

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

September 09, 2025

9:00 AM

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

**RICHARD DOODY
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25060007
CASE ADDR: 1820 NE 56 ST
OWNER: ELDL LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: FC25060008
CASE ADDR: 1634 NE 4 PL
OWNER: GIUGA, ANTOINETTE
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: FC25060011
CASE ADDR: 526 NE 8 ST
OWNER: FLAGLER VILLAGE LAND TR; GREENFIELD, STEVEN B TRSTEE
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.

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

VIOLATIONS: NFPA 101:7.8.1.1, FF
CONTINUOUS ILLUMINATION OF THE MEANS OF EGRESS IS NOT PROVIDED.

VIOLATIONS: NFPA 101:7.2.1.8.1,
SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

VIOLATIONS: NFPA 82:6.2.3.3.2.1,
THE TRASH CHUTE INLET DOOR DOES NOT SELF CLOSE AND LATCH.

VIOLATIONS: F-111.1.3, BCBRA, 12
THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A BROWARD COUNTY
LICENSED TEST AND BALANCE COMPANY.

CITY OF FORT LAUDERDALE
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September 09, 2025

9:00 AM

CASE NO: CE25040549
CASE ADDR: 920 SW 2 ST 1-2
OWNER: HENRICI, JUDIT N; JOHNSON, DAVID R
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THE PROPERTY. MULTIPLE TRAILERS/VESSELS AND MOTORHOMES WAS OBSERVED BEING STORED ON THIS ZONED RMM-25 RESIDENTIAL PROPERTY.

CASE NO: CE25050457
CASE ADDR: 2320 NW 7 ST
OWNER: AUGUSTIN, ADDLY & BERNISE
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS DEAD OR MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-304 (b) ~

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE IS DIRT AT THE APRON OF THE DRIVEWAY AND FEW AREAS WHERE THERE ARE CRACKS AND FADED PAINT ON TOP OF THE DRIVEWAY.

CASE NO: CE25050196
CASE ADDR: 1416 SW 6 AVE 1-2
OWNER: HUGHES, ROSS
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY HAS POTHOLES AND IS FADED.

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, PLASTIC CONTAINERS, PLASTIC TOOL BOX, PLASTIC CONES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b) COMPLIED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

CASE NO: CE25060753
CASE ADDR: 1525 N FORT LAUDERDALE BEACH BLVD
OWNER: LEONTARAKIS, IRENE
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. LIGHTS ILLUMINATING THE TREES AND THE FRONT OF THE RESIDENTS PROPERTY REFLECT AND ILLUMINATE THE BEACH AREA. TURN OFF OR CHANGE THE LIGHTS TO AMBER IN COLOR.

CASE NO: CE25070329
CASE ADDR: 2760 N ATLANTIC BLVD
OWNER: 2760 NORTH ATLANTIC BLVD LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(2)

PORCH LIGHT AND STEP MOUNTED LIGHTS ARE ILLUMINATING THE BEACH AREA.
ALL LIGHTS MUST BE TURNED OFF OR CHANGED TO AMBER IN COLOR.

CASE NO: CE25070175
CASE ADDR: 2151 NW 20 ST
OWNER: TRUST N' WILLIAMS LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE IS AN ACCUMULATION OF DEBRIS UNDER THE TREE AT THE FRONT OF THIS VACANT LOT AND A PILE OF WOOD ALONG THE EAST SIDE.

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 THE SWALE.

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE WOODEN POLES AND A METAL ROD PRODDING FROM THE GROUND.

CASE NO: CE25040319
CASE ADDR: 1401 NW 7 TER
OWNER: SANON, PERIERA &; BAPTISTE, IRLANDE JEAN
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CONTINUED

CITY OF FORT LAUDERDALE
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9:00 AM

- VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A CAR PARKED ON THE LAWN AREA. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL AND THERE IS GRASS AND WEEDS GROWING THROUGH IT. GRAVEL IS ALSO OVERFLOWING ONTO THE RIGHT OF WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 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 PROPERTY. OUTSIDE STORAGE IS TAKING PLACE AT THIS RM-15 ZONED LOCATION, INCLUDING BUT NOT LIMITED TO BUCKETS, PAILS, CRATES AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOFED OUTSIDE STORAGE AT THIS AT THIS RM15 PROPERTY THAT IS CREATING A PUBLIC NUISANCE SUCH AS BUT NOT LIMITED TO TABLES, CHAIRS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-313. (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING COMPONENTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED. THE CARPORT WALL IS IN DISREPAIR, WITH A HOLE EXPOSING PLYWOOD. THE CARPORT ALSO HAS AREAS OF MISSING AND PEELING PAINT.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-280 (h) WITHDRAWN
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THERE IS AN UNPERMITTED STRUCTURE IN THE BACKYARD THAT NEEDS TO BE REMOVED.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT MOTORCYCLE ON THE PROPERTY. BLACK SUZUKI WITH REAR FLAT TIRE.
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CASE NO: CE25070127
CASE ADDR: 1129 NE 17 AVE
OWNER: SM HANDCRAFT DESIGN COMPANY
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS RC-15 ZONED PROPERTY IS IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

VIOLATIONS: 47-20.13.G.1.

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

VIOLATIONS: 9-363

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

CASE NO: CE25020634
CASE ADDR: 2201 NW 6 PL
OWNER: BABOOLAL, PRAKASH
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: 47-21.9.M.

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

CASE NO: CE25010813
CASE ADDR: 1248 SEMINOLE DR
OWNER: HELMHOLDT, MARGARET J; MARGARET J HELMHOLDT LIV TR
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.13.G.1.

THERE IS ARTIFICIAL TURF IN THE RIGHT OF WAY (SWALE) OF THIS RS-4.4 RESIDENTIAL PROPERTY.

CASE NO: CE25060261
CASE ADDR: 2850 NE 32 ST
OWNER: MILL CAPITAL LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A BANNER SIGN ON THE FENCE OF THIS RMM-25 PROPERTY.

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CASE NO: CE25070356
CASE ADDR: 2840 NE 32 ST
OWNER: MILL CAPITAL LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS RMM-25 PROPERTY. THE FENCE IS COVERED WITH SIGNS.

CASE NO: CE25020810
CASE ADDR: 648 NE 3 AVE
OWNER: WE FLORIDA FINANCIAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 2

VIOLATIONS: 47-2.2.Q.3

THE LANDSCAPING ON THIS RAC-UV COMMERCIAL PROPERTY IS BEING ALLOWED TO GROW TO A HEIGHT BEYOND WHAT IS ALLOWED IN A SIGHT TRIANGLE. FROM 25 FEET SOUTH AND EAST OF THE INTERSECTION AND FROM TEN FEET FROM THE DRIVEWAY OPENINGS, VEGETATION MAY NOT BE MORE THAN 2.5 FEET IN HEIGHT.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS A LARGE POTHOLE IN THE PARKING LOT AND THE LOT NEEDS TO BE RESURFACED AND RESTRIPE.

CASE NO: CE25040290
CASE ADDR: 1621 NE 3 AVE
OWNER: 1621 HOLDINGS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE SWALE ON THE 3RD AVENUE SIDE IS TORN UP.

VIOLATIONS: 9-313.(a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306 COMPLIED

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

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

THE FENCE AT THIS PROPERTY IS STAINED.

VIOLATIONS: 9-363

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

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CASE NO: CE25050630
CASE ADDR: 213 S FORT LAUDERDALE BEACH BLVD
OWNER: TRD OF FORT LAUDERDALE LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK AT THIS LOCATION. ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE23040443 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. A PERMIT WAS ISSUED IN 2022 BUT HAS NOT BEEN COMPLETED. THIS IS A RECURRENCE OF CASE CE25010846 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25050497
CASE ADDR: 2601 NW 16 CT
OWNER: EXQUISITE HOMES & INVESTMENTS INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-305(b)

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

CASE NO: CE25070100
CASE ADDR: 408 SW 4 AVE
OWNER: RAINTREE 18 LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

CASE NO: CE25030034
CASE ADDR: 1209 SE 11 CT
OWNER: CLARK, JULIET; JULIET HAMILTON CLARK REV TR
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.

THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT-OF-WAY IMPROVEMENT PERMIT.

CITY OF FORT LAUDERDALE
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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.

CASE NO: CE25040628
CASE ADDR: 10 SE 9 AVE
OWNER: COLEE COURT INC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE (BLACK TESLA WITHOUT WHEELS & TIRES) PARKED/STORED ON THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. RESURFACING AND RESTRIPIING REQUIRED.

CASE NO: CE25070098
CASE ADDR: 408 SW 4 AVE
OWNER: RAIN TREE 18 LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

CITY OF FORT LAUDERDALE
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September 09, 2025

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CASE NO: CE25070838
CASE ADDR: 713 SE 7 ST
OWNER: PERI FAM TR; PERI, GUY TRSTEE
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.D.

THERE WAS A LIVE OAK TREE THAT WAS ABUSED BY REMOVING/CUTTING THE LIMBS AND LEAVING TREE IN PERIL WITHOUT FIRST OBTAINING REQUIRED PERMIT FROM LANDSCAPE DEPARTMENT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE25070523
CASE ADDR: 642 NW 3 AVE
OWNER: WATER TOWER APARTMENTS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE SURROUNDING AREA OF THE PROPERTY AND ON THE SWALE/RIGHT-OF-WAY/SIDEWALK 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, INCLUDING BUT NOT LIMITED TO THE FRONT AREA OF THE PROPERTY.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT COVERED VEHICLES PARKED STORED ON TOP OF A TRAILER, AS WELL AS DERELICT TRAILERS AND OTHER VEHICLES WITHIN THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING LOT ON THE NORTHSIDE REQUIRES TO BE RESURFACED.

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT (BT-GEN-24060092).

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS STORAGE OF COMMERCIAL EQUIPMENT INCLUDING BUT NOT LIMITED TO GENERATOR ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

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

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CASE NO: CE25050461
CASE ADDR: 4521 NE 21 AVE
OWNER: CORAL RIDGE LANDINGS CONDO ASSN INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (h) (1)

THE PINK WOODEN FENCE AS WELL AS WHITE METAL FENCING ONSITE ARE IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THERE ARE MANY AREAS OF BROKEN SLATS ON THE WOODEN FENCE. THERE ARE BROKEN COLUMN CAPS ON POSTS SUPPORTING THE METAL PARTS OF THE FENCE. PARTS OF THE METAL FENCING ARE RUSTED AND BROKEN.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, MISALIGNED, DAMAGED WHEELSTOPS AND FADED PAINT ON WHEELSTOPS. THERE ARE MISALIGNED GARDEN PAVERS IN THE PARKING LOT.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25050521
CASE ADDR: 2008 INTRACOASTAL DR
OWNER: SAMUEL S CALIENDO LLC; HIEN T CALIENDO LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

TREES WERE REMOVED FROM THIS RS.4.4. PROPERTY WITHOUT FIRST OBTAINING A PERMIT IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THREE COCONUTS AND A PINE TREE WERE REMOVED WITHOUT FIRST OBTAINING A 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: CE25060493
CASE ADDR: 2756 NE 18 ST
OWNER: PICCHU PROPERTIES LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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CASE NO: CE25050600
CASE ADDR: 4711 NE 28 AVE
OWNER: RENOVATECH LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-11 (b)

THERE IS A STAGNANT SWIMMING POOL AT THIS RS-8 ZONED, UNOCCUPIED HOME.

VIOLATIONS: 9-280(h) (1)

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

CASE NO: CE25050435
CASE ADDR: 535 HENDRICKS ISLE
OWNER: Amorello PMG
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

PARKING FACILITIES AT THIS RMM-25 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE IS CRACKING, FADING OF THE ASPHALT, AS WELL AS WHEELSTOPS THAT MAY BE CHIPPED, FADED OR MISALIGNED. PARKING FACILITIES SHALL BE KEPT IN GOOD OPERATING CONDITION. ALL PARKING LOTS AND SPACES SHALL BE MAINTAINED SO AS NOT TO CREATE A HAZARD OR NUISANCE. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, REMOVING GLASS AND LITTER; PRUNING, NOURISHING, AND WATERING VEGETATION; RESURFACING AND RESTRIPE SURFACE MARKINGS; RE-ANCHORING OR REPLACING LOOSE AND BROKEN WHEELSTOPS AND REPLACING OR PAINTING SIGNS.

CASE NO: CE25050540
CASE ADDR: 1535 S PERIMETER RD
OWNER: CITY OF FORT LAUDERDALE; % FT LAUD EXECUTIVE AIRPORT
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES AT THIS GAA - GENERAL AVIATION AIRPORT DISTRICT ZONED PROPERTY THAT ARE NOT MAINTAINED. PARKING FACILITIES ARE FADED, DISCOLORED, BROKEN WHEEL STOPS AND MISSING PARKING STRIPS. THIS VIOLATION INCLUDING ALL BUSINESS/ADDRESS OF THE FOLLOWING:

- SHELTAIR 31 (1635 N.W 51ST PLACE)
- SHELTAIR 32 (1631 N.W 51ST PLACE)
- SHELTAIR 33 (1707 S. PERIMETER RD)
- SHELTAIR 34 (1641 S. PERIMETER RD)
- SHELTAIR 35 (1621 S. PERIMETER RD)
- SHELTAIR 36 (1535 S. PERIMETER RD)
- SHELTAIR 37 (CHARTER AIRLINES)
- SHELTAIR 38 (5151 E. PERIMETER RD)

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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 VIOLATION INCULDED THE FOLLOWING BUSINESS/UNITS:

- SHELTAIR 31 (1635 N.W 51ST PLACE)
- SHELTAIR 32 (1631 N.W 51ST PLACE)
- SHELTAIR 34 (1641 S. PERIMETER RD)
- SHELTAIR 35 (1621 S. PERIMETER RD)
- SHELTAIR 36 (1535 S. PERIMETER RD)
- SHELTAIR 37 (CHARTER AIRLINES)
- SHELTAIR 38 (5151 E. PERIMETER RD)

VIOLATIONS: 47-19.4.D.8. COMPLIED

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS GAA ZONED LOCATION UNIT 32 (1631 N.W 51ST PLACE). DUMPSTER ENCLOSURE HAS BROKEN AND MISSING SLATS. THE INSIDE OF THE ENCLOSURE IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE. DUMPSTER ENCLOSURE HAS PALLETS, TRASH, BUT NOT LIMITED TO ALL OTHER ITEMS.

VIOLATIONS: 47-19.4.D.1.

THERE IS A 4 YARD REPUBLIC SERVICE DUMPSTER ON SHELTAIR 36 (1535 S. PERIMETER RD) ON THIS GAA ZONED PROPERTY NOT INSIDE AN ENCLOSURE.

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OCCURING AT THIS GAA ZONED PROPERTY. THERE IS OUTDOOR STORAGE OCCURING AT THE FOLLOWING ADDRESS/BUSINESS:

- SHELTAIR 31 (1635 N.W 51ST PLACE) THERE IS A WOODEN BOX STACKED ON PALLETS STORED ON THE FRONT OF THE UNIT. **COMPLIED**
- SHELTAIR 36 (1535 S. PERIMETER RD) THERE IS A WOODEN BOX AND PALLETS STORED ON THE FRONT OF THE UNIT. **COMPLIED**
- SHELTAIR 37 (CHARTER AIRLINES) THERE ARE PAVERS BEING STORED AT THE FRONT OF THE BUSINESS LAWN AREA.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT RED CHEYENNE EXPRIED TAG HZKI90 (01-20) WITH FLAT FRONT TIRES ON THE PROPERTY. SHELTAIR 37 (CHARTER AIRLINES)

VIOLATIONS: 9-306

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

- SHELTAIR 31 (1635 N.W 51 ST PLACE)
- SHELTAIR 35 (1621 S. PERIMETER RD)

VIOLATIONS: 9-280(C) COMPLIED

THE FOLLOWING UNITS HAVE DIRTY AND DISCOLORED EXTERIOR WALKWAYS:

- SHELTAIR 31 (1635 N.W 51ST PLACE)
- SHELTAIR 32 (1631 N.W 51ST PLACE)
- SHELTAIR 34 (1641 S. PERIMETER RD)
- SHELTAIR 35 (1621 S. PERIMETER RD)
- SHELTAIR 36 (1535 S. PERIMETER RD)
- SHELTAIR 37 (CHARTER AIRLINES)

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25030691
CASE ADDR: 2240 E SUNRISE BLVD
OWNER: CONSOLIDATED SUNRISE LLC; %CVS HEALTH #4201-02
INSPECTOR: PAULETTE DELGROSSO

VIOLATIONS: 8-91.(c)

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

CASE NO: CE24080510
CASE ADDR: 801 N FEDERAL HWY
OWNER: ACS FLAGLER LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE24011026 AND WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. THIS IS A RECURRING VIOLATION, SEE CASE CE24011026. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY HAS CRACKS AND UNEVEN SURFACES.

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE STAINED/DIRTY AND HAVE MISSING/PEELING PAINT.

CASE NO: CE24090010
CASE ADDR: 401 NE 3 ST
OWNER: DEPENDABLE EQUITIES LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE24090617
CASE ADDR: 413 NE 5 TER
OWNER: ROLLER PLACE LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 25-56 (B)

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE CRACKS AND CAN POSE AS A SAFETY HAZARD.

CASE NO: CE24100652
CASE ADDR: 24 NW 6 AVE
OWNER: BLF 2022 LLC ETAL; % UNILAND DEVELOPMENT CO
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED SUCH AS BUT NOT LIMITED TO BLUE BINS, CONTAINERS, CAR PARTS, TRAILERS, REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25060810
CASE ADDR: 200 W SUNRISE BLVD
OWNER: DALE'S WHEELS & TIRES INC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THE EXTERIOR WALLS OF 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 REFERENCE CASE CE22020196. FINES SHALL BEGIN TO ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED IN THE AMOUNT OF \$50 PER DAY. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER COMPLIANCE IS MET OR NOT FOR THE IMPOSITION OF FINES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25020372
CASE ADDR: 915 NW 2 AVE
OWNER: SAUNDERS, DALE
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE ARE CEMENT BLOCKS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN 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 REFERENCE CASE CE22010350 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS FALLING OVER AND DETACHED FROM THE RAILING.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE23100642 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE STUMP IN THIS VACANT LOT.

CASE NO: CE25030405
CASE ADDR: 416 NE 1 AVE
OWNER: 416 NE 1ST ASSEMBLEDGE LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE23060173. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (C)

THERE ARE WALKWAYS AT THIS PROPERTY IN DISREPAIR AND NOT BEING MAINTAINED AND ARE DISCOLORED DIRTY AND DAMAGE WITH CRACKS.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHERE THE SLATS ARE NOT SECURED AND THE FENCE DIRTY AND DISCOLORED AND MISSING SLATS.

VIOLATIONS: 9-308 (b)

THE ROOF IS DIRTY AND STAINED.

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RAC-CC PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO MATTRESS, SHOPPING CART AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE25020375
CASE ADDR: 602 NE 2 AVE
OWNER: BROOKFLOWER LLC; %JEFFREY SMITH
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH OF GRASS AND VEGETATION; JUNK, TRASH, BOTTLES, CANS, ETC. ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION REFERENCE CASE CE22030994. 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.

VIOLATIONS: 9-304 (b) COMPLIED

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060251
CASE ADDR: 330 CAROLINA AVE
OWNER: PADILLA, DAVID
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY COMPLIANCE IS MET.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BEIGE CARGO VAN WITH AN EXPIRED LICENSE PLATE, FL -PCG P3Z EXP 04/22, IS BEING STORED ON THE NORTH SIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY 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 OVERGROWN BUSHES AND TREES ALONG THE FRONT AND THE SIDE OF THE HOME.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A DEAD TREE IN THE FRONT OF THISRS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY THAT HAS BEEN SEVERED INTO A STUMP.

CASE NO: CE25060281
CASE ADDR: 2781 SW 3 ST
OWNER: BELLAMY, STEVEN & PERKINS, TONY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, WEEDS AND GRASS GROWING THROUGH IT.

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 WORN WITH CHIPPED SLATS, DISCOLORED AND HAS VEGETATION GROWING OVER THE WOODEN SLATS.

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 (C)

THE WALKWAY LEADING TO THE PORCH IS CRACKED WITH PEELING PAINT AND CRACKED CEMENT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060285
CASE ADDR: 301 SW 29 AVE
OWNER: PAUL, FRANCOEUR J & FRANCINE D
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 ARE WASHERS AND DRYERS, WOODEN BOARDS, TABLES AND MISCELLANEOUS STORED ITEMS BEING STORED OUTSIDE.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AS THE TREES HAVE GROWN INTO THE FENCE CAUSING IT TO BEND TOWARD THE SWALE ON THE SIDE OF THE HOME.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK SUV WITH VEGETATION GROWN AROUND THE TIRES. THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED WITH A DARK SUBSTANCE.

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES ALONG THE BACK YARD OF THE PROPERTY HAS GROWN OVER THE SWALE AND INTO THE STREET.

VIOLATIONS: 18-1. COMPLIED

THERE IS WORKOUT EQUIPMENT ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE25060682
CASE ADDR: 601 E EVANSTON CIR
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BOAT ON ONE SIDE OF THIS PROPERTY AND A TRAILER ON THE OTHER SIDE OF THE CARPORT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23060675, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS 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.

CASE NO: CE25050550
CASE ADDR: 680 SW 29 TER
OWNER: EMPOWERED HOLDINGS GROUP LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS FADED AND HAS CRACKS THROUGHOUT THE PAVERS.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL WINDOWS ARE BROKEN, CREATING POTENTIAL SAFETY AND SECURITY HAZARDS.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP AND SANDBAGS ON THE ROOF AT THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25050495
CASE ADDR: 550 SW 27 TER
OWNER: WB REALTY LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BOAT IS BEING PARKED ON THE GRASS AT THIS PROPERTY AND THE GRAVEL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

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 OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO LADDERS, COOLERS, BUCKETS, MOP BUCKETS AND 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: 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: CE25070953
CASE ADDR: 1453 NE 15 AVE
OWNER: CARBONERA, CHRISTIAN; RODOWSKY, WILLIAM
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS LAWN DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25010761. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ON 15 AVE TO INCLUDE BUT NOT LIMITED TO THE BLACK OLIVE TREE AND THE CLUISIA SHRUBS. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25010761 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25020106
CASE ADDR: 915 NE 16 TER
OWNER: SIPPE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE LAWN 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 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.

VIOLATIONS: 9-280 (C)

THERE ARE WALKWAYS AT THIS PROPERTY IN DISREPAIR AND NOT BEING MAINTAINED. THE WALKWAY IS DIRTY AND DISCOLORED.

VIOLATIONS: 9-308 (b) COMPLIED

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DIRTY WITH LAWN DEBRIS AND OTHER ELEMENTS. THERE IS WHAT APPEARS TO BE A TARP BEING HELD DOWN WITH A ROCK OR BRICK ON TOP OF THE ROOF.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 47-20.13.F.

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

CASE NO: CE25070923
CASE ADDR: 1408 NE 5 CT
OWNER: AJAY MEHTA LIV TR; MEHTA, AJAY TRSTEE
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.D.

THERE IS TREE ABUSE OF A GUMBO LIMBO TREE AT THIS RC-15 ZONE PROPERTY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

CASE NO: CE25070072
CASE ADDR: 1045 NE 17 AVE
OWNER: SABA INVESTMENTS LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-4. (c)

THERE ARE TWO DERELICT VEHICLES ON THE SWALE. A SILVER BMW WITH A FLAT TIRE AND EXPIRED FLORIDA TAG JTX-F58 (11/24) AND A DARK GRAY RANGER WITH EXPIRED FLORIDA TAG HAA-C46 (11/24).

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)

THE 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 MISSING, PEELING PAINT.

VIOLATIONS: 9-280 (C)

THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE FABRIC DOOR AWNING AT THIS PROPERTY IS TORN AND IN DISREPAIR.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY BLOCKING VISIBILITY OF THE STOP SIGN AT THE INTERSECTION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25010656
CASE ADDR: 5555 N FEDERAL HWY
OWNER: CORAL RIDGE PRESBYTERIAN; CHURCH INC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS AN FAA-REQUIRED BEACON LIGHT AT THE TOP OF THE CHURCH STEEPLE THAT IS UNLIT, CREATING A PUBLIC NUISANCE. THE PROPERTY IS BEING MAINTAINED IN A MANNER THAT THREATENS OR ENDANGERS PUBLIC HEALTH, SAFETY, OR WELFARE AND MAY NEGATIVELY IMPACT ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION, SEE CASE CE21100603. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25070140
CASE ADDR: 742 NE 17 TER
OWNER: WRIGHT, MOREY
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH AND LAWN 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 AND STAINED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-280 (C)

THE PAVER WALKWAYS AND SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.

CASE NO: CE25040758
CASE ADDR: 1110 NE 5 AVE
OWNER: CONTAINER BOX LLC
INSPECTOR: JEAN CLAUDE NOEL

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE24080345. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25020509
CASE ADDR: 1640 NE 15 AVE
OWNER: VALES, ARTURO H/E; VALES, ISABEL
INSPECTOR: JEAN CLAUDE NOEL

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 AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONING. PROPERTY INCLUDING,
BUT NOT LIMITED TO AUTOMOTIVE REPAIR WORK,

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

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

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

VIOLATIONS: 9-280(C)
THE FRONT STEP IN FRONT OF THIS PROPERTY IS DIRTY AND STAINED.

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

CASE NO: CE25040489
CASE ADDR: 5600 N FEDERAL HWY
OWNER: GREEN WEST USA INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.5.D.5.
THE SEAWALL ON THIS B-1 ZONED PROPERTY REQUIRES GRAFFITI REMOVAL.

CASE NO: CE25050150
CASE ADDR: 2920 NW 69 CT
OWNER: RAVINO, JASON E
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION, SEE CASE CE24100526. 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

September 09, 2025

9:00 AM

CASE NO: CE25020477
CASE ADDR: 1129 NW 7 TER
OWNER: WATSON, DONNA L
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT MANNER THERE ARE WEEDS AND GRASS GROWING UP THROUGH THE GRAVEL.

VIOLATIONS: 18-1.

THERE IS A GRAY COUCH UNDER THE CARPORT AT THIS PROPERTY THAT MAY CAUSE A PUBLIC NUISANCE OF ANIMALS AND A BREEDING GROUND FOR MOSQUITOS THAT MAY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CASE NO: CE25040134
CASE ADDR: 715 W SUNRISE BLVD
OWNER: 715 SUNRISE LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE SHOPPING CARTS FULL OF ITEMS, TRASH BEHIND DUMPSTER, LITTER THROUGHOUT SWALE AREAS AND ON PERSONAL PROPERTY AND IN PARKING LOT.

CASE NO: CE25040226
CASE ADDR: 1040 NW 5 AVE
OWNER: BHS/JMF SENIOR SOLUTIONS 3 LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b) COMPLIED

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS BROKEN ASPHALT, DIRTY/STAINED WHEEL STOPS AND DISCOLORED PARKING SPACES.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH AN DEBRIS ON THE PROPERTY AND SWALE AREA.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25040276
CASE ADDR: 1036 NW 5 AVE
OWNER: S LOUISMA HOLDINGS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

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

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

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: CE25070154
CASE ADDR: 1145 NE 5 TER 1-2
OWNER: IB VICTORY INVESTMENT
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SPACES HAVE OIL STAINS AND DISCOLORATION. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24010858 AND 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. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE24010858 AND WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, CONSISTING OF A PILE OF WOOD, PLASTIC COVERING AND OTHER MISCELLANEOUS ITEMS.

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

September 09, 2025

9:00 AM

CASE NO: CE25050487
CASE ADDR: 700 NE 20 AVE
OWNER: BEAMER, WILLIAM D H/E; BEAMER, HURSELLENE K
INSPECTOR: GAIL WILLIAMS

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A BLUE TARP BY THE DRIVEWAY.

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

CASE NO: CE25050560
CASE ADDR: 1205 NE 5 AVE
OWNER: TERPSTRA, DARREN & ALLISON
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS. THERE IS A GRAY COUCH ON THE FRONT LAWN AND A TIRE BY THE DRIVEWAY.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A BLACK DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE FRONT END IS IN DISREPAIR AND MISSING.

VIOLATIONS: 9-304 (b)
THE ASPHALT, CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND DAMAGED AREAS AND STAINED WITH DIRT AND OIL STAINS.

VIOLATIONS: 9-280 (c)
THE WALKWAYS AT THIS PROPERTY IS DIRTY AND STAINED AND NOT BEING MAINTAINED.

VIOLATIONS: 47-20.13.B.1.C
THE ASPHALT PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THE PROPERTY IS IN DISREPAIR WITH CRACK ASPHALT AND OIL STAINS.

CASE NO: CE25020573
CASE ADDR: 2960 NW 60 ST
OWNER: BOYWIC FARMS LTD
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25040431
CASE ADDR: 5749 NE 17 TER
OWNER: CARTWRIGHT, BRENT
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE24090772. 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. THIS IS A RECURRING VIOLATION, SEE CASE CE24050371. 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) COMPLIED

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

CASE NO: CE25040439
CASE ADDR: 5741 NE 18 AVE
OWNER: VICTORIA GREENS LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.4.C.2.

PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION. THERE IS A SOFA ON THE SWALE OF THIS PROPERTY. BULK TRASH PICK UP IS SCHEDULE FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES AT THIS RMM-25 ZONE PROPERTY THAT ARE NOT MAINTAINED. PARKING FACILITIES ARE DISCOLORED PARKING 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.

CASE NO: CE25040517
CASE ADDR: 5530 BAYVIEW DR
OWNER: CASTELLO, LARRY P; VICTORIA L CASTELLO FAM TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL ISLAND SCIENCE FROM SCHAUMBURG, IL WITHOUT A REGISTRATION ON THE PROPERTY WATERWAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25050044
CASE ADDR: 6980 NW 29 WAY
OWNER: SFR ACQUISITIONS 3 LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH SCHEDULE PICK UP IS 4TH WEDNESDAY OF EACH MONTH. BULK TRASH INCLUDING MATTRESS, FURNITURE BUT NOT LIMITED TO ALL OTHER ITEMS.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. TRASH INCLUDING BED, TRASH BAGS, TRASH CAN. THIS IS A RECURRING VIOLATION, SEE CASE CE24090089. 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 DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THERE ARE POTHOLE, CRACKS AND THE DRIVEWAY IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

VIOLATIONS: 9-276 (C) (1)

THE FRONT PORCH AREA AND SIDEWALK ARE DIRTY. SIDEWALK AND PORCH IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

CASE NO: CE25050228
CASE ADDR: 1750 NE 49 ST
OWNER: ZERO ONE PROPERTY SOLUTIONS INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THE ASPHALT AND CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS CRACKED, DAMAGED 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: 18-11. (b) COMPLIED

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE TWO PALLETS OF BLACK BAGS BEING STORED ON THE DRIVEWAY OF THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25050315
CASE ADDR: 1300 W MCNAB RD
OWNER: MCNAB INDUSTRIAL PLAZA; % FISHER BRAY REAL EST GRP
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD EARLEAF ACACIA TREE LOCATED ON THE SWALE OF THIS PROPERTY, POSING
A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE.

CASE NO: CE25050512
CASE ADDR: 3310 NE 59 ST
OWNER: VITARELLI, CARMELA
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-280(h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BOAT LIFT IS IN
DISREPAIR.

CASE NO: CE25050513
CASE ADDR: 3320 NE 59 ST
OWNER: 3330 NE 59TH STREET LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 8-91.(c)

THERE IS A DOCK AND MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY.
IN ITS CURRENT CONDITION, IT IS UNSAFE AND IN AN UNSATISFACTORY STATE.

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS RS-8 ZONED PROPERTY AND VACANT LOT HAVE NO LAWN COVER AS
REQUIRED. THIS IS A RECURRING VIOLATION SEE CASE CE23030159. THIS CASE WILL BE
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT REGARDLESS OF
WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE.

CASE NO: CE25060483
CASE ADDR: 2400 NE 65 ST
OWNER: BMIRF MANOR LLC; %ALTUS GROUP US INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.3

THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF
7:00 A.M AND 10:00 PM DAILY. WASTE MANAGEMENT WAS OBSERVED CONDUCTING SANITATION
COLLECTION TODAY AT APPROX 5:32 A.M.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25050363
CASE ADDR: 6531 NE 21 DR
OWNER: PETRECCIA,ANGELO; PETRECCIA,DANAE
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

- VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE TWO DERELICT UNATTACHED TRAILERS ON THE PROPERTY. THE BLACK TRAILER WITH AN EXPIRED FLORIDA TAG RQC-P03 4/25 AND A GRAY TRAILER WITH NO TAG.
- VIOLATIONS: 9-304 (b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND STAINED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE BUT NOT LIMITED TO THE SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED. STRUCTURAL ELEMENTS, INCLUDING THE SOFFITS ARE IN DISREPAIR. VARIOUS AREAS OF THE EXTERIOR SHOW SIGNS OF STAINING, PEELING OR MISSING PAINT AND DISCOLORATION, INCLUDING BUT NOT LIMITED TO THE COLUMNS.
- VIOLATIONS: 9-280 (C)
THE PAVERS WALKWAYS AT THIS PROPERTY ARE DIRTY AND STAINED.
- VIOLATIONS: 9-280 (g) COMPLIED
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION INCLUDING BUT NOT LIMITED TO EXPOSED WIRES.
- VIOLATIONS: 9-280 (h) (1)
THE PVC FENCE ON THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. MULTIPLE SECTIONS ARE DAMAGED OR MISSING. ADDITIONALLY, PORTIONS OF THE FENCE ARE DIRTY AND STAINED. THE ADJACENT CONCRETE WALL IS ALSO DIRTY AND STAINED.
- VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED OUTDOOR STORAGE CONSISTING OF CONSTRUCTION MATERIAL AND OTHER 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 OCCURING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO BUILDING MATERIALS AND OTHER MISCELLANEOUS ITEMS.
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

CASE NO: CE25060618
CASE ADDR: 2224 NE 15 CT
OWNER: MCQUADE, KATHLEEN H
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c) WITHDRAWN
THERE IS A DERELICT FORD FOCUS VEHICLE EXPIRED TAG CFR-P87 03-23 ON THE PROPERTY UNDER THE CAR PORT.

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

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

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

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: CE25070210
CASE ADDR: 5200 NE 29 AVE
OWNER: JACOBS, TERI
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT TRAILER WITH FLAT TIRES ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
THERE ARE TWO TRAILERS PARKED ON THE GRASS/LAWN AREA.
-TRAILSTAR ***COMPLIED***
-UNIDENTIFIED/ NO NAME

VIOLATIONS: 8-144 (9)
THERE IS A WHITE AND BLUE VESSEL RAFTING THE (KING RICHARD) VESSEL MOORED AT THE DOCK. THIS IS A REPEAT VIOLATION REFER TO CASE CE24100036. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY IN THE AMOUNT OF \$100 PER DAY WHEN FOUND IN VIOLATION. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE FINES ACCRUED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

CASE NO: CE25030752
CASE ADDR: 1830 NE 47 ST
OWNER: HICKS, WILLIAM I
INSPECTOR: SHAYQWAN KENDRICK

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR. THE DRIVEWAY IS DISCOLORED, CRACKED AND NOT BEING KEPT IN A WELL-GRADED APPEARANCE.

VIOLATIONS: 9-308 (b)

THERE IS ELEMENTS WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF STAINED AND/OR DIRTY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A PILE OF DEAD PALM FRONDS AND BLACK TRASH BAGS LOCATED AT THE BACK OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS A ROLL OF MATERIAL BEING STORED AT THE BACK OF THIS PROPERTY.

CASE NO: CE25070086
CASE ADDR: 314 ISLE OF CAPRI DR
OWNER: 314 ISLE OF CAPRI LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A BOAT CHARTER BUSINESS BEING RUN OUT OF THIS PROPERTY.

CASE NO: CE25060080
CASE ADDR: 1930 SW 37 TER
OWNER: PRICE, MICHAEL; MICHAEL JOHN PRICE REV TR
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 26-129 (a) (4) COMPLIED

THERE IS A BLACK HONDA PARKED IN A WAY THAT IS BLOCKING THE SIDEWALK.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE METAL ABOVE THE FASCIA HAVE BLACK STAINS. AREAS OF THE WALL ON THE RIGHT SIDE OF THE HOUSE JUST ABOVE THE CARPORT ROOF ARE MISING PAINT. AREAS ON THE RIGHT SIDE OF THE CARPORT JUST BELOW THE ROOF HAVE BLACK STAINS.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY HAS CRACKS THROUGHOUT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060084
CASE ADDR: 1816 SW 37 AVE
OWNER: NATHALUS, BERNO; HERMOGENE, ERMITHE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CEMENT BRICKS.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS WITH HOLES AND CRACKS IN IT. THERE IS A CAR 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 ON THE PROPERTY AND ON THE SWALE.

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

VIOLATIONS: 9-306 COMPLIED
THE SOUTHWEST WALL HAS PAINT MISSING TOWARDS THE TOP OF THE WALL AND A DARK STAIN TOWARDS THE BOTTOM OF THE WALL.

CASE NO: CE25060106
CASE ADDR: 3755 SW 17 ST
OWNER: THEBEAU, ROBERT J; THEBEAU, ODETTE O
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH ON THE SWALE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A BLUE CHEVY WITH NO LICENSE PLATE AND A SILVER CHEVY WITH EXPIRED TAGS.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE THREE 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 ON THE PROPERTY AND ON THE SWALE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060111
CASE ADDR: 3605 SW 22 ST
OWNER: STEINER, GREGORY
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE THREE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. A WHITE TRUCK WITH EXPIRED TAGS ON THE SWALE, A BLUE JEEP WITH EXPIRED TAGS ON THE PROPERTY AND A RED PONTIAC WITH EXPIRED TAGS AND FLAT TIRES ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-1. COMPLIED

THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A TABLE, BOXES, A COMPUTER CHAIR, A BENCH AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE DEAD PALM FRONDS AND OTHER DEAD PLANT MATTER UNDER THE BUSHES ON THE EAST SIDE OF 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 ON THE PROPERTY AND ON THE SWALE.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINS AND AREAS DO NOT MATCH THE SURROUNDING COLORS. THE METAL ABOVE THE FASCIA HAS STAINS AND DOES NOT MATCH THE SURROUNDING COLORS.

VIOLATIONS: 9-280 (h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE METAL POLES OF THE CARPORT HAVE RUST ON THEM.

CASE NO: CE25070038
CASE ADDR: 3915 SW 16 ST
OWNER: AKU ZEE ZAKU LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25050087
CASE ADDR: 1911 SW 23 TER
OWNER: CHIDDENTON, CRAIG J
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND MISSING/PEELING PAINT.

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

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

VIOLATIONS: 9-304 (b)
THERE IS A BOAT ON A TRAILER, A GOLF CART, AND A PICKUP TRUCK PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY. THERE IS GRASS AND/OR WEEDS GROWING THROUGH IT, AND THE TARP IS SHOWING THROUGH.

VIOLATIONS: 47-34.1.A.1 COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A PIECE OF WHITE FURNITURE BEING STORED OUTSIDE ON THE FRONT LAWN.

VIOLATIONS: 25-13 WITHDRAWN
A DRIVEWAY WAS CONSTRUCTED ON THE SOUTH SIDE OF THIS RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

CASE NO: CE25060840
CASE ADDR: 2506 KEY LARGO LN
OWNER: CONCEPCION, HIRAM JR
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO BLACK AND YELLOW TOTES, A YELLOW CONTAINER, YELLOW BUCKETS, A WHITE PIECE OF A VEHICLE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUT OF DOORS AT THIS RS-6.85A ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
THERE IS A BOAT ON A TRAILER PARKED IN THE GRASS/LAWN AREA ON THE LEFT SIDE OF THE HOUSE.

VIOLATIONS: 9-308 (b)
THE ROOF TILES HAVE BLACK STAINS.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060029
CASE ADDR: 2901 SW 17 ST C-D
OWNER: A&D RE HOLDINGS LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-18.47.A.

THIS RD-12.22 ZONED PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE DEVELOPMENT SERVICES DEPARTMENT IN THE CITY OF FORT LAUDERDALE.

CASE NO: CE25050468
CASE ADDR: 1830 SW 23 TER
OWNER: PENEDO, JORGE L JR
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 8-144(9) COMPLIED

THERE ARE SEVERAL PONTOON BOATS/VESSELS TIED UP TO EACH OTHER ON THE DOCK OF THE SINGLE FAMILY HOME/PROPERTY. PONTOON BOATS/VESSELS TIED UP TO EACH OTHER ARE ALSO OBSTRUCTING THE NAVIGABLE WATERWAY.

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT PONTOON BOATS AND/OR VESSEL DOCKED AT THE REAR OF THE SUBJECT PROPERTY. THE VESSELS FOUND TO BE IN DERELICT CONDITION DUE TO EXPIRED AND/OR MISSING REGISTRATION OR WITHOUT PROPER FL NUMBERS.

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION "LUXURY PONTOON CHARTERS OF FORT LAUDERDALE" IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO GAS TANKS, FOLDABLE TABLES, FLOATING DEVICES, COMMERCIAL ICE MACHINE, WATER JUGS, PLASTIC BOXES/CONTAINERS. IN ADDITION IN THE FRONT OF THE PROPERTY THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO RED CONTAINERS, A WHITE SLAB, AN UMBRELLA STAND AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO DECK LOCATED AT REAR OF THE PROPERTY. THE STAIRS ON THE DECK AT PROPERTY IS DETERIORATED OR HAS ROTTEN AWAY FROM ITS STRUCTURE. THERE ARE MISSING SLATS ON THE FASCIA OF THE DECK. THE FENCE ATTACHED TO DECK IS IN DISREPAIR AND LEANING INWARDS, SOME OF THE WOOD ON THE DECK IS ROTTEN AND OR MISSING.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THE REAR OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. IN ADDITION, THERE ARE AREAS OF THE FRONT YARD THAT HAVE DEAD AND MISSING GROUND COVER.

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS AT THE REAR OF THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-34.4.A.1.
NO PERSON SHALL PARK, STORE, OR KNOWINGLY PERMIT ANOTHER PERSON TO PARK OR STORE,
ANY OF THE VESSELS OR COMMERCIAL WATERCRAFT IN OR UPON ANY RIGHT-OF-WAY OR
WATERWAY AT ANY TIME WITHIN ANY RESIDENTIALLY ZONED DISTRICT.
- VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS AROUND THE WINDOWS THAT HAVE MISSING/PEELING PAINT.
- VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN
DISREPAIR. THERE ARE CRACKS AND IT HAS BLACK STAINS ON IT.

CASE NO: CE25060315
CASE ADDR: 2548 TORTUGAS LN
OWNER: 25 TORTUGAS LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THERE IS OVERGROWTH AND DEAD PALM FRONDS.
- VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE
FASCIA HAS AREAS OF MISSING OR PEELING PAINT.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND
ON THE SWALE.
- VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A
WINDOW WITH A PURPLE STAIN ON IT.
- VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY HAS GRASS AND/OR WEEDS GROWING THROUGH IT.

CASE NO: CE25070096
CASE ADDR: 2500 SW 22 TER
OWNER: BIMINI COVE LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25060454
CASE ADDR: 2406 KEY LARGO LN
OWNER: THABIT, NORMAN W; NORMAN W THABIT REV TR ETAL
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.3.R COMPLIED
THERE ARE MULTIPLE SNIPE SIGNS ON THIS RS-6.85 ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS STAINED.

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

CASE NO: CE25060813
CASE ADDR: 2961 SW 17 PL
OWNER: VERRAN, FREDERICK G
INSPECTOR: MATTHEW FLESHER

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS (PALM FRONDS) ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE24031069. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY. THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A KAYAK, WHITE POLES, CUSHIONS, A GREY PLASTIC TOTE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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

CASE NO: CE25070121
CASE ADDR: 2161 W STATE ROAD 84
OWNER: HOTEL AT MARINA BAY LLC
INSPECTOR: MATTHEW FLESHER

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

ADMINISTRATIVE APPEAL

CASE NO: CE25060010
CASE ADDR: 204 NW 9 ST
OWNER: 240FLLTRUST #240 TR; GRUPO L CORP TRSTEE
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION CONSISTING OF A COUCH ON THE SWALE BULK PICK UP
IS EVERY 3RD MONDAY OF THE MONTH.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25070135
CASE ADDR: 1730 NE 23 AVE
OWNER: KR MANAGEMENT LLC
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a.ii.

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY FROM
TWENTY-FIVE (25) FEET AWAY AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE.

CASE NO: CE25070820
CASE ADDR: 2524 GULFSTREAM LN
OWNER: CH 2524 GULFSTREAM LN LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 15-275(5)

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

VIOLATIONS: 17-7.10.a

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

CASE NO: CE25070172
CASE ADDR: 1700 NE 57 ST
OWNER: GONZALEZ, HULDA E IGLESIAS
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY
AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M. THIS VIOLATION IS
CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAIN
AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25070130
CASE ADDR: 1509 NE 17 WAY
OWNER: PODKHODOV, IGOR; SAGADAROVA, VERONIKA
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VACATION RENTAL PROPERTY IS REGISTERED WITH TWO PARKING SPOTS AND HAS 4 VEHICLES PARKED ON IT. ONE OF THOSE VEHICLES IS PARKED ON THE GRASS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-275 (5)

RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

CASE NO: CE25030372
CASE ADDR: 333 TARPON DR
OWNER: ALL SAINTS PROTESTANT; EPISCOPAL CHURCH
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.14.E.

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE ADJACENT RESIDENTIAL PROPERTY IN EXCESS OF 0.5 (1/2) FOOTCANDLE. LIGHTING FIXTURES SHALL BE SHIELDED, ANGLED, OR BOTH.

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

3 ARBORVITAE TREES AND 1 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE24070187
CASE ADDR: 1216 SW 39 AVE
OWNER: CROWN ONE LLC
INSPECTOR: RACHEL MOORE
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, REFERENCE CASE NUMBER CE21110463 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY. THE PARKING LOT IS STAINED WITH OIL AND DIRT. THE STRIPING HAS FADED AND THE TIRE BUMPERS ARE ALSO STAINED WITH DIRT/OIL.

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

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY HAS TRASH AND GARBAGE SCATTERED THROUGHOUT AS WELL AS BROKEN/MISSING SLATS.

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.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. SOFA CHAIRS, COOLERS AND BOARDS/TABLE TOP IS BEING STORED OUTSIDE THE COMPLEX.

CASE NO: CE25020640
CASE ADDR: 2018 NE 31 AVE
OWNER: 6100 2N LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE24090409
CASE ADDR: 401 NW 17 PL
OWNER: POWELL, ANTHONY A; POWELL, LATANYA R
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. MINI VAN IN THE REAR/SIDE
YARD THAT IS WRECKED/PARTIALLY DISMANTLED.

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

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

VIOLATIONS: 18-12. (a)
THERE IS LANDSCAPE DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PALM FRONDS AND TREE
BRANCHES SCATTERED IN SIDE YARD.

VIOLATIONS: 9-304 (B)
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION

CASE NO: CE24020274
CASE ADDR: 1219 NE 4 AVE
OWNER: 1237 CHURCH OF LIGHT LLC
INSPECTOR: GAIL WILLIAMS
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 MAY ADVERSELY AFFECT AND
IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION IN
REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237 NE 4 AVE (SAME OWNERSHIP AS PER
BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY UNTIL THE VIOLATION HAS BEEN
COMPLIED.

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A REPEAT
VIOLATION IN REFERENCE TO CASE NUMBER CE23050416 CITED AT 1237 NE 4 AVE (SAME
OWNERSHIP AS PER BCPA). FINES WILL BEGIN TO ACCRUE IMMEDIATELY UNTIL THE
VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 9-313
THE SUBJECT PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-8 (a)
THE SUBJECT PROPERTY HAS BEEN BOARDED WITHOUT FIRST OBTAINING A BOARD UP
CERTIFICATE WITH THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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

VIOLATIONS: 9-305(b)

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

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

VIOLATIONS: 47-20.20.(H)

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

CASE NO: CE24070524
CASE ADDR: 2101 NE 55 CT
OWNER: APC CS TR
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE SENT TO S.M FOR A FINDING A FACT REFERENCING CASE CE23090184.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1

THERE IS CONCRETE PALLETS 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 CONCRETE PALLETS BEING STORAGE AT THIS RS-8 ZONE PROPERTY.

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR IT HAS CRACKS THROUGHOUT 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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

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

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25030177
CASE ADDR: 813 SW 8 AVE
OWNER: DON BERNA ONE LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THE TRASH AND DEBRIS CONSIST OF BUT IS NOT LIMITED TO MULTIPLE BLACK TRASH BAGS, PILE OF CARDBOARD AND OTHER MISCELLANEOUS DEBRIS.

VIOLATIONS: 9-304 (b)

DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS AREAS OF BROKEN, LIFTED AND MISSING CONCRETE

VIOLATIONS: 9-306

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

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-306

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

CASE NO: CE24090460
CASE ADDR: 3619 DAVIE BLVD
OWNER: JRD INVESTMENT PROPERTY LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO
BOARDS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRENCE OF CASE CE25010264
AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL
MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT OUT OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED
BACK TO AN APPROVED LOCATION. THIS IS A RECURRENCE OF CASE CE25010264 AND AS SUCH
THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER
OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO LARGE PAINT
BUCKETS AT THIS RS-8 RESIDENTIAL PROPERTY. THIS IS A RECURRENCE OF CASE
CE25010264 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE
SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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

VIOLATIONS: 47-21.11.A.

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

VIOLATIONS: 9-306

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

CASE NO: CE25050328
CASE ADDR: 2136 NW 7 ST
OWNER: IRRA COMMUNITY INC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(a)

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

VIOLATIONS: 18-4.(c)

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

VIOLATIONS: 24-7(b)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE25050328. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE24090280
CASE ADDR: 6581 NE 20 WAY
OWNER: ABBOTT, JAMES W
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS DISCOLORED AND A POT HOLE. DRIVEWAY IS NOT BEING MAINTANCED IN A
WELL KEPT APPEARANCE.

VIOLATIONS: 9-305 (b)
THERE IS A TREE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE IS A TREE THAT NEEDS TO BE TRIMMED AND MAINTAINED.

CASE NO: CE25030445
CASE ADDR: 1466 NE 62 ST
OWNER: HONORAT, MULLER J B
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT GRAY NISSAN VEHICLE WITHOUT A TAG AND FLAT TIRES PARKED ON
THE LAWN OF THE PROPERTY.

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE
BROKEN TILE DEBRIS ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-304 (b)
THERE IS A GRAY NISSAN PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS
PROPERTY IS NOT BEING MAINTAINED IN A WELL GRADED APPEARANCE. DRIVEWAY IS
DISCOLORED AND HAS POTHOLES.

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS A TIRE
AND CAR JACK/LIFT BEING STORED ON THE FRONT DRIVEWAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE24090333
CASE ADDR: 5150 BAYVIEW DR
OWNER: PRIMO, ROBERT M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE23080980, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS FADED/DISCOLORED AND HAS WEEDS GROWING THROUGH THE PAVERS. THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

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

VIOLATIONS: 8-91. (e)
THERE IS A WHITE AND BLUE CHATTANOOGA BOATS VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

VIOLATIONS: 8-91. (c)
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE HEDGES AT THIS PROPERTY IS NOT BEING MAINTAINED. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE23080980, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

CASE NO: CE24090396
CASE ADDR: 421 NE 3 AVE
OWNER: THIRD AVENUE DEVELOPMENT LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21100585. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25010775
CASE ADDR: 818 NE 4 AVE
OWNER: FLAGLER PROPERTY OWNER LP
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING OVER, THE CHAINLINK IS DETACHED FROM ITS POLES AND THERE ARE RIPPED WINDSCREENS FOLDED OVER THE FENCE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. (THE SIDEWALK AND SWALE AREA) THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THE CHAINLINK FENCE 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 RECURRING CASE, REFERENCE CASE CE24070284. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE STUMP ON THE PROPERTY

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

VIOLATIONS: 47-21.15.A

THERE WAS AN OAK TREE THAT WAS REMOVED WITHOUT A PERMIT

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE25020444
CASE ADDR: 8 NE 16 PL 1-2
OWNER: 8NE 16TH PLC LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES AT THE RDS-15 ZONE PROPERTY ARE NOT BEING PROPERLY MAINTAINED. THE PARKING AREA IS DISCOLORED AND CONTAINS NUMEROUS OIL STAINS THROUGHOUT. ADDITIONALLY, THE GRAVEL APRON IS IN POOR CONDITION, WORN DOWN EXPOSING BARE DIRT AND LACKING PROPER UPKEEP.

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

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

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

VIOLATIONS: 18-1
THE CHAINLINK FENCE AT THIS PROPERTY IS BROKEN; IT HAS HOLES AND GAPS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION REFERENCE CASE CE24080150. FINES SHALL BEGIN TO ACUR FROM THE TIME THE VIOLATION WAS OBSERVED. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT IN ORDER TO IMPOSE FINES ACCRUED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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

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

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

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

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

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

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

CASE NO: CE24100489
CASE ADDR: 3716 SW 14 ST
OWNER: LECLERC, PAUL & VERONIQUE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)
THERE IS A BOAT ON A TRAILER, A RED JEEP, A BLACK DURANGO, AND A WHITE FORD E-150
PARKED IN THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL
HAS WORN AWAY AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

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

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD E-150 WITH NO TAGS

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

OLD BUSINESS

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A
FINDING OF FACT REFERENCING CASE NUMBER CE23060940.

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENTS WHICH IS NOT PERMANENT ON THE ROOF.
THERE ARE TREE PARTICLES AND LEAVES ON THE ROOF. THE ROOF IS STAINED AND/OR
DIRTY. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A
FINDING OF FACT REFERNCING CASE NUMBER CE21080927.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS WEED GROWING ON THE PAVERS. THE DRIVEWAY IS NOT
BEING KEPT IN A WELL GRADE APPEARANCE.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A
RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING OF FACT
REFERENCING CASE NUMBER CE23060940.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY OF ITEMS INCLUDING, BUT NOT
LIMITED TO LUMBER AND CINDER BLOCKS.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE TWO PILES OF DIRT ON THE PROPERTY AND PLASTIC SHEETING ON THE SWALE. THE LANDSCAPING IS ALSO OVERGROWN AND NEEDS TO BE CUT.

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

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

CASE NO: CE25040781
CASE ADDR: 2855 W COMMERCIAL BLVD
OWNER: LAUDERDALE COMMERCIAL BLVD; PARTNERS LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

CASE NO: CE23010786
CASE ADDR: 3100 NE 32 AVE
OWNER: PAKMAN INTRACOASTAL LLC
INSPECTOR: PAULETTE DELGROSSO
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: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR FLOORS OF THE SUBJECT PROPERTY ARE IN DISREPAIR. THERE ARE UNEVEN SURFACES AND WITHOUT PROPER SUPPORT. THE EXTERIOR WALLS ON THE BUILDING NEAR THE ROOF AREA INCLUDING THE SOFFITS REQUIRE MAINTENANCE. THERE ARE AREAS THAT ARE BROKEN AND IN A DETERIORATED STATE. THE EXTERIOR CEILING IN THE COVERED PATIO AREA WAS FOUND TO BE DECAYING WITH STAINS FROM WATER DAMAGE. THERE ARE AREAS OF THE EXTERIOR ROOF THAT ARE COMPLETELY DECAYED, ROTTED AND NOT WATERTIGHT.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (C)

THERE ARE RAILS IN THE EXTERIOR STAIRS THAT ARE MISSING SUPPORT AND AREAS THAT ARE COMPLETELY MISSING RAILS TO AVOID FALL INJURIES.

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES AND OTHER ELECTRICAL PARTS.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS FOUND TO BE COMPLETELY ROTTED AND IN A COMPLETE STATE OF DECAY.

VIOLATIONS: 18-7. (a)

THE REAR OPENING OF THE PROPERTY IS OPEN AND UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

VIOLATIONS: 47-22.6.G.2

THERE ARE SIGNS ON THE BUILDING THAT ARE CURRENTLY ADVERTISING THE PREVIOUS BUSINESS AND SERVICES AT THIS VACANT AND ABANDONED PROPERTY.

VIOLATIONS: 18-12.1. (a) WITHDRAWN

THE SUBJECT PROPERTY IS VACANT AND ABANDONED WITHOUT BEING REGISTERED WITH THE CITY OF FORT LAUDERDALE'S VACANT PROPERTY REGISTRY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

September 09, 2025

9:00 AM

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

VIOLATIONS: 9-280 (h)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

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

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. WEEDS GROWING THROUGH GRAVEL

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-363

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

CASE NO: CE23080539
CASE ADDR: 519 SW 27 AVE
OWNER: 519 SW 27TH AVENUE LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

VIOLATIONS: Sec. 24-7 (b)

THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

CASE NO: CE24120199
CASE ADDR: 1200 NE 17 TER
OWNER: GOPUL LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIALS OF LEAVES ENCROACHMENT UPON THE PUBLIC
RIGHT-OF-WAY ON SW 19 ST.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

NEW BUSINESS

CASE NO: CE25060664
CASE ADDR: 2880 SW 14 ST
OWNER: DUFRESNE, TODD M; RESTIVO, ERIC C
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
THE STOP SIGN ON THE CORNER OF 14TH ST AND 28TH WAY IS OBSTRUCTED UPON APPROACH.

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTDOOR STORAGE OF A PILE OF MULCH ON THIS RS-6.85B 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
September 09, 2025
9:00 AM

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