

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

August 28, 2025

9:00 AM

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

**Rose-Ann Flynn
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
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NEW BUSINESS

CASE NO: FC25040012
CASE ADDR: 2890 SW 8 AVE
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: KARL PETERSEN

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

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

VIOLATIONS: NFPA 1: 13.6.1.2, FF
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

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.

CASE NO: FC25050009
CASE ADDR: 719 SE 16 ST
OWNER: RAMADHAR LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: FSS 633.222, 12/13/0
LIGHTWEIGHT ROOF TRUSS "R" SIGN MISSING FROM PROPERTY.

CASE NO: FC25050020
CASE ADDR: 5331 NW 35 TER
OWNER: SUNTORY WATER GROUP INC; DBA CRYSTAL SPRINGS
INSPECTOR: KARL PETERSEN

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

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CASE NO: FC25050023
CASE ADDR: 3101 SE 6 AVE
OWNER: PATEL, BHUPANDRA N
INSPECTOR: KARL PETERSEN

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.

CASE NO: FC25060001
CASE ADDR: 4040 GALT OCEAN DR
OWNER: OCEAN MANOR CONDO ASSOC
INSPECTOR: KARL PETERSEN

VIOLATIONS: BORA F-121.1.1 04/14

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.

CASE NO: FC25060002
CASE ADDR: 412 NE 14 AVE
OWNER: COWDEN, PATRICK W
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

CASE NO: FC25060003
CASE ADDR: 420 NE 14 AVE
OWNER: HABITAT ARGENTINA 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 1:1.7.8.1, FFPC

AN ELECTRICAL METER ROOM SIGN IS NOT PROVIDED.

CASE NO: FC25060004
CASE ADDR: 436 NE 14 AVE
OWNER: HALLANDALE SUNSET APARTMENTS 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: FC25060005
CASE ADDR: 76 ISLE OF VENICE DR
OWNER: 76 ISLE OF VENICE 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.

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

CASE NO: FC25060006
CASE ADDR: 901 NE 3 ST
OWNER: VICTORIA COURTS CONDO ASSN INC
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).

CASE NO: CE25070202
CASE ADDR: 2157 NW 20 ST
OWNER: EDWARDS, ALBERTA EST ETAL; % JESSIE EDWARDS
INSPECTOR: KAREN PROTO
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 FROM CASE CE23100257 AND AS SUCH THIS CASE WILL BE
SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE CASE IS BROUGHT INTO
COMPLIANCE.

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

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CASE NO: CE25050386
CASE ADDR: 543 SW 14 AVE 1-4
OWNER: KLEMP, WALTER A JR &; COUSSIEU, NICOLE
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE ON THE FRONT YARD AND STUMP ON THE SWALE.

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

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA HAVE CRACKS AND HOLES. THE PARKING WHEELSTOP IS STAINED AND ONE PARKING STOP IS MISPLACED. THE PARKING LINES ARE FADED.

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

CASE NO: CE25060056
CASE ADDR: 1035 SE 17 ST
OWNER: 17TH HOLDINGS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3.
B-1 - BOULEVARD BUSINESS: THERE IS A SIGHT TRIANGLE VIOLATION AT THIS B-1 ZONED PROPERTY. THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS AT THE CORNER OF THIS PROPERTY. THE HEDGES EXCEED THE TWO AND ONE-HALF (2 1/2) FEET PERMITTED BY THE ULDR SECTION 47-35.1. THE TREE DOES NOT HAVE THE REQUIRED 8' CLEARANCE FROM THE GROUND UP WITHIN THE SIGHT TRIANGLE. THE TREE CLEARANCE IS CURRENTLY 4 FEET, THE HEDGES ARE CURRENTLY IN SOME AREAS 34 INCHES. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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CASE NO: CE25020759
CASE ADDR: 177 VERMONT AVE
OWNER: SCALI, JOSEPH S
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE BLUE HYUNDAI GENESIS WITH EXPIRED TAG ON THE PROPERTY.

VIOLATIONS: 9-308 (a)

THE ROOF OVER THE CARPORT IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

CASE NO: CE25040887
CASE ADDR: 1284 SW 39 TER
OWNER: COLONIA INVESTMENTS LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-19.5.H.3

THERE IS BARBED WIRE FENCING AT THIS RD-15 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 PROPERTY AND ON THE SWALE.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A DEAD PALM TREE ON THE WEST SIDE ON THE SWALE AND A TREE STUMP ON THE NORTHWEST CORNER OF THIS RD-15 ZONED PROPERTY.

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CASE NO: CE25050807
CASE ADDR: 214 SW 2 ST
OWNER: SECOND CITY ENTERTAINMENT CO
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY, SWALE AND ALLEY. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE21070605. 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: 24-27 (f) COMPLIED
THERE ARE DUMPSTER WITH THEIR LIDS OPEN AT THIS LOCATION.

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

VIOLATIONS: 18-1. WITHDRAWN
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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24020671 AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED UNTIL COMPLIANCE IS MET.

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

VIOLATIONS: 25-14 WITHDRAWN
THERE IS AN ILLICIT DISCHARGE FROM THIS PROPERTY TO THE CITY'S STORM DRAINAGE.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS H-1 ZONED PROPERTY. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO MULTIPLE WOODEN PALLETS.

CASE NO: CE25060704
CASE ADDR: 2216 SW 14 CT
OWNER: D'ANJOU, PIERROT G
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC STREET, SIDEWALK AND RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE21100271. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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CASE NO: CE25070030
CASE ADDR: 2151 NW 7 ST
OWNER: DIVAD INVESTMENT LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A LARGE ACCUMULATION OF DEBRIS BEHIND THE DUMPSTER ENCLOSURE. THIS IS A REPEAT OF CASE CE24030218 WHICH WAS BROUGHT BEFORE THE SPECIAL MAGISTRATE AND AS SUCH THIS VIOLATION WILL BEGIN TO ACCRUE FINES IMMEDIATELY.

VIOLATIONS: 24-29. (a) COMPLIED
DUMPSTER OVERFLOWING WITH TRASH AND NOT MAINTAINED. THIS IS A REPEAT OF CASE CE24030218 WHICH WAS BROUGHT BEFORE THE SPECIAL MAGISTRATE AND AS SUCH THIS VIOLATION WILL BEGIN TO ACCRUE FINES IMMEDIATELY.

VIOLATIONS: 47-19.4.D.4
THE GATE ON THE DUMPSTER ENCLOSURE IS OPEN. THE GATE MUST ALWAYS BE KEPT CLOSED.

CASE NO: CE25050480
CASE ADDR: 665 RIVERLAND RD
OWNER: RANG GROUP INC
INSPECTOR: RACHEL MOORE

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE TWO DERELICT VEHICLES (ONE FOOD TRUCK AND ONE FOOD TRAILER) PARKED IN THE ALLEYWAY BEHIND THIS B-2 COMMERCIAL PROPERTY. NEITHER VEHICLE HAS A VALID TAG.

VIOLATIONS: 47-19.9.A.2.a. COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO MOPS AND WATER JUGS AT THE REAR OF THE UNITS ON THIS B-2 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE RIGHT-OF-WAY OR ABUTTING RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALKWAY THROUGHOUT THE PROPERTY HAS PEELING AND MISSING PAINT.

VIOLATIONS: 47-19.4.D.8
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS B-2 - GENERAL BUSINESS ZONED PROPERTY. THE GATES TO THE DUMPSTER ENCLOSURE ARE OPEN AND THERE IS TRASH ON THE GROUND AROUND THE DUMPSTER.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-2 - GENERAL BUSINESS ZONED PROPERTY. THERE ARE AREAS OF THE PARKING LOT THAT HAVE POTHOLES AND THE STRIPING HAS FADED.

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

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CASE NO: CE25040502
CASE ADDR: 1037 NE 9 AVE 1-5
OWNER: SCHAEFFLER, ANNA MARIE; SCHAEFFLER, EDWARD S
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILE SHINGLES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. THE WATER PROTRUDES ONTO UNIT BELOW.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE BEDROOM NEEDS TO BE REPAIRED AND LOCATE THE CAUSE OF THE POTENTIAL LEAK THAT IS CAUSING THE DAMAGE IN APARTMENTS 1 THROUGH 5.

CASE NO: CE25040461
CASE ADDR: 1729 SE 11 ST
OWNER: DIXON, CLARA
INSPECTOR: GUSTAVO CARACAS
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.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE BARREL CLAY ROOF ON THE PROPERTY IS DIRTY AND STAINED.

VIOLATIONS: 9-278(e)

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN EXTERIOR DOOR THAT MAY BE MISSING OR IN DISREPAIR LOCATED ON THE WEST SIDE OF THE PROPERTY.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES AND SHRUBBERY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A SHRUBBERY THAT IS LOCATED NEXT TO THE SEAWALL THAT IS OVERGROWN AND REQUIRES TO BE TRIMMED BACK FROM THE SEAWALL.

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

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SE 4TH AVENUE OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS, THE TOP BAR IS MISSING AND THE GATES ARE BENT.

CASE NO: CE25060719
CASE ADDR: 1109 SE 9 ST
OWNER: GOLEMI, ANGELO A
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS ALSO MISCELLANEOUS ITEMS AND CONSTRUCTION MATERIAL IN AND AROUND THE PROPERTY.

CASE NO: CE25030631
CASE ADDR: 3690 W BROWARD BLVD
OWNER: SUNSHINE GASOLINE; DISTRIBUTORS INC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS THE STORAGE OF USED TIRES BEING STORED IN THE BACK OF THIS BUSINESS. THESE TIRES ARE STORED IN PILES AFTER BEING REMOVED FROM VEHICLES THAT HAVE BEEN SERVICED. THE STORAGE OF THE TIRES 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: CE25040675
CASE ADDR: 518 NW 17 AVE
OWNER: CAMPBELL, DORIS LOUISE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RS-8 ZONED RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN GATE IS NOT PROPERLY ATTACHED/SECURED. IT IS LEANING AGAINST THE IRON FENCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS NON-PERMITTED LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO FURNITURE/SOFAS, ETC. STORED OUTSIDE.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO HEDGES/VEGETATION PROTRUDING OUT FROM THE PROPERTY ONTO THE SIDEWALK AREA HINDERING PEDESTRIAN MOVEMENT.

VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. (WHITE BOX TRUCK)

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. RE: TREE, HEDGE/LAWN CLIPPINGS AT CURBSIDE. (BULK PICK UP IS THE THIRD MONDAY EACH MONTH).

CASE NO: CE25040907
CASE ADDR: 1017 NW 5 CT
OWNER: REED, KATHERINE B
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD OAK TREE AT THIS PROPERTY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a) COMPLIED

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

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CASE NO: CE25050036
CASE ADDR: 532 NW 13 AVE
OWNER: AMERICAN REAL ESTATE; STRATEGIES FUND LP
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

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

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.

CASE NO: CE25050591
CASE ADDR: 1529 N VICTORIA PARK RD
OWNER: 1529 NOVICPKRD LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

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

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED A LADDER LEANING AGAINST THE HOUSE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25070224
CASE ADDR: 1628 NE 16 AVE
OWNER: IRVINE, MICHAEL PETER
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE24120131 AND WILL BE SCHEDULED IMMEDIATELY FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE VIOLATION IS CORRECTED.

VIOLATIONS: 9-304 (b) COMPLIED

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/ GRASS GROWING THROUGH THE DRIVEWAY. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE24120131 AND WILL BE SCHEDULED IMMEDIATELY FOR SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE VIOLATION IS CORRECTED.

CASE NO: CE24120315
CASE ADDR: 701 E BROWARD BLVD
OWNER: LAUDERDALE CITY CENTER ASSOC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TRASH CONTAINERS AND LARGE STORAGE CONTAINERS.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE ARE OVERFLOWING TRASH CONTAINERS AT THIS PROPERTY THAT ARE 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: 24-29. (a) COMPLIED

THERE ARE TRASH CONTAINERS ON THE PROPERTY THAT ARE OVERFLOWING WITH TRASH AND ARE NOT PROPERLY SERVICED.

VIOLATIONS: 47-19.4.C.2.

PLACEMENT/STORAGE OF CONTAINERS, RECEPACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THERE IS A 4 YARD DUMPSTER PLACED IN PARKING LOT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE24080004
CASE ADDR: 810 NE 4 ST
OWNER: 810 & 812 NE 4TH STREET LLC; % RTW RENTALS
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DOORS THAT ARE DAMAGE AND NOT PROPERLY SEALED AND WEATHERPROOF FROM THE OUTSIDE ELEMENTS.

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

VIOLATIONS: 18-1. COMPLIED
THERE IS TRASH, RUBBISH, DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO: MATTRESSES, NIGHTSTANDS, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. WEEDS AND GRASS ARE GROWING THROUGH THE CONCRETE AND GRAVEL SURFACES. THE SURFACES ARE STAINED WITH DIRT AND OIL AND HAVE AREAS THAT ARE CRACKED AND DAMAGED. SEVERAL WHEEL STOPS ARE EITHER DAMAGED OR NOT SECURED, AND THE STRIPING IS FADED OR MISSING.

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS AND AREAS OF MISSING AND PEELING PAINT AND STAINS

VIOLATIONS: 47-19.4.D.1.
THIS ZONED RMM-25 MULTI-FAMILY RESIDENTIAL PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060539
CASE ADDR: 1133 N FEDERAL HWY
OWNER: PMG AIRPORT LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

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

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

VIOLATIONS: 25-56(C)

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

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

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, HOLES AND AREAS OF MISSING ASPHALT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

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

VIOLATIONS: 47-21.9.K. COMPLIED

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

VIOLATIONS: 47-21.16.A. COMPLIED

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

VIOLATIONS: 47-20.13.G.1. COMPLIED

THE SWALE AREA HAS BEEN ALTERED AT THIS RS-8 ZONED PROPERTY BY ADDING GRAVEL, WITHOUT OBTAINING A PERMIT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

CASE NO: CE25050374
CASE ADDR: 406 SW 22 TER
OWNER: VEGA, LUIS
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO FURNITURE, PLASTIC STORAGE CONTAINERS, TARPS, SHELVES, BOXES, PLYWOOD, CAGES AND OTHER MISCELLANEOUS ITEMS AND DEBRIS. THE PROPERTY 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 CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE DERELICT TRAILERS ON THE PROPERTY. THE TRAILERS ARE DESCRIBED AS A WHITE SINGLE AXLE ENCLOSED TRAILER WITH NO VALID TAG DISPLAYED AND A WHITE ENCLOSED TANDEM AXEL TRAILER WITH EXPIRED FL TAG # HRBQ17 "6/22". THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT HAVE ORANGE AND BLACK STAINS, AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING AND HAS AREAS OF BROKEN/MISSING SLATS. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS IS A RECURRING VIOLATION PER CASE CE22030409 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET BEFORE THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060165
CASE ADDR: 429 SW 24 AVE
OWNER: LOUIS, JEAN M; MATHURIN, DENISE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A FOUR DOOR GREY NISSAN ALTIMA WITH AN EXPIRED FL TAG # NAJC82 "2/20", AND A FOUR DOOR CHRYSLER TOWN & COUNTRY LX WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND MISSING PAINT. FURTHERMORE, THE FASCIA IS DAMAGED AT THE CORNER OF THE FRONT PATIO COVER

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY APRONS HAVE GRASS GROWING THROUGH AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280 (C)
THE WALKWAY LEADING TO THE FRONT PATIO IS STAINED WITH A BLACK SUBSTANCE.

CASE NO: CE25060528
CASE ADDR: 2581 SW 7 ST
OWNER: DUBREUS, DIERLIE; DUVERCY, ENODE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON A SCHEDULED DATE AND TIME. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO BLACK TRASH BAGS, CLOTHES, TOYS, PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4 DOOR SILVER HONDA ACCORD WITH EXPIRED FL TEMP TAG #FYZ3957 "4/12/25"

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

VIOLATIONS: 9-313 (a)
THE PROPERTY IS MISSING ADDRESS NUMBERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060119
CASE ADDR: 1226 SW 18 AVE
OWNER: BROWN, DANIELA & PHILIP; %CARRER DE LA REINA VIOLANT 6
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 24-7(b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON A SCHEDULED DATE AND TIME. THE BULK TRASH CONSIST OF BUT IS NOT LIMITED TO FURNITURE (TV STAND/ CABINET), RUG, WOOD STOOL, PLASTIC STORAGE CONTAINERS, BOX, LANDSCAPING DEBRIS, PLYWOOD, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FASCIA THAT ARE STAINED AND HAVE MISSING, PEELING PAINT. FURTHERMORE THE WALL LOCATED BY THE AIR CONDITIONER UNIT IS STAINED WITH AN ORANGE SUBSTANCE.

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-305(b)

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

CASE NO: CE25060146
CASE ADDR: 1335 SW 26 AVE
OWNER: DIAZ GONZALEZ, ALEJANDRO; DE LA CARIDAD FERNANDEZ OJEDA, Z
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS A 4 DOOR RED NISSAN ALTIMA WITH NO VALID FL TAG DISPLAYED AND WRECKED IN THE FRONT AND A 4 DOOR TOYOTA YARIS WITH EXPIRED FL TAG NUMBER 72AWYE "5/25".

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25040464
CASE ADDR: 2325 NW 7 ST
OWNER: AVESTA INVESTMENT GROUP LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW IN THE FRONT BY THE DOOR. THE WALLS ARE STAINED WHERE THE GREY TRIM IS AT THE FRONT OF THE HOUSE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION AS PER CASE CE23120427. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH, TRASH AND DEBRIS THROUGHOUT THE PROPERTY AND ITS SWALE. ALSO THERE IS A GLASS CONTAINER FISH TANK ON THE RIGHT SIDE OF THE HOUSE. THIS IS A RECURRING VIOLATION AS PER CASE CE23120427. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

CASE NO: CE25040720
CASE ADDR: 2122 NW 7 CT
OWNER: GONZALEZ, GABRIELA H/E; GONZALEZ, CLAUDIA
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20 (H)

PARKING FACILITIES ON THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND IS IN DISREPAIR. THERE ARE LOOSE ROCKS, CRACKS WITH WEEDS AND GRASS GROWING THROUGH IT. THE PARKING AREA IS STAINED AND THE LINES ARE FADED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 18-12 (a) COMPLIED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060619
CASE ADDR: 642 NW 14 WAY
OWNER: CARMES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT TRAILER PARKED ON THE GRASS TO THE LEFT OF THE DRIVEWAY WITH NO TAGS AND A RIGHT FRONT FLAT TIRE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120342. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK STAINS ON THE RIGHT SIDE OF THE ROOF NEAR THE TREES.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE GAPS, CRACKS AND STAINS ON THE CEILING OF BEDROOM WITH WATER LEAKING THROUGH IT. THERE IS A GAP ALONG THE WALL IN THE BATHROOM.

VIOLATIONS: 9-304 (b)

A MOTORCYCLE WAS PARKED ON THE FRONT YARD ON AN UNAPPROVED SURFACE (ARTIFICIAL TURF) WITH A TARP OVER IT AS WELL. A DERELICT TRAILER PARKED ON THE GRASS TO THE LEFT OF THE DRIVEWAY WITH NO TAGS AND A RIGHT FRONT FLAT TIRE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25070059
CASE ADDR: 727 NW 19 AVE
OWNER: SURFTEL INC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT 4 DOOR WHITE SUV CHEVY PARKED IN THE FRONT ON THE BUILDING WITH NO TAGS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24010923. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH AND DEBRIS THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24010923. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)

THERE ARE AREAS IN THE FRONT OF THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE THAT HAVE DEAD OR MISSING GROUND COVER. THERE IS GRAVEL IN THE FRONT YARD WHERE GRASS SHOULD BE.

VIOLATIONS: 9-304 (b)

THERE IS A TRAILER PARKED ON THE GRASS AND THE GRAVEL DRIVEWAY HAS WEEDS AND GRASS GROWING THROUGH IT. THE SURFACE IS UNEVEN AND GRAVEL MISSING IN SOME AREAS.

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.

VIOLATIONS: 47-21.9.K.

THERE IS OVER 10% GRAVEL ON THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY, INCLUDING BUT NOT LIMITED TO A CRATE, INDOOR CHAIRS AND A DOOR BEING STORED OUTSIDE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050672
CASE ADDR: 638 NW 22 RD
OWNER: FLORIAL, NATACHA; PIERRE, JACKSON
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING
VIOLATION PER CASE NUMBER CE23110239. THIS VIOLATION WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO
THE SCHEDULED HEARING DATE.

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE
CRACKS AND STAINS THROUGHOUT THE PARKING FACILITY.

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THIS IS A RECURRING VIOLATION PER CASE CE23110239. THIS VIOLATION WILL BE
PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT
COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

CASE NO: CE25060538
CASE ADDR: 1717 NW 8 PL 1-2
OWNER: GREGORIO, MARIELA
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES ARE IN DISREPAIR ARE NOT MAINTAINED AT THIS PROPERTY.
WEEDS AND GRASS ARE GROWING THROUGH THE GRAVEL. THE GRAVEL IS UNEVEN AND MISSING
IN AREAS. WHEEL STOPS ARE FADED AND STAINED WITH DARK MARKS THAT NEED TO BE
MAINTAINED.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING
VIOLATION PER CASE NUMBER CE21060273. THIS VIOLATION WILL BE PRESENTED
TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR
TO THE SCHEDULED HEARING DATE.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH PILE WITH FURNITURE BAGS OF CONSTRUCTION MATERIALS, BAGS OF FOOD, PLASTIC CRATES, WOODEN AND PLASTIC CHAIRS.

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 MISSING GROUND COVER THROUGHOUT THE PROPERTY AND ITS SWALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND DARK MARKS ON THE WALLS.

CASE NO: CE25050114
CASE ADDR: 111 SW 27 TER 1-2
OWNER: 335 NW 28 ST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS FALLEN INWARDLY TOWARD THE ADJOINING PROPERTY, IS DISCOLORED, HAS BROKEN SLATS, AND HAS VEGETATION GROWING ON IT.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD TAURUS IS BEING PARKED ON THE GRASS AT THE PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED. THIS IS A RECURRING VIOLATION PER CE21071090, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25040786
CASE ADDR: 271 SW 28 TER
OWNER: LOPEZ DUARTE, DAVID ALBERTO; FAJARDO DUARTE, OSCAR RENE ETAL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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 POLES, BUCKETS, CRATES, AND OTHER MISC ITEMS ON THE OUTSIDE OF THE HOME.

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A WHITE COMMERCIAL TRUCK IS BEING PARKED ON THE SWALE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE HEDGES ON THE SIDE OF THE PROPERTY ARE OVERGROWN, AND THERE IS MISSING GROUND COVER AROUND THE FRONT AND SIDE OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN SLATS ON THE SIDE FENCE ARE DISCOLORED AND DETERIORATED.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GOLD PICK UP TRUCK IS PARKED IN THE DRIVEWAY WITH FLAT TIRES.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GOLD PICK UP TRUCK IS PARKED IN THE DRIVEWAY WITH FLAT TIRES.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25040904
CASE ADDR: 3906 SW 12 CT
OWNER: C R O W ENTERTAINMANT LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE ARE MATTRESSES, BED FRAMES, BOARDS, AND MISC ITEMS BEING STORED ALONG THE BACK GATE OF THE PROPERTY, ATTEMPTING TO BE CONCEALED BY TRASH BINS AND MOTOR VEHICLES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GREEN PICK UP TRUCK, AND A BLACK SEDAN ARE BEING PARKED ON THE GRASS OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO 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. THE PARKING APRON HAS POTHOLES AND THERE IS A BLACK SUBSTANCE ON ALL THE PARKING SPACES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE 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.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25050583
CASE ADDR: 400 FLORIDA AVE
OWNER: STUBBLEFIELD, CAMILLE; STUBBLEFIELD, JAMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A COMMERCIAL TRUCK AND A GREEN VOLVO, AND A FLORIDA STATE TROOPER MARKED VEHICLE, IS BEING PARKED ON THE GRASS.

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

THERE IS A WHITE COMMERCIAL VEHICLE WITH GREEN PAINTING ON THE TRAILER PORTION OF THE TRUCK, BEING PARKED ON THE GRASS. FL LICENSE PLATE - PJ5 ZZJ, AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050353
CASE ADDR: 572 W DAYTON CIR
OWNER: FABIEN, LOUIS & ANNICE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OPEN AIR STORAGE CONSISTING OF BUT NOT LIMITED TO POWER TOOLS, BOARDS,
PLASTIC BINS AND MISCELLANEOUS ITEMS AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED
PROPERTY.

VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
THERE IS A WHITE COMMERCIAL VEHICLE PARKED IN THE DRIVEWAY AT THIS RS-6.7 -
IRREGULAR RESIDENTIAL ZONED PROPERTY.

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

VIOLATIONS: 18-1.
THERE IS STORAGE OF MISCELLANEOUS ITEMS ON THE FRONT PORCH AT THIS PROPERTY THAT
IS CREATING A PUBLIC NUISANCE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE25050662
CASE ADDR: 548 SW 27 TER 1-2
OWNER: STERNAIMOLO, MICHAEL C
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: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE
IS A DERELICT TRAILER HOLDING A BOAT ON THE SWALE OF THIS PROPERTY. THIS IS A
RECURRING VIOLATION PER CASE NUMBER CE22060511 AND WILL BE PRESENTED BEFORE THE
SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS REACHED.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID
RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE IS THE OUTSIDE STORAGE CONSISTING
OF BUT NOT LIMITED TO, BUCKETS, COOLERS, WOOD, TABLES, OFFICE CHAIRS, BOXES AND
MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060511 AND
WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS
REACHED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060117
CASE ADDR: 433 SW 28 AVE
OWNER: PAMPA GALGO II LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS TRAILER, A WHITE RAM PICK UP TRUCK, A SILVER CHRYSLER AND A VEHICLE WITH A CAR COVER ARE BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY OF THIS PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE CRACKS, POTHOLES AND CHIPPED CEMENT THROUGHOUT.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY IS MISSING SLATS AND HAVE CHIPPED SLATS.

CASE NO: CE25060422
CASE ADDR: 2750 SW 2 ST 1-4
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO MATTRESSES, HEADBOARD, MIRROR AND DRESSER ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110620, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO SUITCASES, OIL, TOWELS, RUGS 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25030337
CASE ADDR: 1204 CITRUS ISLE
OWNER: AMIR, LI ANN KAUFMAN, DANIEL
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

THERE WAS A YELLOW TABEBUIA TREE REMOVED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM THE CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT ON THIS RS-8 ZONED PROPERTY. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE ARE 2 TREE STUMPS LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

VIOLATIONS: 9-305(b) COMPLIED

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

CASE NO: CE25050732
CASE ADDR: 2511 SW 2 AVE
OWNER: FIG TREE ON 2ND LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 16-83.(b) COMPLIED

THERE ARE MULTIPLE TRAILERS STORED ON THE PUBLIC RIGHT OF WAY (SWALE) OF THE PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 26 STREET OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS I ZONED PROPERTY. THE ASPHALT LOCATED IN THE REAR OF THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY ADJACENT TO THIS I ZONED PROPERTY HAS BEEN PAVED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE ENGINEERING DEPARTMENT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050755
CASE ADDR: 1343 SW 30 ST
OWNER: FULTON, ERIC S
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE MISSING SECTIONS OF ASPHALT AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 47-20.13.B.1.b

THE GRAVEL ON THE SWALE OF THIS RS-8 ZONED PROPERTY IS NOT IN A WELL-GRADED CONDITION, THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-280 (C) COMPLIED

THE DOORSTEP AND WALKWAY ARE STAINED AND FADED.

CASE NO: CE25050761
CASE ADDR: 2500 SW 2 AVE
OWNER: TARMAC AMERICA LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 25-14

THERE IS AN OFFENSIVE DISCHARGE OF MATERIALS FROM THIS PROPERTY TO PUBLIC STREETS. THE PUBLIC STREETS ADJACENT TO THE PROPERTY IS COVERED WITH DUST, SLURRY OR PARTICULATE MATTER.

VIOLATIONS: 9-306

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

CASE NO: CE25060223
CASE ADDR: 1401 W STATE ROAD 84
OWNER: BLU 84 LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE SWALE OF THIS PROPERTY FACING SW 24 CT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 24 COURT OF DEAD AND MISSING GROUND COVER.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

CASE NO: CE25060794
CASE ADDR: 1360 SW 30 ST
OWNER: HEARN, WILLIAM W SR & EDNA M
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE OF THIS PROPERTY. A WHITE VAN WITH AN EXPIRED TAG.

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE22120764. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304 (b)
THERE IS A VEHICLE AND TRAILER BEARING A VESSEL PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE CE22120764. 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.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR AND THE FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22120764. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.B.
THE GRAVEL ON THE SWALE OF THIS RS-8 ZONE PROPERTY IS NOT IN A WELL-GRADED CONDITION. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25070079
CASE ADDR: 1445 SW 33 ST 1-2
OWNER: O A PROPERTY COMPANY INC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE CE21020515. 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: 9-363

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS OUTDOOR STORAGE: ITEMS INCLUDING BUT NOT LIMITED TO FURNITURE AND MISCELLANEOUS ITEMS BEING STORED ON THE SIDES OF THE PROPERTY.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR SUCH AS THE FASCIA THAT HAS STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT ON THE RIGHT OF WAY IS IN DISREPAIR. THERE ARE BROKEN WHEELSTOPS.

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 RECURRING VIOLATION, SEE CASE CE21020515. 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: 9-313. (a)

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

CASE NO: CE25060333
CASE ADDR: 1001 SW 31 ST
OWNER: MALI-CONN INVESTMENTS LLC; SANTANA PROPERTY INVESTMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-308 (b)

THERE ARE BRICKS, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

CASE NO: CE25060320
CASE ADDR: 915 SW 16 ST 1-2
OWNER: COUSIN DEVELOPMENT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR
STORAGE, ITEMS INCLUDING BUT NOT LIMITED TO TOOLS, FLOWERPOTS, AUTO PARTS, SHOES
AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE
ASPHALT IS CRACKED AND UNEVEN. THE WHEELSTOPS ARE MISPLACED.

CASE NO: CE25070299
CASE ADDR: 333 SW 25 ST
OWNER: RUNWAY 84 REALTY LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (a) COMPLIED

THERE ARE MULTIPLE VEHICLES LOCATED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS
RECURRING VIOLATION, SEE CASE CE22010199. 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 ON SWALE OF DEAD AND MISSING GROUND COVER.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010112
CASE ADDR: 1527 NW 11 CT
OWNER: JOHNSON, WALTER
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAYS ARE IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP ARE FADED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE AREA.
- VIOLATIONS: 9-308 (b)
THE ROOF IS STAINED AND DIRTY.
- VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT AND DISCONNECTED PART AND THE MESH HAS HOLES.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-1.
THERE IS A TABLE SAW, BUCKETS, PIECES OF WOODS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TABLES, WOOD, BUCKETS AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010041
CASE ADDR: 1515 NW 11 CT
OWNER: LOUD, MARY A
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS DERELICT TOYOTA COROLLA WITH NO TAG STORED ON THE RIGHT OF WAY. THERE IS A DERELICT VEHICLE WITH NO TAG STORED UNDER THE CARPORT OF THIS PROPERTY.

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

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

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

CASE NO: CE25010118
CASE ADDR: 1530 NW 11 CT
OWNER: JEP BARCELONA LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010438
CASE ADDR: 1551 NW 10 PL
OWNER: FIRST COMMERCE FINANCE LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE SITTING ON JACK STANDS OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE occurring AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TABLES, TRASH CAN, PIECES OF WOODS, SPRAY CANS AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

CASE NO: CE25010442
CASE ADDR: 1559 NW 10 PL
OWNER: AVILA, YENIA TAMAYO; MORONO, DAYRON NORIS
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. THERE IS GRASS AND WEEDS AND GROWING THROUGH THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110586. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE NEXT SPECIAL MAGISTRATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010331
CASE ADDR: 1514 NW 12 CT
OWNER: WIMM, BETTY J
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE HEARING.

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. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COME TO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE22040696. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COME TO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-278 (e)

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25020741
CASE ADDR: 1124 NW 19 ST
OWNER: NOEL, WILBERT
INSPECTOR: BOVARY EXANTUS
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. THE FENCE HAS BENT AND BROKEN SECTIONS AND THE MESH IS IN DISREPAIR. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE BROKEN AND MISSING SECTIONS.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR WALLS HAVE MISSING AND/OR PEELING PAINT. THE FASCIA BOARDS ARE STAINED AND DIRTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE OF A REFRIGERATOR AND A TV UNDERNEATH THE CARPORT AT THIS PROPERTY, WHICH IS CREATING A PUBLIC NUISANCE.

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 CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4. (c)

THERE IS A WHITE DERELICT HONDA WITH FLAT TIRES STORED ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-305 (A)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010457
CASE ADDR: 1563 NW 10 PL
OWNER: BAHAMA BEND INVESTMENTS LLC; %JANE THEBERGE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT, DISCONNECTED AND BROKEN PARTS.
- VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING RIGHT OF WAY.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

CASE NO: CE25010578
CASE ADDR: 1625 NW 9 AVE
OWNER: EZEL LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES, MISSING SECTIONS ON THE DRIVEWAY AND THE BLACKTOP FADED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A FORD F-150 AND A FORD F-250 WITH FLAT TIRES STORED ON THIS PROPERTY.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010148
CASE ADDR: 1523 NW 11 CT
OWNER: WSC TRUST I LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A WHITE DERELICT CADILLAC WITH FLAT TIRES PARKED/STORED ON THIS PROPERTY.

CASE NO: CE25020247
CASE ADDR: 1219 CHATEAU PARK DR
OWNER: 700 SUTHERLAND LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25030102
CASE ADDR: 1327 NW 13 PL
OWNER: GUEVARA, KAROL PAOLA FLORES
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A SILVER BMW PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A FOUR DOORS BMW WITH NO TAG PARKED/STORED ON THIS PROPERTY.

CASE NO: CE25030622
CASE ADDR: 1557 NW 15 AVE
OWNER: MUSCARELLE, MATTHEW
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE CEMENT DRIVEWAY AND THE DRIVEWAY APRON ARE IN DISREPAIR. THE DRIVEWAY HAS CRACKS, BROKEN PARTS AND GRASS/WEEDS GROWING THROUGH IT. THE APRON OF THE DRIVEWAY IS WORN THROUGH WITH GRASS AND WEED GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-363

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

CASE NO: CE25050647
CASE ADDR: 1409 N DIXIE HWY
OWNER: LA SIESTA APARTMENTS I LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THERE IS TRASH AND DEBRIS WITHIN THE DUMPSTER ENCLOSURE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25040797
CASE ADDR: 1416 NE 5 AVE
OWNER: FAITH CHURCH OF THE NAZARENE
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A BLACK TOYOTA PICKUP BEARING AN EXPIRED TAG THAT IS DERELICT ON THE PROPERTY. THE VEHICLE'S FRONT BUMPER IS ALSO IN DISREPAIR.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A RED FORD SUV BEARING AN EXPIRED TAG (RFBM82) DERELICT VEHICLE ON THE PROPERTY.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-1.
THERE ARE BOXES AND MISCELLANEOUS ITEMS UNDERNEATH A CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE25060339
CASE ADDR: 1432 NW 7 TER
OWNER: BIJELONIC, BOJAN
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-304 (b)
THE GRAVEL APRON AT THIS PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL IS SCATTERED AND WORN.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE PVC FENCE IS STAINED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050671
CASE ADDR: 200 NW 17 CT
OWNER: CITYHOUSE PEACOCK INC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-7. (b) COMPLIED
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RML-25 PROPERTY.

CASE NO: CE25050742
CASE ADDR: 204 NW 17 CT 1-4
OWNER: CITYHOUSE PEACOCK INC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-7. (b)
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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 SCATTERED THROUGHOUT THE PROPERTY.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RML-25 PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050197
CASE ADDR: 1401 NW 1 AVE
OWNER: CLIVE & M BROMFIELD REV LIV TR; BROMFIELD, MORINE & CLIVE TRS
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE APPEARS TO BE DAMAGED, CAUSING THE FENCE TO LEAN SLIGHTLY FORWARD.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE STAINS AND DISCOLORATION ON THE PAVEMENT OF THE PARKING AREA.

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

VIOLATIONS: 47.34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE AT THIS RX-X PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THERE IS FURNITURE BEING STORED ON THE FRONT OF THE PROPERTY.

CASE NO: CE25050219
CASE ADDR: 1400 NW 7 TER
OWNER: MCCLENDON, MARY EST
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

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

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

VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE IN FRONT OF THIS PROPERTY. THERE IS A RED DODGE PICK UP TRUCK ON THE SWALE WITH A FLAT TIRE. TAG NUMBER (KAJQ19) EXPIRED 12/2022.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25050351
CASE ADDR: 1532 NW 2 AVE 1-2
OWNER: 1532 NW 2 AVENUE LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-20.20. (H)
PARKING FACILITIES ON THIS RDS-15 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEELSTOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.

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

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE THE SAME COLOR OF THE EXTERIOR PAINT OF THE BUILDING AND IS UNIDENTIFIABLE FROM STREET VIEW.

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

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

CASE NO: CE25050766
CASE ADDR: 1123 NW 3 AVE 1-2
OWNER: MIZRAHI, MIKE; MIZRAHI, YAFFA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A BLACK 4 DOOR INFINITY VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PARKING AREA HAS CRACKS SCATTERED THROUGHOUT THE PROPERTY. THERE ARE AREAS THAT ARE MISSING ASPHALT AND THE WHEEL STOPS ARE DIRTY AND DISCOLORED.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060132
CASE ADDR: 920 NE 13 ST
OWNER: CALL OF AFRICA REALTY INC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING CASE, REFERENCE CASE CE2011004. THIS CASE WILL BE PRESENTED
TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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

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

VIOLATIONS: 18-1. COMPLIED
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 BECOME
INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT
PROPERTIES.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THIS B-3 - HEAVY PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS
REQUIRED BY THE ULDR.

CASE NO: CE25060800
CASE ADDR: 1816 N DIXIE HWY
OWNER: 1816 DIXIE PROPERTY OWNERS ASSN II
INSPECTOR: MALIK JONES
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 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

CASE NO: CE25070278
CASE ADDR: 1317 NW 7 TER
OWNER: ZOELICK, TODD
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25060295
CASE ADDR: 1505 NW 7 AVE 1-2
OWNER: SAINVIL, LOUISANNA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS HOLES AND AREAS OF MISSING ASPHALT. FURTHERMORE THE STRIPES ARE FADED AND THE WHEELSTOPS HAVE STAINS AND AREAS OF MISSING PAINT.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THIS RDS-15 ZONED PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A 4 DOOR GOLD HONDA ACCORD WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 9-313(a)

THE ADDRESS NUMBERS ARE NOT CLEARLY VISIBLE. THE ADDRESS NUMBER IS MISSING A DIGIT, PAINTED OVER AND DOES NOT CONTRAST WITH THE BACKGROUND.

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060291
CASE ADDR: 1330 NW 7 TER
OWNER: HIZUENGA 1330 LAND TR
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED
THERE IS TRASH, OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO AUTO PARTS, TOOLS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS AUTOMOTIVE REPAIR WORK, INCLUDING ENGINE REPAIR, BODYWORK OR FLUID DISPOSAL IS BEING CONDUCTED ON THE PROPERTY.

VIOLATIONS: 9-280 (C)
THE EXTERIOR WALKWAY IS IN DISREPAIR. THE TILES ARE BROKEN, MISSING AND UNEVEN.

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

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

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS STAINED CRACKED AND WEED/GRASS IS GROWING THROUGH IT. THE GRAVEL DRIVEWAY APRON IS IN DISREPAIR, THE GRAVEL IS WORN OUT AND UNEVEN.

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

CASE NO: CE25060426
CASE ADDR: 1305 NE 5 AVE
OWNER: SPRINGER GALARZA 1305 NE 5; AVENUE FLORIDA SERIES 4
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-306 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 FASCIA IS DIRTY.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE AT THIS LOCATION THAT IS NOT BEING MAINTAINED. THE GATE AND LATCHES ARE DAMAGED AND NOT FULLY OPERABLE, PREVENTING THE ENCLOSURE FROM REMAINING CLOSED. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24050379, AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT AS TO WHETHER COMPLIANCE HAS BEEN ACHIEVED.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE STAINS LOCATED ON THE PARKING FACILITIES AND THE WHEEL STOPS ARE BEGINNING TO FADE.

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

CASE NO: CE25060684
CASE ADDR: 901 NE 16 CT 1-2
OWNER: NICHOLSON, DERYCK N
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS MISCELLANEOUS ITEMS SCATTERED ON THE PROPERTY. THIS IS A RECURRING CASE, REFERENCE CASE CE22080386. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMS-15 PROPERTY. THERE IS BRICKS AND WOOD BEING STORED ON THE PROPERTY. THERE IS A COMMERCIAL BOBCAT BEING STORED ON THE PROPERTY. THIS IS A RECURRING CASE, REFERENCE CASE CE24100438. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE, REFERENCE CASE CE22080386. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-19.5.J.1. WITHDRAWN
THERE IS NON-PERMITTED TEMPORARY CONSTRUCTION FENCE ON THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25070281
CASE ADDR: 1406 NW 7 TER
OWNER: WALLICK, CINDY; %IAN WALLICK
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED RM-15 ZONED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

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 RECURRING VIOLATION, SEE CASE NUMBER CE21050378. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS UNEVEN, THERE ARE MULTIPLE CRACKS.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE21050378. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (C)

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

VIOLATIONS: 9-363

WITHDRAWN

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25030097
CASE ADDR: 165 VERMONT AVE
OWNER: JEAN-BAPTISTE, ANGELINE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH IS THE 2ND TUESDAY OF EACH 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: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACK YARD IS DETERIORATED AND HAS BROKEN AND MISSING SLATS AND IS FALLING OVER.
- VIOLATIONS: 18-11. (a)
THE POOL AT THIS OCCUPIED PROPERTY HAS BLACK STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.
- VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE ARE SEVERAL BOARDS BEING STORED OUTSIDE NEAR THE POOL AREA AND THE OTHER SIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

VACATION RENTALS

CASE NO: CE25060307
CASE ADDR: 2101 NW 14 AVE
OWNER: POWERTEAM INVESTMENTS LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

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

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY.

CASE NO: CE25070478
CASE ADDR: 720 NE 17 CT
OWNER: GR VENTURES FL LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. DUE TO
THIS BEING A REPEAT VIOLATION OF CE24080354, THIS CASE WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 15-278(7)
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE
REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

CASE NO: CE25030297
CASE ADDR: 1223 NE 12 AVE
OWNER: MAOUCHI, NOURA; RONDON, CHRISTIAN
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE25070496
CASE ADDR: 1840 NE 59 CT
OWNER: AKRE VENTURES LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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: CE25030436 - RESPONSIBLE
PARTY, PARKING AND NOISE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25060831
CASE ADDR: 1638 NE 6 ST
OWNER: 1638 NE SIXTH ST LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

HEARING TO IMPOSE FINES

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-20.20.(H)

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

CASE NO: CE24090417
CASE ADDR: 1628 SW 3 AVE
OWNER: SCHOFIELD, WAYNE & KATHY LE;
PACELLA, NICHOLE S ETAL
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. B-3 - HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS THERE ARE TRAILERS, BOATS, BOAT MOTORS AND CONTAINER BEING STORED AT THIS VACANT LOT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS/BOATS PARKED ON THE GRASS/LAWN AREA AT THIS VACANT LOT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25020641
CASE ADDR: 724 NE 16 ST
OWNER: LYONS & COMPANY LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A

THREE ARBORVITAE TREES AND ONE ARECA PALM CLUSTER WERE REMOVED WITHOUT A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE24030341
CASE ADDR: 535 NW 23 AVE
OWNER: FAPF INTERNATIONAL GROUP LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK 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.

CASE NO: CE25040042
CASE ADDR: 2518 WHALE HARBOR LN
OWNER: AHARON, OZ
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25010640
CASE ADDR: 1716 SW 13 CT
OWNER: BAKER, ROGER
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED AND THERE ARE AREAS THAT ARE BROKEN AND MISSING. THE BAMBOO SECTION OF THE FENCE HAS FALLEN OVER.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS. THE ITEMS CONSISTS OF BUT ARE NOT LIMITED TO MULTIPLE WATER TANKS, WHEELBARROW, WHEELCHAIR, CINDERBLOCKS, POTS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C)

THE WALKWAY AT THE FRONT OF THE PROPERTY IS IN DISREPAIR. THE WALKWAY PAVERS ARE LIFTED, UNEVEN AND MANY ARE MISSING.

CASE NO: CE25020532
CASE ADDR: 221 SW 1 AVE PFL
OWNER: PMG-GREYBROOK RIVERFRONT II LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

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

CASE NO: CE25020604
CASE ADDR: 511 SE 5 AVE 101
OWNER: NURIVER RETAIL CENTER LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25040214
CASE ADDR: 700 SE 8 ST
OWNER: SCHMIDT, BRADLEY D & LAINE S
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO METAL RODS AND A PIECE OF A FENCE.

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

CASE NO: CE25020094
CASE ADDR: 1126 SE 2 AVE
OWNER: HUDSON, BRYAN; HUDSON, WILLIAM ETAL
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT WHITE DODGE PICK-UP TRUCK WITH FLAT TIRES AND A BLUE 4 DOOR MERCURY ON THE PROPERTY THAT HAS FLAT TIRES AND EXPIRED TAG (KGT-R72 EXP. 07/24).

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

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

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

CASE NO: CE24040555
CASE ADDR: 301 SW 1 AVE
OWNER: PMG-GREYBROOK RIVERFRONT II LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.
MURAL/BANNER SIGN(S) HAS/HAVE BEEN ERECTED OR INSTALLED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE24070793
CASE ADDR: 1105 ARIZONA AVE
OWNER: FKH SFR M LP; % FIRST KEY HOMES LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH CONSISTING OF A WOODEN TABLE, GLASS, GARBAGE BAG AND MISCELLANEOUS ITEMS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY OF THIS PROPERTY IS DISCOLORED, WITH GRASS GROWING THROUGH.

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS DETERIORATED WITH GAPS IN THE SLATS AND THE GARDEN WALL IN FRONT OF THE HOUSE IS EXTREMELY DIRTY.

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

CASE NO: CE25060552
CASE ADDR: 609 SW 16 CT
OWNER: WHITEMAN, IAN & EMMA
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.
THERE IS A ROYAL POINCIANA TREE REMOVED ON THE SWALE WITHOUT A PERMIT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE24070243
CASE ADDR: 3543 SW 15 CT
OWNER: KHAN, IRZAUD M; BROWN, STEPHANEY M
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE ON THE PROPERTY WITHOUT A TAG.

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.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, BATTERIES, CAR PARTS, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-278(e)

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

VIOLATIONS: BCZ39-275(7) (a)

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

VIOLATIONS: 9-280(h)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

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

CASE NO: CE24050731
CASE ADDR: 1621 NW 17 LN
OWNER: FREEMAN, MCARTHUR; MCARTHUR FREEMAN TR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH WITH GRASS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN, BENT, DISCONNECTED AND MISSING PARTS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE24080375
CASE ADDR: 1030 NW 10 TER
OWNER: WSC TRUST I LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

CASE NO: CE24110045
CASE ADDR: 105 NE 16 TER
OWNER: 105 NE 16 TERRACE LLC
INSPECTOR: JEAN CLAUDE NOEL

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

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

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

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

CASE NO: CE24110360
CASE ADDR: 1250 SW 35 AVE
OWNER: GRANT, EUGENE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. GRASS IS OVERGROWN, WITH TRASH AND DEBRIS THROUGHOUT 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. MISSING AND/OR SPARSE GROUND COVER IN THE SWALE AREA AND IN VARIOUS SPOTS ON THE PROPERTY.

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 IS A SOFA, SHOPPING CART, BUCKETS, BAGS AND MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AREA.

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. BUILDING WALLS, FASCIA, AND AWNINGS ARE DIRTY, DISCOLORED, FADED, OR HAS CHIPPED/FADED PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE25020210
CASE ADDR: 1955 SW 29 AVE COMMAREA
OWNER: SHAHBAZIAN, GEVORG H/E; KRYVYCH, KARYNA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE IS IN DISREPAIR; TOP BAR AND SECTIONS OF THE SCREEN MESH, HAVE BECOME DETACHED FROM THE FENCE OR HAVE BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCE ARE BENT. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT, ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS READS 19_5 AND THE NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

VIOLATIONS: 9-308 (b)
THERE ARE BLUE TARPS AND SAND BAGS ON THE ROOF.

VIOLATIONS: 47-39.A.1.B(6) (B)
THERE IS ILLEGAL OUTDOOR STORAGE OCCURING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

CASE NO: CE24120077
CASE ADDR: 2364 SW 34 WAY
OWNER: READ, SAMUEL; REID, ANNESSA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THERE ARE SOME CRACKS AND HOLES IN 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.

VIOLATIONS: 9-280 (C)
THE WALKWAY LEADING TO THE FRONT PORCH IS STAINED.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS STAINED.

CASE NO: CE25010835
CASE ADDR: 840 W STATE ROAD 84
OWNER: EL TAMARINDO 84 LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS CB BUSINESS ZONE PROPERTY. THERE IS A FOOD TRUCK OPERATING AND CONDUCTING BUSINESS WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS, TABLES AND LIGHTING BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR STATIONARY/MOBILE FOOD TRUCK.

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS UNDEVELOPED PARCEL OF LAND HAVE MISSING, LIVING GROUND COVER.

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

VIOLATIONS: 18-1.
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO CUSHIONS, BUCKETS AND MISCELLANEOUS ITEMS SCATTERED ON THE FRONT AND THE SIDE OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

August 28, 2025

9:00 AM

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 47-20.13.B.1.b

WITHDRAWN

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY IS NOT MAINTAINED. THERE ARE CRACKS AND STAINS. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

OLD BUSINESS

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

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

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

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

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED, LEANING, AND HAS AREAS OF BROKEN/MISSING SLATS. THIS IS A RECURRING VIOLATION FROM CASE CE21050936 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
August 28, 2025
9:00 AM

CASE NO: CE24090528
CASE ADDR: 417 SE 12 CT
OWNER: RAMADHAR 1 LLC;
%FLORIDA PROF PROPERTY MGMT INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.b.1.

THERE IS A 2 YARD DUMPSTER NOT BEHIND THE FRONT PROPERTY LINE ON A HARD SURFACE.
2YD DUMPSTER DOES NOT NEED TO HAVE AN ENCLOSURE ONLY A HARD SURFACE BEHIND THE
FRONT PROPERTY LINE.

CASE NO: CE25040492
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THREE EXTERIOR GLASS WINDOWS
WERE BROKEN AND SIX WINDOW SCREENS WERE RIPPED.

VIOLATIONS: 9-279(f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS OCCUPIED RESIDENTIAL
PROPERTY.

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

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED. THERE ARE AREAS THAT ARE BROKEN, MISSING AND FALLING OVER.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-21.9.M.

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

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

CITY OF FORT LAUDERDALE
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9:00 AM

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