
OWNER: 2711 SW LAND TR; CARTER COONS ESQ TRSTEE  
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: 9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE BATHROOM SINK WAS OBSERVED AS NOT DRAINING THE WATER. THE WATER WAS JUST SITTING INSIDE THE SINK.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE DOORS INSIDE THE PROPERTY HAVE BROKEN FRAMES, AND NOT ON HINGES.

VIOLATIONS: 9-278(C)

THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING.

VIOLATIONS: 9-280(h)(1)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040006  
CASE ADDR: 673 W DAYTON CIR  
OWNER: SMITH, MARY R LE; SMITH, CAROLYN ETAL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE TWO DERELICT VEHICLES PARKED ON THE SIDE OF THE HOME AND THE CARPORT OF THE PROPERTY. THE VEHICLES ARE BOTH WHITE IN COLOR AND HAVE BEEN STRIPPED OF CAR PARTS TO INCLUDE DOORS.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A TRAILER AND A DERELICT VEHICLE PARKED ON THE GRASS OF THIS PROPERTY.

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A GRAY TRUCK AND A VAN ARE BEING PARKED ON THE SIDEWALK OF THIS PROPERTY.

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE25060415  
CASE ADDR: 2790 W BROWARD BLVD  
OWNER: 2790 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH AND TRASH ON THE OUTSIDE OF THE PROPERTY TO INCLUDE A MATTRESS ON THE SIDEWALK, AND THE INSIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE24120452 AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED UNTIL COMPLIANCE IS MET.

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CASE NO: CE25060430  
CASE ADDR: 670 SW 30 TER  
OWNER: JACKSON-GOPIE, SOPHIA A M  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO A SOFA, PILLOWS AND BOARDS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE CONSISTING OF BUT NOT LIMITED TO FURNITURE, A BATHTUB AND MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050156  
CASE ADDR: 901 INDIANA AVE  
OWNER: JONES, SAMUEL LEE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CEMENT FENCE SURROUNDING THE PROPERTY IS MISSING BARS, HAS RUSTED BARS AND STAINED WALL AND THE WALL ON THE DAYTON ROAD SIDE HAS BEEN DEMOLISHED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280 (C)

THE OUTSIDE WALKWAY AT THIS PROPERTY HAS AREAS OF CHIPPED CEMENT.

VIOLATIONS: 18-1.

THERE IS UNDER ROOF STORAGE CONSISTING OF A WORKOUT BENCH AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE MERCEDES BENZ IS BEING PARKED IN THE DRIVEWAY WITH NO LICENSE PLATE.

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. (6) (b) COMPLIED

THERE ARE MATTRESSES BEING STORED OUTSIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050192  
CASE ADDR: 690 SW 30 TER  
OWNER: MELVIN, CLAUDETTE C EST  
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: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BUCKETS, RUGS, PCV PIPES, FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BOAT IS BEING PARKED ON THE LAWN BEHIND THE GATE OF THE PROPERTY.

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF BUT NOT LIMITED TO BOARDS, PLASTIC BINS, COOLERS, 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.

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

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE IN THE FRONT YARD OF THIS PROPERTY IS OVERGROWN AND ENCROACHING ONTO THE SIDEWALK.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050318  
CASE ADDR: 591 SW 29 AVE  
OWNER: ASSE, NICKENSON & SOFIA M  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK SUV AND A WHITE SUV ARE BEING PARKED ON THE GRASS OF THIS PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND ALSO HAS CRACKS/POTHOLES.

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: 18-1. COMPLIED

THERE IS STORAGE IN THE CARPORT CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BOARDS, HEADBOARD 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: 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 ARE ITEMS CONSISTING OF BUT NOT LIMITED TO CAR TIRES, CAR BATTERIES, PLASTIC BINS AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25040077  
CASE ADDR: 730 ARIZONA AVE  
OWNER: INTERRA CPR LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE FIVE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF CLOTHING, PILLOWS 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 CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080341 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING 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. THERE IS A LOT OF DEBRIS IN THE BACK OF THE PROPERTY.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040267  
CASE ADDR: 367 E DAYTON CIR  
OWNER: KERR, XAVIER; WALKER, DEIRDRE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED WITH CRACKS AND POTHOLES.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A GRAY GMC YUKON WITH NO LICENSE PLATE PARKED ON THE SWALE OF THIS PROPERTY WITH NO LICENSE PLATE.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE AT THIS PROPERTY IS MISSING THE GATE ENCLOSURE FOR THE BACK YARD, AND IS ALSO HAS RUSTED POLES.

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: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF COOLERS, RAGS, KITCHEN CHAIR, WEIGHT BENCH, 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) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACK OF THE PROPERTY IS RUSTED/DISCOLORED.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS THE OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF A LADDER, BOARDS, CYLINDER BLOCKS AND MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25050190  
CASE ADDR: 3098 SW 2 ST  
OWNER: CANELAS, IVES D LE; CANELAS, MYRKA FIORELLA ETAL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.C.1.

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. THERE ARE WIRES OBSERVED BEING CONNECTED FROM THE RV TO THE HOUSE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS A PLASTIC BIN AND MISCELLANEOUS ITEMS BEING STORED INSIDE THE CHAINLINK FENCE.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD VAN IS BEING PARKED ON THE LAWN OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS STAINED, HAS POTHOLES AND CRACKS.

VIOLATIONS: 9-305(b)

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

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CASE NO: CE25010073  
CASE ADDR: 50 COMPASS LN  
OWNER: WALSH, CYNTHIA MALIN H/E; JAMES P WALSH IRREV TR ETAL  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.3(h)

THERE IS A VESSEL NAMED "DOUBLED DOWN FORT LAUDERDALE" DOCKED ADJACENT TO RESIDENTIAL RS 4.4 ZONED PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE 10 FEET SIDE SETBACK LINES.

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CASE NO: CE25030465  
CASE ADDR: 3590 NW 54 ST 7  
OWNER: MOSES REALTY LP  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS 21 DERELICT VEHICLE ON THE SWALE (OR) ON THE PROPERTY OF UNIT 3011.  
THERE ARE 3 THREE VEHICLES ON THE RIGHT OF WAY OF THE PROPERTY GIVING 24 HOURS TO COMPLY  
-WHITE 3500 TWO DOOR VAN EXPIRED TAG 19E LMW 12-24  
-SILVER BMW EXPIRED TAG RAVG02 08-24  
-GREEN TOYOTA HIGHLANDER NO TAG  
18 OF THE VEHICLES ARE PARKING ON THE PROPERTY GIVING 10 DAYS TO COMPLY.  
-FORD F150 EXPIRED TAG KQLR16 12-24  
-TAN VOLKSWAGEN TOYTA NO TAG  
-MERCEDES BENZ SL 500 NO TAG  
-BMW 840 NO TAG  
-ELDORADO ESC NO TAG  
-TOYOTA PRIUS NO TAG  
-VW 2.0 TSI NO TAG  
-BLACK ASTON MARTIIN NO TAG  
-KIA FORTE NO TAG  
-MERCEDES BENZ NO TAG TAN AND BLACK  
-BLACK DODGE CHARGER NO TAG  
-SILVER DODGE CHARGER NO TAG  
-RED BOXSRWE NO TAG  
-RED DISCOLORED 2 DOOR CAR NO TAG  
-BLACK MACH 1 TWO DOOR CAR NO TAG  
-BROWN FLAT SMART CAR NO TAG  
-SILVER GRAND MARQUIS LS NO TAG.

VIOLATIONS: 15-28 WITHDRAWN  
THE BUSINESS AT THIS LOCATION UNIT 3011 IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. BUSINESS TAX RECEIPT WAS DISAPPROVED. REFERENCING CASE BT-GEN-23110077.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS AIP - AIRPORT INDUSTRIAL PARK ZONED PROPERTY. THERE ARE CARS BEING STORED AT UNIT 3011. THERE IS AUTO SALE OCCURRING AT THIS UNIT THAT IS NOT PERMITTED IN THIS DISTRICT.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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

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

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

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

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

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

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CASE NO: CE25030874  
CASE ADDR: 1830 NE 46 ST  
OWNER: 5TH AVENUE SQUARE HOLDINGS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 24-4 COMPLIED  
THERE IS DEBRIS IN THE ALLEY, STREET AND/OR EASEMENT OF THIS RESIDENTIAL  
PROPERTY.

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040673  
CASE ADDR: 6100 NW 31 WAY  
OWNER: ZEHTABI, MAHJABIN  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. INCLUDING BUT NOT LIMITED TO, STORAGE OF ITEMS IN THE BACKYARD EXPOSED TO THE ELEMENTS, WHICH MAY ATTRACT RODENTS AND A WATERFALL IN DISREPAIR AND COLLECTING WATER THAT CAN BECOME A BREEDING GROUNDS FOR MOSQUITOS OR OTHER ANIMALS.

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.

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CASE NO: CE25040701  
CASE ADDR: 1720 NE 56 ST 1-4  
OWNER: INTERNATIONAL INVESTMENT; PARTNERS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION INCLUDES BUT IS NOT LIMITED TO BUCKETS, FURNITURE AND OTHER MISCELLANEOUS ITEMS BEING STORED UNDER THE CARPORT ON THIS PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED AND IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

VIOLATIONS: 9-276 (C) (1)

THE WALKWAY IS DIRTY, DISCOLORED AND IS MISSING PAINT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25040765  
CASE ADDR: 1740 NE 51 ST  
OWNER: CORAL RIDGE ISLES PROPERTIES LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND STAIRWAY ARE IN DISREPAIR, DIRTY AND/OR STAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22040033. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

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

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: 9-276 (C) (1) COMPLIED

THE DRIVEWAY/WALKWAY IS DIRTY AND DISCOLORED.

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING WHEEL STOPS ARE UNEVEN. THERE IS GRAFFITI/PAINT ON THE PARKING FACILITIES "DADDY".

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING SLATS. THIS IS A RECURRING VIOLATION, SEE CASE CE22040033. 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: CE25040781  
CASE ADDR: 2855 W COMMERCIAL BLVD  
OWNER: LAUDERDALE COMMERCIAL BLVD; PARTNERS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

THE BUSINESS/APARTMENT (WATERVIEW RENTAL) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050123  
CASE ADDR: 1744 E COMMERCIAL BLVD  
OWNER: ASH PROPERTIES GROUP 2 LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN VERSA KITCHEN & FLOORS DESIGN CENTER BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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CASE NO: CE25050132  
CASE ADDR: 3020 NE 51 ST  
OWNER: GIANPIERO DAVERIO TR; LINDA ANTIMUCCI REV TR ETAL  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES AT THIS RMM-25 ZONED PROPERTY IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE. THE PARKING LINES ARE FADED, WHEEL STOPS ARE UNEVEN, DISCOLORED, AND DIRTY/MISSING/PEELING PAINT. THERE ARE HOLES AND CRACKS ON THE PARKING FACILITY.

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CASE NO: CE25050474  
CASE ADDR: 5100 N STATE ROAD 7  
OWNER: 5100 N STATE ROAD 7 FLL INC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

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CASE NO: CE25050751  
CASE ADDR: 5130 N FEDERAL HWY  
OWNER: 5130 N FEDERAL HWY LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS REAR PROPERTY NEXT TO THE DUMPSTER CONSIST OF A TOILET AND PLYWOOD.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040645  
CASE ADDR: 3767 SW 17 ST  
OWNER: OUELLETTE, RYAN KEITH  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GREEN FENCE ON THE WEST SIDE OF THE PROPERTY IS FALLING OVER.

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CASE NO: CE25040658  
CASE ADDR: 3160 SW 21 ST  
OWNER: MANHATTAN ASSOCIATES LEASING CO; LTD  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES (TWO TRUCKS) AND TRAILERS (A TRAILER CARRYING TWO JET SKIS AND A TRAILER CARRYING A BOAT) PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT DO NOT MATCH THE SURROUNDING COLORS. THE AREA OF THE WALL ABOVE THE LOWER ROOF HAS AREAS THAT ARE BLACK.

VIOLATIONS: 9-305 (b)

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

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

THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY OF ITEMS INCLUDING BUT NOT LIMITED TO WOODEN BOARDS LOCATED ON THE WEST SIDE OF THE PROPERTY.

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CASE NO: CE25060289  
CASE ADDR: 2211 SW 27 TER  
OWNER: CLINTON, JOSHUA PAUL  
INSPECTOR: MATTHEW FLESHER

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE STOP SIGN ON THE CORNER OF RIVERLAND RD AND SW 27 TER IS OBSTRUCTED. THIS IS A REPEAT VIOLATION REFER TO CASE CE25030490. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25040767  
CASE ADDR: 1832 SW 37 AVE  
OWNER: FRANCOIS, MARIE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. VEHICLE IS DESCRIBED AS A WHITE CHEVY EXPRESS VAN WITH NO LICENSE PLATE.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH ON THIS PROPERTY LOCATED ON THE LEFT SIDE OF THE PROPERTY BEHIND THE DRIVEWAY.

VIOLATIONS: 47-34.1.A.1 COMPLIED  
THERE IS OUTDOOR STORAGE AT THIS RS-8 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BRICKS, TARPS AND BOXES.

VIOLATIONS: 9-304 (B)  
THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

VIOLATIONS: 47-21.16.a WITHDRAWN  
THERE IS A DEAD TREE ON THIS RS-8 ZONED PROPERTY TO THE LEFT OF THE HOUSE.

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

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CASE NO: CE25040779  
CASE ADDR: 1848 SW 37 AVE  
OWNER: SRP SUB LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED  
THE METAL ABOVE THE FASCIA HAS BLACK STAINS AND DOES NOT MATCH THE SURROUNDING COLORS BOTH ON THE MAIN HOUSE AND ABOVE THE CARPORT.

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 ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24030688. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT INCLUDING THE APRON.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25050736  
CASE ADDR: 1670 FAIRFAX DR  
OWNER: CARRAHER, MALINA H/E; CARRAHER, ERIC M  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.  
THE BUSHES ARE GROWING OVER THE SIDEWALK.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR  
STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TILES, BRICKS, BUCKETS,  
BATTERIES, OVERTURNED PLANTERS, A TIRE AND OTHER MISCELLANEOUS ITEMS IN THE FRONT  
AND REAR OF THE PROPERTY.

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A CAMPER IN THE FRONT AND A BLACK TRAILER IN THE REAR PARKED ON THE  
GRASS/LAWN AREA. THE GRAVEL DRIVEWAY HAS GRASS AND OR WEEDS GROWING THROUGH IT.

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

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

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CASE NO: CE25050266  
CASE ADDR: 2507 WHALE HARBOR LN  
OWNER: KHAN, ANWAR H  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25060068  
CASE ADDR: 1880 SW 37 WAY  
OWNER: CUADRA, ELSY  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A SHOPPING CART ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE ON THE SOUTHEAST SIDE OF THE PROPERTY HAS GREEN 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 METAL ABOVE THE FASCIA HAS BLACK STAINS.

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CASE NO: CE25060079  
CASE ADDR: 2001 SW 37 TER  
OWNER: SWAY 2014-1 BORROWER LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A WHITE NISSAN ROGUE WITH LICENSE PLATE HNU C55. CONSIDERED DERELICT BECAUSE OF EXPIRED TAGS.

VIOLATIONS: 9-304 (b) COMPLIED  
THE ASPHALT DRIVEWAY HAS UNEVEN SURFACES AND HAS CRACKS OR HOLES THROUGHOUT. THE GRAVEL DRIVEWAY HAS GRASS AND/OR WEEDS GROWING THROUGH IT. THE APRON OF THE GRAVEL DRIVEWAY IS MISSING. THIS IS A REPEAT VIOLATION REFER TO CASE CE25030421. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24080286. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP ON THIS RS-8 ZONED PROPERTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25040579  
CASE ADDR: 2618 WHALE HARBOR LN  
OWNER: LA FAZENDA LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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. AREAS OF THE FASCIA HAVE HOLES AND STAINS. AN AREA OF THE BRICK BENEATH THE FRONT WINDOW HAS WHITE DISCOLORATION. THERE ARE AREAS OF THE WALL IN THE REAR OF THE PROPERTY THAT HAVE MISSING PAINT. THE METAL ABOVE THE FASCIA HAS STAINS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280 (C) COMPLIED

THE WALKWAY LEADING TO THE FRONT DOOR IS NOT MAINTAINED. THERE ARE AREAS THAT HAVE CRACKS AND THAT ARE STAINED BLACK.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS OF THE DRIVEWAY THAT HAVE HOLES AND MISSING ASPHALT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-313 (a) COMPLIED

PROPERTY IS MISSING ADDRESS NUMBERS.

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

THERE IS OUTDOOR STORAGE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO PILES OF WOOD ON THE LEFT SIDE IN THE FRONT OF THE PROPERTY. IN ADDITION, THERE IS A PILE OF WOOD BEING STORED IN THE REAR OF THE PROPERTY.

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CASE NO: CE25060243  
CASE ADDR: 2630 SUGARLOAF LN  
OWNER: CAAMANO, CARMEN  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A WHITE SMART CAR LICENSE PLATE 99D BYA WITH EXPIRED TAGS ON 10-23. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24100529. FINES SHALL BEGIN TO ACCRUE DAILY IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

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

THERE ARE ITEMS BEING STORED OUTDOORS OF THIS RS-6.85A ZONED PROPERTY. THE ITEMS ARE INCLUDING BUT NOT LIMITED TO A BLUE METAL STRUCTURE, A TIRE AND SMALL PIECES OF METAL.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

VIOLATIONS: 9-306 COMPLIED  
THERE ARE AREAS OF THE YELLOW CURB AT THE FOOT OF THE DRIVEWAY WITH MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020054. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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CASE NO: CE25050553  
CASE ADDR: 2500 RIVERLAND RD  
OWNER: RIVERLAND MAZE LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-11. (b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE IS STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BRICKS, PIECES OF WOOD, AND PLASTIC CONTAINERS AT THIS RS-3.52 ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE WALL SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE CRACKS, HOLES AND STAINS THROUGHOUT THE WALL. THE CHAIN LINK FENCE INSIDE THE PROPERTY IS IN DISREPAIR. THERE ARE AREAS WHERE THE TOP BAR IS FALLING DOWN AND THE GATE APPEARS BROKEN.

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR. THERE ARE UNEVEN SURFACES AND THERE ARE AREAS WITH GRASS AND/OR WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE NORTH SIDE OF THE PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ROOF OF THE GAZEBO IS IN DISREPAIR. SLATS ARE MISSING FROM THE ROOF AND PLANT MATERIAL IS GROWING FROM IT.

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE ENCROACHING ON THE BIKE LANE ON RIVERLAND ROAD.

VIOLATIONS: 47-39.A.15.E. (2) (h)

THERE IS A REAL ESTATE SIGN THAT IS LARGER THAN SIX (6) SQUARE FEET AT THIS RS-3.52 ZONED PROPERTY WITHOUT A REQUIRED PERMIT.

VIOLATIONS: 47-39.A.15.G. (6) COMPLIED

THERE IS A FREESTANDING SIGN ON THE RIGHT OF WAY AT THIS RS-3.52 ZONED PROPERTY.

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CASE NO: CE25050293  
CASE ADDR: 1841 SW 29 AVE  
OWNER: POGHOSYAN, HOVHANNES  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (7) (a) 1.

THERE ARE LANDSCAPING TRUCK COMMERCIAL VEHICLES PARKED ON THIS RD-12.22 ZONED PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ALONG THE SOUTH FENCE LINE AND THE SWALE. THERE ARE PALM FRONDS SCATTERED THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A DARK PICKUP TRUCK PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-278 (e)

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

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

THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A LADDER, A PILE OF DIRT AND/OR LEAVES, ROLLED UP ITEMS, AND A GRAY SOFA STORED OUTSIDE AT THIS RD-12.22 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 SWALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25060108  
CASE ADDR: 3650 SW 22 ST  
OWNER: ERICE, MICHAEL A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, ON THIS PROPERTY.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE ARE TWO DEAD TREES ON THE NORTH SIDE OF THE PROPERTY NEXT TO 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 ON THE PROPERTY AND ON THE SWALE.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE TO THE BACK YARD IS LEANING OVER. THE GARDEN WALL ON THE NORTH SIDE OF THE PROPERTY HAS GREEN AND BLACK STAINS ON IT.

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

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CASE NO: CE25060614  
CASE ADDR: 920 NW 2 AVE  
OWNER: COOPER, CORBEL G &; COOPER, HILDA  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-1  
THE CHAINLINK FENCE AT THIS PROPERTY IS BROKEN; IT HAS HOLES AND GAPS 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 REPEAT VIOLATION REFERENCE CASE CE24080150. FINES SHALL BEGIN TO ACCRUE FROM THE TIME THE VIOLATION WAS OBSERVED. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT IN ORDER TO IMPOSE FINES ACCRUED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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VACATION RENTALS

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CASE NO: CE25070073  
CASE ADDR: 739 NW 18 ST  
OWNER: BORISENKO, EVGUENI  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25030504- PARKING/RESPONSIBLE PARTY - CE25050657 - RESPONSIBLE PARTY.

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CASE NO: CE25070118  
CASE ADDR: 314 ISLE OF CAPRI DR  
OWNER: 314 ISLE OF CAPRI LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE ARE 5 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR A 395 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050637- AMPLIFIED SOUND, NON-AMPLIFIED SOUND, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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**ADMINISTRATIVE HEARING**  
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CASE NO: CE25050777  
CASE ADDR: 3301 NE 16 CT  
OWNER: GFM 3301 NE 16 CT LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278. (1) (e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. FIVE VEHICLES PARKED AT THE PROPERTY WITH ONLY 4 REGISTERED SPOTS. TWO VEHICLES PARKED ON THE RIGHT OF WAY.

VIOLATIONS: 15-275 (5)

RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. CALL ATTEMPTED NO ANSWER AND NO MESSAGE LEFT.

VIOLATIONS: 15-278 (3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. SOLID WASTE CONTAINERS OBSERVED OUT AFTER MIDNIGHT ON PICK UP DAY.

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CASE NO: CE25060590  
CASE ADDR: 1139 CHATEAU PARK DR  
OWNER: NERMINE M HENRY IRREV TR; REID, MARVIN TRSTEE  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

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CASE NO: CE25060202  
CASE ADDR: 2524 GULFSTREAM LN  
OWNER: CH 2524 GULFSTREAM LN LLC  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.10.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25060515  
CASE ADDR: 2525 GULFSTREAM LN  
OWNER: LE, SY V  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278. (1) (e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE MULTIPLE CARS PARKED ON THE RIGHT OF WAY ASSOCIATED WITH THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE. THIS IS A REPEAT VIOLATION OF CE25020330 AND WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE.

VIOLATIONS: 15-278. (2)b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THERE ARE OVER 20 PEOPLE AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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HEARING TO IMPOSE FINES

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CASE NO: CE23110729  
CASE ADDR: 729 SW 2 CT  
OWNER: SP FLORIDA LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.1.

THIS ZONED RML-25 MULTI-FAMILY RESIDENTIAL PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

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CASE NO: CE25060391  
CASE ADDR: 1504 NW 19 ST  
OWNER: 19TH STREET FAMILY HOLDINGS LLC  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG ERECTED WITHOUT A PERMIT. THIS VIOLATION IS TRANSIENT IN NATURE.

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CASE NO: CE25020719  
CASE ADDR: 2940 NW 24 ST  
OWNER: FORBES, ALYSHA  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. GOLD CHEVY PLATE NUMBER BNO698 WITH EXPIRED TAG 9/20 ALSO A BLUE SILVER AND RED UNKNOWN MAKE WITH FLAT TIRES AND NO MOTOR.

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 AREA. THE PAVED DRIVEWAY IS IN DISREPAIR IT HAS CRACKS, STAINS AND POTHOLES AND NEEDS TO REPAIRED AND OR RESURFACED.

VIOLATIONS: BCZ-39-275(6)(B)

THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO A LARGE FAN, MOP BUCKET AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24120443  
CASE ADDR: 800 W SUNRISE BLVD  
OWNER: GODIS LTD  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: Sec. 17-7.  
SOUND EMISSIONS FROM GENERATOR ONSITE EXCEEDS SIXTY-EIGHT (68) DBA WHEN MEASURED AT A DISTANCE OF TWENTY-THREE (23) FEET FROM THE GENERATOR.

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CASE NO: CE23100021  
CASE ADDR: 418 MOLA AVE  
OWNER: EVANS, JOHN  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 47-19.3.(f)(5) WITHDRAWN  
THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

VIOLATIONS: 47-19.13.D(2)  
THE TIDAL BARRIER AT THIS PROPERTY IS IN DISREPAIR. A TIDAL FLOOD BARRIER IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER AND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE25060194  
CASE ADDR: 607 SW 15 ST  
OWNER: PAPAEO, JOHN PHILLIP  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.1.e.

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE WAS ONE VEHICLE PARKED ON THE RIGHT OF WAY (SWALE). THIS VIOLATION IS TRANSIENT IN NATURE.

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CASE NO: CE25060573  
CASE ADDR: 1000 W STATE ROAD 84  
OWNER: 1000 MARINA MILE DEVELOPMENT LLC  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 4

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS 65 DBA/75 DBC. THE MAXIMUM READINGS WERE 74 DBA, 78 DBA, 74 DBA, 99 DBC ,100 DBC AND 100 DBC. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND A REPEAT VIOLATION PER CASE NUMBER CE25050202 AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN THE AMOUNT OF \$1,000.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25020290  
CASE ADDR: 2850 NE 32 ST  
OWNER: MILL CAPITAL LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO LUMBER AND CINDER BLOCKS.

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 ITS SWALE. THERE ARE TWO PILES OF DIRT ON THE PROPERTY AND PLASTIC SHEETING ON THE SWALE. THE LANDSCAPING IS ALSO OVERGROWN AND NEEDS TO BE CUT.

VIOLATIONS: 9-280 (h) (1)

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

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CASE NO: CE25020291  
CASE ADDR: 2840 NE 32 ST  
OWNER: MILL CAPITAL LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT LIMITED TO LUMBER AND CINDER BLOCKS.

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE25060267  
CASE ADDR: 3341 NW 67 ST  
OWNER: SALWANIS-HABIB HOLDINGS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24060607  
CASE ADDR: 2121 NE 64 ST  
OWNER: WILLCUTT, PATRICIA M  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT WHITE SUV BUICK ON THE PROPERTY WITH A REAR RIGHT FLAT TIRE AND AN EXPIRED TAG B29-2FJ (EXP 02/24).

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED ON THE WESTSIDE OF THE PROPERTY TO INCLUDE BUT NOT LIMITED TO, METALS BEAMS.

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24030341  
CASE ADDR: 535 NW 23 AVE  
OWNER: FLORIDA FAST HOME BUYER LLC  
INSPECTOR: GUY SEIDERMAN  
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: 9-308 (b) WITHDRAWN  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT THAT IS NOT PERMANENT ON THE ROOF. TARP COVER IS NOT BEING MAINTAINED PROPERLY. TARP SHOULD BE KEPT IN REASONABLY GOOD CONDITION.

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

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

VIOLATIONS: 9-280 (C)  
WITHDRAWN

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE24100468  
CASE ADDR: 834 NW 10 TER  
OWNER: RAM, RAMPATI; RAMSARRAN, CHANDERAYAL ETAL  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES AND TRAILERS BEING STORED IN THE PARKING AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22050119 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-280 (h) (1)

THE CONCRETE WALL/FENCE ALONG THE FRONT SIDE OF THE PROPERTY HAS AREAS WHICH ARE BROKEN (HOLES IN THE CONCRETE) AS WELL AS AREAS OF THE WALL WHICH ARE DIRTY/STAINED AND ARE IN NEED OF PAINT.

VIOLATIONS: 18-12. (a)

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

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, DEBRIS AND RUBBISH ON THE PROPERTY AND THE SWALE AREA. ALSO THE BUSHES AND TREE AT BOTH ENDS OF THE PROPERTY NEED 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. THERE NEEDS TO BE SOD/GRASS IN THE AREAS OF DEAD OR MISSING GROUND COVER.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS DARK STAINS OR MARKS AND NEED TO BE MAINTAINED/CLEANED.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE24060316  
CASE ADDR: 510 NW 22 AVE 1-4  
OWNER: CONE, WILLIAM J & ELECTA C  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN THE KITCHEN AND LIVING ROOM OF APT #1 IS CRACKED, STAINED AND HAS HOLES DUE TO WATER DAMAGE. APT #3 HAS MISSING WOODEN FRAME ON HIS DOOR ON THE INSIDE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23030620 AND WILL PROCEED TO THE MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE SIGNS OF WATER DAMAGE INSIDE THE 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. THIS IS THROUGHOUT THE PROPERTY INCLUDING THE REAR OF THE PROPERTY AND THE FRONT SWALE AREA. THIS IS A REPEAT VIOLATION OF CASE CE21110166, FINES WILL BEGIN TO ACCRUE IMMEDIATELY. IT WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT IS BROUGHT INTO COMPLIANCE OR NOT.

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: 9-308 (b)

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

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR AND BENT IN THE FRONT LEFT SIDE OF THE PROPERTY. ALSO THE CHAINLINK FENCE IN THE REAR OF THE PROPERTY IS IN DISREPAIR AND MISSING PARTS. THERE IS A LOT OF OVERGROWTH ON THE FENCE AS WELL.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

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

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

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-1.

THERE IS UNPERMITTED OUTDOOR UNDER ROOF STORAGE AT THE REAR OF THIS PROPERTY WHICH INCLUDES BUT IS NOT LIMITED TO COOLERS, BRUSHES, BUCKETS, PLYWOOD SHEETS, ETC THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CASE NO: CE25030025  
CASE ADDR: 2361 SW 36 TER  
OWNER: TOSKI, BRUCE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS CONSISTING OF BUT NOT LIMITED TO OUTDOOR STORAGE OF CARS, DESKS, SHEETS OF GLASS, BICYCLES, DRESSERS WASHING MACHINES AND OTHER PIECES OF FURNITURE AND OVERALL NEGLECT AT THIS PROPERTY ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE24090226  
CASE ADDR: 3391 SW 22 ST  
OWNER: DOWNS, RYAN CHRISTOPHER  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

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. THE AREA TO THE LEFT OF THE DRIVEWAY IS MISSING GROUND COVER.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TIRES AND STONE SLABS.

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-6.85B ZONED PROPERTY. IT IS A GREEN 6 WHEELED TRUCK WITH THE MARKINGS "RYAN'S HEAVY EQUIPMENT SERVICES".

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK JEEP WITH NO LICENSE PLATE.

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CASE NO: CE24110550  
CASE ADDR: 2467 CAT CAY LN  
OWNER: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD AVOCADO TREE IN THE REAR OF THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE24020585  
CASE ADDR: 649 NW 15 ST  
OWNER: FERTILIEN, SADINET  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES BEING STORED ON THE PROPERTY. THE VEHICLES WERE OBSERVED IN DERELICT CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO OVERALL STATE OF NEGLECT AND ABANDONMENT, FLAT TIRES, MISSING OR EXPIRED REGISTRATION AND WITH MISSING OR BROKEN PARTS FOR SAFE OPERATION.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO DERELICT VEHICLES, METAL PANELS AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED STAINED, COVERED IN A NON-DUSTLESS MATERIAL, OVERGROWN WITH WEEDS, UNEVEN AREAS, CRACKED AND MISSING PARKING STRIPES.

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 AREA OF THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING SURFACES 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: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NUMBERS MISSING TO PROPERLY IDENTIFY THE ADDRESS OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE CHAINLINK FENCE WERE OBSERVED BROKEN AND MISSING SUPPORT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

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

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

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

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

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

CASE NO: CE23110530  
CASE ADDR: 5411 NE 16 AVE  
OWNER: LOUCKS, DAVID K  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-308(b)  
THE ROOF IS STAINED AND DIRTY AND NOT BEING MAINTAINED IN A WELL-KEPT MANNER.

VIOLATIONS: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE HOUSE NUMBERS ARE NOT VISIBLE FROM THE RIGHT OF WAY.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY HAS CRACKS AND IS FADED IN COLOR AND NOT BEING MAINTAINED.

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.

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CASE NO: CE24090180  
CASE ADDR: 1441 NE 3 AVE  
OWNER: REYES, JACOB S; FROMHARTZ, WYNTER L  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)  
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, POTHOLES, MISSING OR FADED PARKING STRIPES AND IS COVERED IN A NON-DUSTLESS MATERIAL.

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CASE NO: CE24070226  
CASE ADDR: 1423 HOLLY HEIGHTS DR  
OWNER: THE CASCADE AT HOLLY HEIGHTS CON  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS, POTHOLES AND DISCOLORATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24120280  
CASE ADDR: 22 NE 16 PL  
OWNER: MORRIS, SCOTT  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.1. (a)

THE PROPERTY IS VACANT, IT SHALL BE DEEMED AN ABANDONED DWELLING AND REGISTERED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, PORTIONS OF THE DRIVEWAY WAS OBSERVED STAINED, DISCOLORED AND WITH WEEDS GROWING OUT OF IT. THE DRIVEWAY AND APPROACH IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS ON THE PROPERTY.

VIOLATIONS: 18-8. (a)

THIS PROPERTY HAS BEEN BOARDED WITHOUT A BOARDING CERTIFICATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25020583  
CASE ADDR: 1100 NW 7 AVE  
OWNER: AGUILAR, LUCAS PELAEZ  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

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 CE24060625 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE23100624 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET OR NOT PRIOR TO THE HEARING.

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TREE BRANCHES, BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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OLD BUSINESS

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CASE NO: CE24120178  
CASE ADDR: 5910 NE 18 AVE  
OWNER: IMPERIAL POINT HOLDINGS LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-19.4.D.8.  
THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED. THE GATE IS 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.

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 IS A DERELICT RED LEXUS BEARING A FLORIDA TAGE NUMBER OF (JVX N56) AND EXPIRED (01-22) ON THE PROPERTY.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN WHEEL STOPS, DISCOLORATION AND FADED LINES.

VIOLATIONS: 9-280 (C)  
THE WALKWAY/Common Area at this property is not being maintained in a safe condition. There are uplifted pavers causing a unsafe passage for pedestrians.

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

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

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

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

August 12, 2025

9:00 AM

VIOLATIONS: 9-306

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

VIOLATIONS: 24-7 (b)

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

VIOLATIONS: 9-307 (a)

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

VIOLATIONS: 9-363

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

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

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040580 AND AS SUCH THE CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS THAT ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY, HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE22100979. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE24030710  
CASE ADDR: 2340 NW 11 ST  
OWNER: COLEMAN, HENRY L  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT ON HOUSE IS IN TOTAL DISREPAIR, THE STRUCTURE MISSING PARTS THE ROOF IS SEVERELY DAMAGED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS CHAIRS AND A LARGE TRUCK TOOLBOX.

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF SUCH AS OLD SHREDDED TARP.

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 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON HOUSE ARE STAINED AND DIRTY.

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

CASE NO: CE25010524  
CASE ADDR: 3460 SW 18 ST  
OWNER: 2872 NW 2 ST LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

A ROYAL POINCIANA, A SEGRAPE AND A SLASH PINE WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CASE NO: CE25010793  
CASE ADDR: 3451 SW 19 ST  
OWNER: 2872 NW 2 ST LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

THREE (3) BLACK OLIVE TREES WERE REMOVED FROM THIS RS-6.85B ZONED PROPERTY WITHOUT FIRST HAVING THE PERMIT ISSUED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-308(b)

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

VIOLATIONS: 9-306

THE FASCIA AND AREAS OF THE EXTERIOR WALL HAVE BLACK 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. THE GRAVEL SWALE AREA HAS GRASS GROWING THROUGH AND AREAS OF MISSING GRAVEL. THERE ARE AREAS 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. THE GATE ON THE SOUTH SIDE OF THE PROPERTY IS BENT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
August 12, 2025  
9:00 AM

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE TWO PILES OF CONSTRUCTION DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22070470. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE  
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9:00 AM

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