

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

September 25, 2025

**9:00 AM**

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

**Rose-Ann Flynn  
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

-----  
**NEW BUSINESS**  
-----

CASE NO: FC25060018  
CASE ADDR: 200 S BIRCH RD  
OWNER: CALDER, STEPHEN A EST; DAVEY REALTY  
INSPECTOR: KARL PETERSEN

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

VIOLATIONS: BORA F-121.1.1 04/14  
THIS STRUCTURE HAS BEEN IDENTIFIED AS A NEW OR EXISTING BUILDING, THAT HAS NOT COMPLIED WITH THE APPLICABLE OCCUPANCY CLASSIFICATIONS OF F-121 TO INSTALL AND MAINTAIN AED(S) AND SBK(S) AS PER THE BROWARD COUNTY BOARD OF RULES AND APPEALS LOCAL AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE.

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

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

VIOLATIONS: NFPA 1:13.4.4, FFPC  
THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED.

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

VIOLATIONS: NFPA 1:11.1.8, FFPC  
THERE IS/ARE MISSING ELECTRICAL COVER(S).

VIOLATIONS: NFPA 1: 13.1.5 FFPC  
MINIMUM CLEARANCE OF FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION SYSTEM CONTROL VALVES IS NOT BEING MAINTAINED.

VIOLATIONS: NFPA 1:11.10.1, FFPC  
THE MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS IS NOT BEING MAINTAINED AT A LEVEL DETERMINED BY THE AHJ.

-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: FC25060020  
CASE ADDR: 1500 SE 15 ST  
OWNER: MARINA DEL MAR INC  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 25:13.6.2.1, 20

THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

VIOLATIONS: 25:13.8.1, FFPC 8th

FIRE DEPARTMENT CONNECTIONS SHALL BE INSPECTED QUARTERLY TO VERIFY THE FOLLOWING:

- (1) THE FIRE DEPARTMENT CONNECTIONS ARE VISIBLE AND ACCESSIBLE.
- (2) COUPLINGS OR SWIVELS ARE NOT DAMAGED AND ROTATE SMOOTHLY.
- (3) PLUGS OR CAPS ARE IN PLACE AND UNDAMAGED.
- (4) GASKETS ARE IN PLACE AND IN GOOD CONDITION.
- (5) IDENTIFICATION SIGNS ARE IN PLACE.
- (6) THE CHECK VALVE IS NOT LEAKING.
- (7) THE AUTOMATIC DRAIN VALVE IS IN PLACE AND OPERATING PROPERLY.
- (8) THE FIRE DEPARTMENT CONNECTION CLAPPER(S) IS IN PLACE AND OPERATING PROPERLY.

VIOLATIONS: NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:4.5.8.1, FFPC

FIRE ALARM CONTROL PANEL SIGN MISSING

VIOLATIONS: 1:1.3.2.1, FFPC 8th

BACKFLOW/OSY VALVE UNSECURED.

---

CASE NO: FC25060021  
CASE ADDR: 1510 SE 15 ST  
OWNER: MARINA DEL MAR INC  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:4.5.8.6, FFPC

FIRE HOSE NOT CERTIFIED.

VIOLATIONS: NFPA 1:4.5.8.1, FFPC

FIRE ALARM CONTROL PANEL SIGN MISSING.

VIOLATIONS: NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 1:13.6.4.3.2.1,

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: FC25060022  
CASE ADDR: 6277 NW 28 WAY  
OWNER: SUNCOAST ROOFING  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:13.2.3.1, FFP

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE  
AND PROTECTION AS DESIGNED.

---

CASE NO: FC25070003  
CASE ADDR: 1110 SEMINOLE DR  
OWNER: ADAGIO ON THE BAY CONDO ASSN INC  
INSPECTOR: KARL PETERSEN

VIOLATIONS: MO Sec. 13-58 (b)

THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE  
DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

---

CASE NO: FC25070008  
CASE ADDR: 3100 NE 28 ST  
OWNER: ALAGON INC  
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 101:7.9.2.1, FF

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.10.5.2.1,

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.2.1.8.1,

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

---

CASE NO: CE25080640  
CASE ADDR: 2985 N OCEAN BLVD  
OWNER: PUBLIX SUPER MARKETS INC  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 2

VIOLATIONS: 17-6.2.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10  
PM WHEN MEASURED OUTDOORS. THE MAXIMUM READINGS WERE 60 DBA, 62 DBA, AND 60 DBA.  
THIS VIOLATION IS IRREVERSIBLE AND RECURRING PER CASE CE25040832 AND AS SUCH,  
THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT THE  
VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080823  
CASE ADDR: 2700 NE 18 ST  
OWNER: 2700 NE 18TH LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS VACATION RENTAL VIOLATIONS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. APPROXIMATELY 50 VEHICLES AND 100 OCCUPANTS AT THE PROPERTY CREATING NON-AMPLIFIED NOISE. VEHICLES OBSTRUCTING THE RIGHT OF WAY. THE VACATION RENTAL IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. APPROXIMATELY 50 VEHICLES AT THIS PROPERTY.

VIOLATIONS: 15-278. (2)b .

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. APPROXIMATELY 100 PEOPLE AT THIS PROPERTY.

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.

---

CASE NO: CE25060617  
CASE ADDR: 4112 NE 21 AVE  
OWNER: LESNIAK, DANIEL J; LESNIAK, KERI SHULL  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.1.D.

THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS UNOCCUPIED RS-4.4 RESIDENTIAL PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT HAVE A PERMIT.

VIOLATIONS: 18-11. (a)

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

VIOLATIONS: 18-11. (b)

THE GATE ON THE NORTH END OF THIS UNOCCUPIED PROPERTY DOES NOT CLOSE AND LATCH AUTOMATICALLY, AS REQUIRED BY STATE STATUTE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-363

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

---

CASE NO: CE25070198  
CASE ADDR: 806 NE 16 PL  
OWNER: TITAN MIDDLE RIVER 8 LLC  
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.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE IN DISREPAIR. THERE ARE CRACKS AND LARGE POTHOLES. THE PARKING LOT NEEDS TO REPAIRED, RESTRIPEDED AND RESURFACED. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL WITH WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-306

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

---

CASE NO: CE25070298  
CASE ADDR: 413 SW 3 AVE  
OWNER: WATER TAXI 18 LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25040518  
CASE ADDR: 1631 E SUNRISE BLVD  
OWNER: MSQS PROPERTIES LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY PARKING AREAS AND EXTERIOR WALKWAYS. THIS IS A RECURRING VIOLATION FROM CASE CE24031024. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE24031024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITIES AT THIS ZONED B-1 COMMERCIAL PROPERTY ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, HOLES AND STAINS THROUGHOUT PARKING LOT AND EXTERIOR WALKWAYS. THIS IS A RECURRING VIOLATION FROM CASE CE24031024 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS ZONED B-1 COMMERCIAL PROPERTY LOCATED ON THE EAST SIDE OF PARKING LOT.

---

CASE NO: CE25030774  
CASE ADDR: 615 N ANDREWS AVE  
OWNER: WISDOM VILLAGE CROSSING LP  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 2

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. THE BUILDING WALLS ARE DIRTY, FADED AND DISCOLORED.

VIOLATIONS: 9-307 (b) COMPLIED  
THE ENTRANCE DOOR(S) ON THE SOUTHEAST SIDE OF THE BUILDING HAS BROKEN/CRACKED GLASS.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE CARPET AND FLOORING IN APARTMENT NUMBER 614. THE SECURITY GATE AT THE ENTRANCE TO THE GARAGE IS BROKEN/MISSING. THE ENTRANCE DOOR ON THE SOUTHEAST SIDE OF THE BUILDING HAS BROKEN/CRACKED GLASS.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24060659  
CASE ADDR: 1213 NW 3 ST  
OWNER: HIZUENGA 1213 LAND TR  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED IN A WELL GRADED CONDITION. IT HAS AREAS OF MISSING ASPHALT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23050883 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. THERE ARE MULTIPLE AREAS THAT SHOW WATER IS PENETRATING THE ROOF AND SEEPING THROUGH.

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: CE25050458  
CASE ADDR: 1533 NW 3 AVE  
OWNER: PERICLES, LUCKSON  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS A RUST STAIN LOCATED NEAR THE GARDENING WALL.

VIOLATIONS: 18-12. (a)

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080532  
CASE ADDR: 2620 E SUNRISE BLVD  
OWNER: KEYSTONE-FLORIDA PROPERTY HOLD  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT B-1 ZONE PROPERTY. THERE ARE FLOATING DOCKS, WOOD PALLETS, WHITE TRAILER AND RAILINGS BEING STORED ON THE PROPERTY.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THERE ARE FLOATING DOCKS SITTING ON THE GRASS.

---

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

VIOLATIONS: 24-7 (b) COMPLIED

I OBSERVED A BULK TRASH PILE WITH FURNITURE, BAGS OF CONSTRUCTION MATERIALS, BAGS OF FOOD, PLASTIC CRATES, WOODEN AND PLASTIC CHAIRS.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

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

VIOLATIONS: 18-4. (c) COMPLIED

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-21.9.K. COMPLIED

THERE IS OVER 10% GRAVEL ON THIS ZONED RM-15 PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 47-34.1.A.1. COMPLIED

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

---

CASE NO: CE25070682  
CASE ADDR: 1400 SE 11 ST  
OWNER: MATHEWS, LAURIE U & WALTER J  
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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25050666  
CASE ADDR: 621 SE 6 ST  
OWNER: EDEWAARD, CABOT & SHERI  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A RED SWAMP MAPLE TREE LOCATED IN THE FRONT OF THE PROPERTY, THE SWALE/RIGHT-OF-WAY AREA WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

---

CASE NO: CE25070989  
CASE ADDR: 1211 NE 6 ST  
OWNER: LAU, MICHELLE  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 9-276(B) (3)

THERE IS EVIDENCE OF RODENTS AND VERMIN PRESENT INCLUDING BUT NOT LIMITED TO RODENT DROPPINGS BEHIND THE STOVE AND REFRIGERATOR IN UNIT NUMBER 4.

VIOLATIONS: 9-363

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

---

CASE NO: CE25060726  
CASE ADDR: 301 SW 21 ST  
OWNER: BAKER, MATT J  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.1.D.

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

VIOLATIONS: 47-19.2.HH.II.2

THERE IS A SHIPPING CONTAINER IN THE REAR OF THIS RM-15 ZONE PROPERTY BEING USED FOR PERSONAL GOOD OR LIVING SPACE WITHOUT A PERMIT. A PERMIT IS REQUIRED PRIOR TO PLACEMENT OF THE PSU ON A PROPERTY IN CONFORMANCE WITH THE REQUIREMENTS OF THIS REGULATION. THE PERMIT SHALL BE POSTED IN A CONSPICUOUS LOCATION AT THE SITE FOR THE ENTIRE TIME THE PSU IS ON THE PROPERTY.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PART OF THE SLATS THAT IS BROKEN AND THE FENCE IS STAIN.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070503  
CASE ADDR: 1018 NW 6 ST  
OWNER: CONE, WILLIAM J & ELECTA C  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS VACANT LOT.

---

CASE NO: CE25070499  
CASE ADDR: 2216 NW 6 ST  
OWNER: AZTOR OF INDIA CORP  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE ITEMS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET AND OLD TELEVISION ON THE PROPERTY. THIS SAME VIOLATION WAS RECORDED ON CASE CE23100626 AND AS SUCH THIS CASE WILL BE SENT FOR IMMEDIATE ABATEMENT.

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: CE25080174  
CASE ADDR: 341 SW 31 AVE  
OWNER: JIMENEZ, EGNAR G; DE JIMENEZ, LESBIA FLORES  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7 (b) COMPLIED

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE22010465 AND WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE21050648 AND WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080176  
CASE ADDR: 411 SW 31 AVE  
OWNER: ALVAREZ, YAMILET; ZAMORA, ENILBER QUESADA  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304(b) COMPLIED  
THERE 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: CE25040775  
CASE ADDR: 1950 NW 9 AVE  
OWNER: SUNTRAX CORP; % HADIGA HAIDER  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES WITHIN THIS CB (COMMUNITY BUSINESS) ZONE THAT ARE NOT BEING PROPERLY MAINTAINED. THE PARKING AREA CONTAINS POTHOLES, THE STRIPING IS FADED, AND THE WHEELSTOPS ARE STAINED AND/OR DIRTY.

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

---

CASE NO: CE25050577  
CASE ADDR: 709 SW 14 ST  
OWNER: RIPPLE, JENNIFER E  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSIST OF BROOMS, RACKS, SCOOTER, CAGES, BUCKETS, WALKER AND OTHER MISCELLANEOUS ITEMS IN FRONT OF THE PROPERTY.

VIOLATIONS: 9-308(a)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. ROOF HAS A BLUE AND WHITE TARP.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060444  
CASE ADDR: 1920 NW 9 AVE  
OWNER: 1920 NW 9 AVENUE ACQUISITION LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH OF HEDGES. THERE IS TRASH, RUBBISH AND DEBRIS IN THE HEDGES AND ON THIS PROPERTY OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE24080086. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

---

CASE NO: CE25070337  
CASE ADDR: 1303 MIAMI RD  
OWNER: LA BELLA VACATIONS LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.C.2.

PLACEMENT DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. DUMPSTER MUST BE ON AN APPROVED HARD SURFACE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONTAINING OF PALM FRONDS, CARDBOARD AND BROKEN BRICKS PIECES ON THE REAR OF THE PROPERTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

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

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RML-25 ZONE PROPERTY. THE ASPHALT IS WORN OUT AND THERE ARE MISSING SECTIONS AND CRACKS.

---

CASE NO: CE25070567  
CASE ADDR: 1801 SW 1 AVE  
OWNER: HOUSING AUTHORITY OF THE; CITY OF FORT LAUDERDALE  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 24-8. (a)

THIS MULTI FAMILY RESIDENCE IS NOT IMPLEMENTING A RECYCLING PROGRAM.

VIOLATIONS: 9-363

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080428  
CASE ADDR: 246 SW 21 ST  
OWNER: NASR MHITHAWI, SAMER; NASSER NASSER, EMILIA  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE ARE TWO COMMERCIAL TRAILERS PARKED ON THE LAWN OF THIS RM-15 ZONED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLE AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24070209. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE ON THIS RM-15 ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24070209. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24070209. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.G.1.  
THE SWALE/RIGHT-OF-WAY FACING SW 3 AVENUE AREA OF THIS RM-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.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25050294  
CASE ADDR: 110 NW 16 ST  
OWNER: ALLEN, REGINALD M  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. WHITE FORD F-350 WITH FRONT AND REAR  
FLAT TIRES AND NO TAG.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE  
CRACKS, DISCOLORATION AND GRASS GROWING UP-THROUGH THE ASPHALT. THIS IS A  
RECURRING VIOLATION, SEE CASE CE23090026. THIS CASE WILL BE PRESENTED TO THE  
MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

---

CASE NO: CE25050552  
CASE ADDR: 1045 N ANDREWS AVE 1-6  
OWNER: FLORIDA FAIR HOUSING CORP  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

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

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060039  
CASE ADDR: 1345 NE 3 AVE  
OWNER: ELDRIDGE, ERICK H  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS ENCROACHMENT OCCURRING ON THE PUBLIC ROADWAY. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT PROPERLY BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY AND IT IS A HARD, DUSTLESS MATERIAL. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517 AND 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 AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

---

CASE NO: CE25060143  
CASE ADDR: 1147 NE 4 AVE  
OWNER: SERENITY SKY LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS CB ZONED PROPERTY. THERE ARE MULTIPLE WOOD PIECES AND TRASH BEING STORED ON THE PROPERTY.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23080368. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS MISSING TOP POST IN CERTAIN PORTIONS AND THE FENCE HAS A HOLE IN IT. THIS IS A RECURRING VIOLATION, SEE CASE CE23080368. 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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060362  
CASE ADDR: 16 NW 16 ST  
OWNER: WESLEYAN CHURCH  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OCCURING AT THIS RDS-15 PROPERTY.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

---

CASE NO: CE25060580  
CASE ADDR: 1200 NW 7 TER  
OWNER: MAXHAUS LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 24-7(b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE MULTIPLE FURNITURE PIECES LOCATED ON THE PROPERTY.

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(h)(1)

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

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060684  
CASE ADDR: 901 NE 16 CT  
OWNER: MUNOZ AGRO FARMING LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

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

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

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

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

---

CASE NO: CE25040121  
CASE ADDR: 617 E SUNRISE BLVD  
OWNER: 617 EAST SUNRISE LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

---

CASE NO: CE24080171  
CASE ADDR: 1516 NE 12 ST  
OWNER: BARE, GREG  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.G.1.  
GRAVEL INSTALLED ON SWALE/RIGHT OF WAY WITHOUT FIRST OBTAINING A PERMIT.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25010356  
CASE ADDR: 845 NE 16 AVE  
OWNER: VICTORIA PARK DEVELOPMENT LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-305 (b)  
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 TO INCLUDE BUT NOT LIMITED TO THE DOORS AT THE PROPERTY.

VIOLATIONS: 9-280 (C)  
THE ACCESSORY STRUCTURE(S) AT THIS PROPERTY ARE NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE TO INCLUDE BUT NOT LIMITED TO THE WALKWAY AND PORCH.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 9-308 (b)  
THE ROOF IS DIRTY AND HAS OTHER ELEMENTS WHICH ARE NOT PERMANENT ON THE ROOF.

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

---

CASE NO: CE25080075  
CASE ADDR: 601 E SUNRISE BLVD  
OWNER: SUNFLAGLER INC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE REAR OF THE PROPERTY THAT IS LOCATED ON NE 7 AVE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE23090180. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25011007  
CASE ADDR: 1724 NE 17 WAY  
OWNER: ROWELL, DAVID S & MICHELLE R  
INSPECTOR: JEAN CLAUDE NOEL

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

VIOLATIONS: 18-4. (c)  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. THERE IS A WHITE 2500 HC SPRINTER VAN BEARING EXPIRED FLORIDA TAG (372-RAP) 4/24 AND A WHITE ECONOLINE WITH NO TAGS ON THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS STAINED WITH DIRT AND UNKNOWN ELEMENTS.

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

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

VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH PICKUP DAYS ARE MONDAY AND THURSDAY. TODAY IS SATURDAY. THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-280 (C)  
THE WALKWAY AND THE FRONT STEPS AT THIS PROPERTY IS DIRTY AND STAINED.

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

VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A BUCKETS, BOTTLES OF OIL 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.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25040145  
CASE ADDR: 900 NE 17 CT  
OWNER: FAITH CHURCH OF THE NAZARENE  
INSPECTOR: JEAN CLAUDE NOEL

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) COMPLIED

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

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE ON THE PROPERTY. THERE IS A WHITE 2007 GMC TRUCK WITH EXPIRED FLORIDA TAGS KRG-X58 12/23.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL TO INCLUDE BUT NOT LIMITED TO THE CONCRETE SURFACE IN THE CARPORT. THERE ARE SEVERAL TRAILERS PROHIBITED FROM PARKING ON THE LAWN.

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 COMPLIED

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

VIOLATIONS: 9-280 (C) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING AT THIS RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO A TIRE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.13.F.

THERE IS UNAPPROVED AND PROHIBITED MATERIAL (GRAVEL) ON THE SWALE/RIGHT OF WAY AREA OF A MULTI-FAMILY USE PROPERTY.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

VIOLATIONS: 47-21.16.A COMPLIED

THE EXISTENCE OF A DEAD STUMP UPON ON THIS PARCEL OF LAND WITHIN THE CITY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

---

CASE NO: CE25050602  
CASE ADDR: 1451 NE 13 AVE  
OWNER: FULTZ MANAGEMENT SERVICE INC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE22090576. 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: 9-306

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

VIOLATIONS: 24-27. (b)

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 ZONE PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO STOOL, CONCRETE BLOCKS AND OTHER MISCELLANEOUS ITEMS.

---

CASE NO: CE25060521  
CASE ADDR: 2488 SW 6 CT  
OWNER: AITAL GROUP CORP  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA AND SOFFITS ARE MISSING PAINT. FURTHERMORE THE EXTERIOR WALLS ARE STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH, AREAS OF MISSING GRAVEL, AND IS NOT DEFINED.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25030212  
CASE ADDR: 138 SW 21 WAY  
OWNER: PEREZ, GIL V  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS MISSING THE MESH AND ONLY THE POSTS REMAIN.

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND FASCIA THAT ARE STAINED AND HAVE MISSING, PEELING PAINT IN THE FRONT AND REAR OF THE PROPERTY.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RS-8 ZONED PROPERTY. THE TREE STUMP IS LOCATED IN THE FRONT YARD ABUTTING THE FENCE, NEAR THE SOUTH WEST CORNER 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 SWALE.

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

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

-----

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070385  
CASE ADDR: 2418 SW 6 CT  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE2560443. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS, STAINS AND THE GRAVEL APRON HAS BARE AREAS OF MISSING GRAVEL WITH GRASS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060133. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED

THE FASCIA IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE25060133. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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. ADDITIONALLY THE TREE LOCATED IN THE FRONT YARD ON THE EAST SIDE OF THE PROPERTY IS OVERGROWN AND NEEDS TO BE PRUNED. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE2560443. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-308 (b)

THE CHIMNEY (CROWN/ CAP) ON THE ROOF IS STAINED AND HAS AREAS OF MISSING PAINT.

---

CASE NO: CE25070070  
CASE ADDR: 3020 SW 13 CT  
OWNER: ANTONIO G RAMOS LIV TR; RAMOS, ANTONIO G TRSTEE  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE MULTIPLE VEHICLES/TRAILERS/ RECREATIONAL VEHICLES PARKED ON THE GRASS/LAWN AREA AT THE FRONT AND REAR OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO TARPS, ALUMINUM, MISCELLANEOUS EQUIPMENT AND DEBRIS STORED AT THE REAR OF THE PROPERTY.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE WOOD FENCE ON THE EAST SIDE OF THIS PROPERTY IS NOT BEING  
MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A GREEN SUBSTANCE.

VIOLATIONS: 47-19.1.B  
THERE IS AN UNPERMITTED CANOPY ON THIS RS-8 ZONED PROPERTY THAT HAS BEEN ERECTED  
AT THE REAR OF THE PROPERTY.

---

CASE NO: CE25070582  
CASE ADDR: 315 SW 25 TER  
OWNER: REDITUS 1 LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR  
SILVER MERCURY MOUNTAINEER WITH EXPIRED FL TAG NUMBER CVAJ59 "7/23".

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY AND DRIVEWAY APRON ON THE SOUTH SIDE  
OF THE PROPERTY HAS CRACKS, STAINS, AND GRASS GROWING THROUGH IT.

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

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

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

VIOLATIONS: 9-280 (h) COMPLIED  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ON THE  
WINDOWS ARE STAINED AND HAVE AREAS OF MISSING PAINT.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25050375  
CASE ADDR: 422 SW 22 AVE  
OWNER: BIENIEK, CARLA M  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO PILE OF PAVERS, PLASTIC STORAGE UNIT, PLASTIC CONTAINERS, CAGE, WINDOW SCREENS, WOOD AND OTHER MISCELLANEOUS ITEMS.

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

THE GARDEN WALL AT THE FRONT OF THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL HAS BLACK AND ORANGE STAINS.

VIOLATIONS: 9-278(e) COMPLIED

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

VIOLATIONS: 9-304(b) COMPLIED

THE DRIVEWAY HAS CRACKS AND IS STAINED WITH A BLACK SUBSTANCE. FURTHERMORE, THE GRAVEL DRIVEWAY APRON HAS WEEDS GROWING THROUGH IT AND AREAS OF MISSING GRAVEL.

VIOLATIONS: 9-305(a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/ SIDEWALK AT THE FRONT 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 SWALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070611  
CASE ADDR: 2231 SW 14 ST  
OWNER: PARDIS, BIJAN  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 24-7 (b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON A SCHEDULED PICKUP DATE AND TIME. THE BULK TRASH CONSISTS OF BUT IS NOT LIMITED TO FURNITURE, PAINT CAN, CARDBOARD BOX, PLASTIC CRATE AND OTHER MISCELLANEOUS ITEMS. BULK TRASH PICK UP IS ON THE FIRST (1ST) WEDNESDAY OF EACH MONTH.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS MULTIPLE CRACKS. FURTHERMORE, THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR GREY SUBARU OUTBACK LEGACY WITH EXPIRED FL TAG # Y04XHH "6/24".

VIOLATIONS: 9-363

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

---

CASE NO: CE25070034  
CASE ADDR: 2981 SW 14 ST  
OWNER: ADALWIN LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060626. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060626. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS STAINED AND HAS AREAS OF MISSING, PEELING PAINT. FURTHERMORE, THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE STAINED.

VIOLATIONS: 9-280 (C) COMPLIED

THE FRONT PORCH IS STAINED WITH A BLACK SUBSTANCE AND THE WALKWAY HAS AREAS OF MISSING, PEELING PAINT.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070191  
CASE ADDR: 2421 SW 5 PL  
OWNER: OBAS, LAURIANE H/E; OBAS-BARON, MYRIAME  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 6-8.  
THERE ARE ROOSTERS BEING KEPT IN CAGES IN THE REAR OF THIS RS-8 RESIDENTIAL ZONED PROPERTY.

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 ON THE PROPERTY AND SWALE AREA.

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

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

---

CASE NO: CE25060432  
CASE ADDR: 3151 GLENDALE BLVD  
OWNER: KACHHADIA, JAY NIKHILKUMAR  
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: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE ON GLENDALE BLVD SIDE OF THE HOME BRANCHES HAVE ENCROACHED INTO THE STREET AND ACROSS THE SIDEWALK.

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.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25050120  
CASE ADDR: 2730 SW 1 ST 1-2  
OWNER: 335 NW 28 ST 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: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY TOYOTA CAMRY IS BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS UNDER ROOF STORAGE CONSISTING OF PLASTIC BINS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-363 COMPLIED  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS STUMP IN THE FRONT OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY LOCATED NEXT TO A PALM TREE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.
- VIOLATIONS: 9-280 (g) COMPLIED  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING AROUND THE PROPERTY IN SEVERAL AREAS.
- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
-

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060309  
CASE ADDR: 737 W DAYTON CIR  
OWNER: RIDLEY, STEVEN L  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS CRACKED AND STAINED WITH WEEDS/GRASS GROWING THROUGH THE CRACKS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280 (C)

THE WALKWAY OF THIS PROPERTY IS IN DISREPAIR. IT IS STAINED HAS PEELING PAINT AND IS ALSO CRACKED.

-----  
CASE NO: CE25060326  
CASE ADDR: 850 ARIZONA AVE  
OWNER: SRP SUB LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ON BOTH SIDE OF THIS PROPERTY HAVE MISSING SLATS AS WELL AS BEING DETERIORATED.

VIOLATIONS: 9-305 (b)

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK CHEVY TAHOE IS BEING PARKED ON THE LAWN AT THIS PROPERTY.
- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF PROPANE TANKS ALIGNED IN FROM OF THE GARAGE.

---

CASE NO: CE25060443  
CASE ADDR: 820 CAROLINA AVE  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 47-39.A.1.b. (7) (a) 1.  
THERE IS A BOBCAT AND A BACKHOE BEING STORED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BUCKETS, CLOTHING HANGING ON THE FENCE, DRY VACUUM AND MISCELLANEOUS ITEMS AROUND THE FRONT, BACK AND SIDE OF THE PROPERTY.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY ARE DETERIORATED AND DISCOLORED WITH CHIPPED SLATS.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED WITH A DARK SUBSTANCE.
- VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS AN RV, BOBCAT AND A BACKHOE BEING PARKED ON THE LAWN. ALSO, THE DRIVEWAY AT THE PROPERTY HAS POTHOLES, CRACKS AND A BLACK SUBSTANCE THROUGHOUT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

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

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO MATTRESSES, HEADBOARD,  
MIRROR AND DRESSER ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110620, AND WILL BE PRESENTED  
TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

---

CASE NO: CE25060337  
CASE ADDR: 1021 INDIANA AVE  
OWNER: LASCELLE ROSE REV TR; ROSE, LASCELLE TRSTEE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A SILVER  
RECREATIONAL VEHICLE PARKED ON THE GRASS 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. THE GROUND COVER ON  
THE SOUTH SIDE OF THE HOUSE WAS REPLACED WITH GRAVEL FOR PARKING.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A  
DERELICT TRAILER WITH FL LICENSE PLATE 16D HLD 03/25.

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 25, 2025

9:00 AM

CASE NO: CE25060447  
CASE ADDR: 110 CAROLINA AVE  
OWNER: PEREZ RIVAS, EDUARDO  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
A WHITE COMMERCIAL VEHICLE, HOT SHOT LLC, IS BEING PARKED AT THIS RS-6.7 -  
IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY  
CONSISTING OF BUT NOT LIMITED TO BUCKETS, FILLED GARBAGE BAGS, AND MISCELLANEOUS  
ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE.

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

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. AN RV AND A COMMERCIAL  
VEHICLE ARE BEING PARKED ON THE LAWN OF THIS PROPERTY.

---

CASE NO: CE25070832  
CASE ADDR: 3567 DAVIE BLVD  
OWNER: TROPICAL TREASURE LC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28  
THE BUSINESS (EL PAISA ACCOUNTING SERVICES CORP) AT THIS LOCATION IS OPERATING  
WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

---

CASE NO: CE25070883  
CASE ADDR: 601 SW 27 AVE C  
OWNER: AZALEA 27 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE AT THIS MHP - MOBILE HOME PARK THAT IS NOT  
MAINTAINED AT THIS LOCATION. THE ENCLOSURE DOORS ARE WIDE OPEN WITH NO VISIBLE  
LOCK. THERE IS ALSO TRASH SCATTERED THROUGHOUT THE DUMPSTER ENCLOSURE. THIS IS A  
REPEAT VIOLATION PER CASE NUMBER CE23090732 AND WILL ACCRUE FINES BEGINNING THE  
FIRST DAY THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE WAS MET.

VIOLATIONS: 24-29(a)  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE. THIS IS A RECURRING  
VIOLATION PER CASE CE23090732 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE  
WHETHER OR NOT COMPLIANCE IS MET.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060562  
CASE ADDR: 2415 SW 3 AVE  
OWNER: CIRCLE HOLDINGS OF FLORIDA LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONTAINING FURNITURE AND  
MULTIPLE WOODEN PALLETS.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE  
FACING SW 25 ST.

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

---

CASE NO: CE25060788  
CASE ADDR: 2717 SW 2 AVE  
OWNER: HUNTER COLLECTION INC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES ON THE SWALE OF THIS PROPERTY. VEHICLES ARE MISSING  
VALID TAGS.

VIOLATIONS: 47-19.4.b.1.  
THERE IS A 3 YARD DUMPSTER ON THE SWALE OF THIS I ZONED PROPERTY.

VIOLATIONS: 47-22.9.  
THERE IS A SIGN HAS BEEN ERECTED ON THIS I ZONED PROPERTY WITHOUT THE REQUIRED  
PERMITS FROM THE CITY OF FORT LAUDERDALE.

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: CE25070414  
CASE ADDR: 801 SW 29 ST  
OWNER: PARKVIEW APTS LLC  
INSPECTOR: MOHAMMAD MOE DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS A BULK TRASH CONTAINING OF PIECE OF FURNITURE VIOLATION AT THIS  
PROPERTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25060792  
CASE ADDR: 930 SW 29 ST A-D  
OWNER: ZADQUIEL INC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES AT THIS RD-15 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. ALL PARKING FACILITIES, INCLUDING ACCESS AISLES AND DRIVEWAYS, SHALL BE SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

---

CASE NO: CE25070359  
CASE ADDR: 350 SW 25 ST  
OWNER: PROPERTY HOLDING MIAMI 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: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS ON THE FRONT AND THE SIDES OF THE PROPERTY.

VIOLATIONS: 26-129(a) (4) COMPLIED  
THERE ARE VEHICLES PARKED ON THE SIDEWALK.

VIOLATIONS: 25-4 COMPLIED  
THERE IS A DUMPSTER OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

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 B-2 ZONED PROPERTY. THERE ARE MISSING SECTIONS OF THE ASPHALT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO SHIPPING CONTAINERS AND MISCELLANEOUS ITEMS.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070381  
CASE ADDR: 316 SW 25 ST  
OWNER: 1969 LA SOCIETE, VOITURE LOC 890  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-19.4.C.2.  
THERE IS A DUMPSTER BEING PLACED ON THE SWALE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. OUTDOOR STORAGE OF ITEMS CONSISTING OF BUT NOT LIMITED TO MULTIPLE RECREATIONAL VEHICLES, AND BRICKS BEING STORED ON THE SIDES AND REAR OF THE PROPERTY.

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

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

---

CASE NO: CE25070516  
CASE ADDR: 1421 SW 27 CT  
OWNER: MARTINEZ, LUIS  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A  
WITHDRAWN

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO WOODEN PALLETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN OUT AND THERE ARE GRASS/WEEDS GROWING THROUGH IT.

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

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070586  
CASE ADDR: 1871 SW 22 ST  
OWNER: GUNNELL, CAROLINE  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED VACANT LOT. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO TILES, BRICKS AND TRASH CARTS.

VIOLATIONS: 47-21.9.M.  
SECTIONS OF THIS RD-15 ZONED VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

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

---

CASE NO: CE25070632  
CASE ADDR: 1836 SW 9 AVE  
OWNER: ROGOWSKI, RONALD R EST  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS BROKEN. THIS IS RECURRING VIOLATION SEE CASE NUMBER CE22120142. 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 NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND UNEVEN BRICKS.

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070807  
CASE ADDR: 800 SW 28 ST 1-2  
OWNER: JANDRES CHICAS, JOSUE ALEXIS  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT TRAILERS ON THE SWALE OF THIS PROPERTY.

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. OUTDOOR STORAGE  
CONTAINING OF BUT NOT LIMITED TO TOOLS, TIRES 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 ON THE SWALE OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS RM-15 ZONED PROPERTY IN  
EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

---

CASE NO: CE25070817  
CASE ADDR: 227 SW 27 ST  
OWNER: 1ST FLORIDA PROPERTIES LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 25-14  
THERE IS LIQUID BEING ILLICITLY DISCHARGED TO THE STREET ADJACENT TO THE  
PROPERTY.

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

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

VIOLATIONS: 47-19.4.D.1.  
THIS I-ZONED PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS  
BY THE ULDR.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25070816  
CASE ADDR: 2600 SW 3 AVE  
OWNER: 1ST FLORIDA PROPERTIES LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-19.4.C.2. COMPLIED  
THERE IS A DUMPSTER BEING PLACED ON THE SWALE OF THIS I ZONED PROPERTY.

VIOLATIONS: 47-19.4.D.1.  
THIS I ZONED PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

VIOLATIONS: 47-2.2.Q.3.  
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER I ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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

---

CASE NO: CE25080010  
CASE ADDR: 1110 SW 19 ST  
OWNER: CCR PROPERTIES LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE25040778. 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: CE25080472  
CASE ADDR: 1771 SW 30 ST  
OWNER: FERNANDEZ, LIDIA  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE25020288. 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.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080377  
CASE ADDR: 905 AVOCADO ISLE  
OWNER: PANCHUL, ALEKSANDR VLADIMIROVICH  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE23060101. THE CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE  
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE  
OF ITEMS INCLUDING BUT NOT LIMITED TO; TILES AND CONSTRUCTION MATERIALS.

VIOLATIONS: 9-280 (C)

THERE IS GRASS/WEED GROWING THROUGH THE TILES ON THE FRONT PORCH.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS UNEVEN WITH CRACKS AND MULTIPLE  
MATERIALS BEING USED TO CONSTRUCT IT.

---

CASE NO: CE25080450  
CASE ADDR: 2348 SW 17 AVE  
OWNER: YALON USA CORP  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLE PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY IS NOT  
BEING MAINTAINED AS REQUIRED; THE ARE MULTIPLE CRACKS AND STAINS.

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THE FENCE IS LEANING WITH MULTIPLE BOWING PANELS. THIS IS A RECURRING  
VIOLATION, SEE CASE NUMBER CE23110762. THE CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR  
TO THE HEARING DATE.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE FASCIA OF THE REAR STRUCTURE 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 ON THE FRONT AND THE REAR OF DEAD AND MISSING GROUND  
COVER.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25080201  
CASE ADDR: 920 SW 16 ST 1-2  
OWNER: PEREZ, RICHARD & DARCIÉ J  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND/OR DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23060660. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS FADED AND/OR STAINED.

VIOLATIONS: 47-21.16.A. COMPLIED

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

---

CASE NO: CE25080233  
CASE ADDR: 2201 SW 12 AVE  
OWNER: OURPRIVATEPARK LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE BUSHES GROWING THROUGH THE FENCE LINE ALONG SW 12 AVE THAT SHOULD BE TRIMMED AND MAINTAINED. THERE IS OVERGROWTH ALONG THE SWALE THAT SHOULD BE CUT AND THE LITTER REMOVED.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

---

VACATION RENTALS

---

CASE NO: CE25070786  
CASE ADDR: 1401 NE 14 CT  
OWNER: MEDINA, ARALIZ MERCEDES; REYES, NELVIS & REYES, LUIGI  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

---

CASE NO: CE25080003  
CASE ADDR: 1730 NE 23 AVE  
OWNER: KR MANAGEMENT LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

---

CASE NO: CE25080146  
CASE ADDR: 2528 NE 26 TER  
OWNER: TAHERI, BEHNAM TAHERI, DAIVA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

---

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

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

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

---

CASE NO: CE25070601  
CASE ADDR: 1700 N DIXIE HWY  
OWNER: ILANA LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

CASE NO: CE25070602  
CASE ADDR: 3101 BAYSHORE DR 1902  
OWNER: BRITANIC HILLS GROUP LLC; KINGSTON HILLS GROUP LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

---

CASE NO: CE25080518  
CASE ADDR: 200 SW 9 AVE 1-2  
OWNER: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE24120289 - EXPIRED  
CERTIFICATE, CE25020199- OVERGROWTH & TRASH, BUILDING PARTS NOT MAINTAINED,  
PUBLIC NUISANCE.

---

CASE NO: CE25070860  
CASE ADDR: 605 SW 14 TER 1-4  
OWNER: BSTM INVESTMENT GROUP LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

---

CASE NO: CE25070898  
CASE ADDR: 1713 SW 5 PL  
OWNER: CASA MARGARITA 1713 LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE  
REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.  
THIS IS A REPEAT VIOLATION OF CASES CE24030721 AND CE24060417. THIS CASE WILL BE  
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE  
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 15-281(a) COMPLIED

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25090238  
CASE ADDR: 1713 SW 5 PL  
OWNER: CASA MARGARITA 1713 LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A REPEAT VIOLATION OF CE24030721, CE24060417 AND CE25070898. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

---

CASE NO: CE25090109  
CASE ADDR: 601 SW 17 ST 1-3  
OWNER: FISHLAND FLORIDA LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

THIS PROPERTY HAS BEEN CITED BY THE CITY OF FORT LAUDERDALE BUILDING & CONSTRUCTION ENFORCEMENT DIVISION UNDER CIVIL VIOLATION NOTICE BC0695, REFERENCE CASE NUMBER BE25080207, FOR WORK PERFORMED WITHOUT PERMITS, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM RENOVATIONS. THE VACATION RENTAL CERTIFICATE FOR THIS PROPERTY IS SUSPENDED AND WILL REMAIN SUSPENDED UNTIL ALL OUTSTANDING BUILDING CODE VIOLATIONS HAVE BEEN CORRECTED AND ALL RELATED BUILDING CODE ENFORCEMENT CASES HAVE BEEN OFFICIALLY CLOSED. NO VACATION RENTAL ACTIVITY IS ALLOWED UNTIL FULL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

---

HEARING TO IMPOSE FINES

---

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

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

---

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

VIOLATIONS: 15-28

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

---

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

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

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

---

CASE NO: CE25080571  
CASE ADDR: 1205 CITRUS ISLE 1-2  
OWNER: BERNIE TOO LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25040889  
CASE ADDR: 1322 SE 1 AVE  
OWNER: SFLA HOLDINGS LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS OF THE FRONT LAWN AREA.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-363

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

---

CASE NO: CE24070126  
CASE ADDR: 1111 SW 2 CT  
OWNER: 2017 BETTON-SMALL FAM LAND TR;  
SMALL, JOHN WINSTON TRSTEE ETAL  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS. THERE IS A SUNKEN AREA IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION FROM CASE CE21010455 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE21010455 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25020442  
CASE ADDR: 1640 NW 4 AVE  
OWNER: HERRERA, RUBEN LOUIE H/E; DAVIS, MARK FRANCIS  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)  
LANDSCAPE IS NOT MAINTAINED IN A NEAT, WELL-KEPT CONDITION. DEAD AND MISSING  
GROUND COVER OBSERVED, INCLUDING IN THE SWALE AREA ALONG NW 17TH ST ADJACENT TO  
THE DRIVEWAY.

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

---

CASE NO: CE24080175  
CASE ADDR: 1042 NW 13 ST  
OWNER: E & S GENERAL SOLUTIONS LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD AT THE  
SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO THE  
SPECIAL MAGISTRATE.

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE  
PROPERTY. A GRAY DODGE WITH THE FRONT WRECKED/DAMAGE, A SILVER DODGE WITH EXPIRED  
TAG AND A FORD CROWN WITH EXPIRED TAG. ALL VEHICLES ARE LEFT IN A NEGLECTED  
STATE. THIS IS A RECURRING VIOLATION PER CASE CE20090687. THIS CASE WILL BE HEARD  
AT THE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES TO COMPLIANCE PRIOR TO  
THE SPECIAL MAGISTRATE.

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

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

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

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24100418  
CASE ADDR: 1407 NW 15 ST  
OWNER: FRANCIS, GODWIN  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE MISSING TO NO PAINT.

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

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

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

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

---

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

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

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

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

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

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

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

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

---

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE PARKING STRIP IS FADED AND NEEDS TO BE REPAINTED. THIS IS A RECURRING VIOLATION, FROM CASE CE21071109. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS PLASTIC ON THE ROOF AND DARK STAINS OR MARKS THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 9-306  
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.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-280 (b)

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

---

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND DEBRIS AND RUBBISH ON THE PROPERTY AND ITS SWALE AREA. ALSO THE BUSHES AND TREE AT BOTH ENDS OF THE PROPERTY NEED TO BE MAINTAINED.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE NEEDS TO BE SOD/GRASS IN THE AREAS OF DEAD OR MISSING GROUND COVER.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24070521  
CASE ADDR: 622 NW 21 TER 1-4  
OWNER: ARCILA, SERGIO A  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 24-7 (b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE PROPERTY BULK TRASH. THIS WAS OUT ON A NON-BULK TRASH DAY.

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 A FEW SPOTS INCLUDING BUT NOT LIMITED TO THE SWALE AREA MISSING GROUND COVER.

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. PICK UP THE TRASH AND MAINTAIN REGULARLY. THERE IS OVERGROWTH ON THE FENCE.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE FENCE THAT ARE BENT AND LEANING.

VIOLATIONS: 9-304 (b)  
PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE. THERE ARE CRACKS WITH WEEDS GROWING THROUGH IT. THERE ARE PAVERS ON THE EDGE THAT ARE LOOSE AND NOT WELL DEFINED.

---

CASE NO: CE25040450  
CASE ADDR: 748 NW 22 RD  
OWNER: XPRESS MEDIA PRINTING LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES IS NOT BEING MAINTAINED. THERE ARE FADED WHEEL STOPS, FADED PARKING LINES AND DARK STAINS THROUGHOUT THE PARKING FACILITIES. THIS IS A REPEAT VIOLATION PER CASE# CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

VIOLATIONS: 24-29. (a)

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED. THE DUMPSTER IS OVERFLOWING INSIDE THE FENCED IN AREA. ALSO, THERE IS TRASH ALL AROUND THE DUMPSTER.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY INCLUDING THE SWALE AREA THAT HAVE MISSING GROUND COVER. THIS IS A REPEAT VIOLATION PER CASE# CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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 EXTERIOR HAS SOME STAINS ON THE WALL WITH DARK MARKS. THIS IS A REPEAT VIOLATION PER CASE# CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, DEBRIS AND RUBBISH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE CE23070831. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS, OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS A FOOD TRUCK STORED IN THE PARKING LOT (HUNGRY LION CARIBBEAN GRILL) AND A RED PICKUP TRUCK OFFERING POWER WASHING SERVICES.

VIOLATIONS: 18-1

THERE IS TRASH 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. THE DUMPSTER AREA IS OVERFLOWING AND THERE IS TRASH ALL THROUGHOUT THE PROPERTY.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24010383  
CASE ADDR: 1617 NW 5 ST  
OWNER: CHAMBERS, BEVERLY; CHAMBERS, SEFTON  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

---

CASE NO: CE24090347  
CASE ADDR: 1700 NW 5 ST  
OWNER: FAMILY LAND TRUST #1700; RIGGS, JERRY TRSTEE  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PROPERTY, SWALE, TREE'S, HEDGES/SHRUBS ARE OVERGROWN.

VIOLATIONS: 9-305(b)

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

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. HOUSE IS IN NEED OF PAINT IN SOME AREAS, SHUTTERS, DOOR AND FASCIA.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE25040176  
CASE ADDR: 400 SW 22 AVE  
OWNER: DALRYMPLE, ESAU &; DALRYMPLE, JULIE  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ILLEGAL OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO AN ACCUMULATION OF SCRAP METAL, CONSTRUCTION DEBRIS, TIRES, BOXES, PALLETS AND PILES OF MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS OR OTHER ELEMENTS ON THE ROOF WHICH ARE NOT A PERMANENT PART OF THE BUILDING. THE ITEMS INCLUDE MULTIPLE TARPS, CINDER BLOCKS, WOOD AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION, FROM CASE CE21040500. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR AND NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE DRIVEWAY HAS BROKEN PAVERS IS STAINED, AND HAS AREAS OF MISSING PAINT. FURTHERMORE, THE DRIVEWAY APRON IS MISSING GRAVEL AND THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREAS IN THE FRONT AND REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION, FROM CASE CE21040500 AND FINES WILL BEGIN TO ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

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

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

VIOLATIONS: 9-280(h)  
THE AWNINGS OVER THE FRONT WINDOWS ARE STAINED.

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

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT AND REAR OF THIS PROPERTY. THE ITEMS INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING DEBRIS, BROKEN TILES, TOWELS, CARDBOARD, PLASTIC BAGS, AND OTHER MISCELLANEOUS LITTER AND RUBISH. THIS IS A RECURRING VIOLATION, FROM CASE CE21040500. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

---

CASE NO: CE24120337  
CASE ADDR: 1872 SW 28 AVE  
OWNER: BOSTOCK, DAVID L  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS, WHITE SIDE ENTRANCE DOOR AND FASCIA BOARDS AROUND THE ROOF THAT ARE DAMAGED, HAVE BLACK STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, PILES OF LEAVES AND LANDSCAPE DEBRIS ON THIS PROPERTY.

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE DESCRIBED AS A 4 DOOR BEIGE BUICK LACROSSE WITH EXPIRED FL TAG V162KL 2/15 AND FLAT TIRES ON THE PROPERTY.

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24120603  
CASE ADDR: 2720 SW 18 ST  
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC  
INSPECTOR: RAMON OLIVERA

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

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

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 ON THE PROPERTY AND  
SWALE AREA.

---

CASE NO: CE24110230  
CASE ADDR: 1415 SW 28 ST  
OWNER: GIL, LUIS & GLADYS N  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.  
OUTDOOR STORAGE: ITEMS, INCLUDING PLASTIC BOXES AND BARRELS, ARE BEING STORED  
OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC  
RIGHT-OF-WAY.

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

VIOLATIONS: 47-21.9.K.  
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA.

VIOLATIONS: 18-4.(c)  
A TRAILER WITH FLORIDA TAG #CR7737 (EXPIRATION 01/25) IS PARKED ON THE PUBLIC  
RIGHT-OF-WAY SWALE.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS IN DISREPAIR, EXHIBITING CRACKS AND MISSING SECTIONS OF ASPHALT.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT  
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AT THE  
REAR OF THE PROPERTY ON SW 27 CT.

VIOLATIONS: 9-363  
WITHDRAWN

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

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

VIOLATIONS: 47-20.20.(H)  
WITHDRAWN

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

VIOLATIONS: 9-306  
EXTERIOR MAINTENANCE THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. 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. THERE ARE MULTIPLE CRACKED WINDOWS.

VIOLATIONS: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. OUTDOOR STORAGE ITEMS, INCLUDING PLASTIC BOXES, TILES, BRICKS AND VEHICLES PARTS ARE BEING STORED OUTDOORS ON THIS RD-15 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 18-4.(c)  
THERE ARE MULTIPLE VEHICLES MISSING TAGS PARKED ON THIS PROPERTY AS FOLLOWS: 1- WHITE NISSAN MURANO. 2- GREY JEEP CHEROKEE.

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

VIOLATIONS: 47-20.13.B.1.b  
THERE IS A GRAVEL PARKING FACILITY AT THIS RD-15 ZONED MULTI-FAMILY RESIDENCE, GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24110656  
CASE ADDR: 1430 SW 27 ST  
OWNER: SYNEKTA DEVELOPMENT CORP  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b  
THERE IS A GRAVEL DRIVEWAY AT THIS MULTIFAMILY RESIDENCE. GRAVEL IS NOT PERMITTED IN MULTIFAMILY RESIDENCE.

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

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

VIOLATIONS: 47-21.16.A.  
WITHDRAWN

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

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

VIOLATIONS: 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 OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BRICKS, A LADDER AND A CART. THEY ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

---

CASE NO: CE24110662  
CASE ADDR: 1418 SW 27 ST 1-4  
OWNER: SYNEKTA DEVELOPMENT CORP  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b  
THERE IS A GRAVEL DRIVEWAY AT THIS MULTI-FAMILY RESIDENCE. GRAVEL IS NOT PERMITTED AT MULTI-FAMILY RESIDENCES.

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

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

VIOLATIONS: 9-363

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

-----  
OLD BUSINESS  
-----

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.

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 25, 2025  
9:00 AM

VIOLATIONS: 18-12.1.(a)

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

---

CASE NO: CE23120151  
CASE ADDR: 532 NW 16 AVE  
OWNER: ATTERBERY, MARY  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THE CONCRETE IS CRACKED AND PATCHY AND HAS MISSING PIECES. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

CASE NO: CE24120470  
CASE ADDR: 1610 NW 16 CT  
OWNER: MORRIS, ESSIE MAE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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

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

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE DERELICT VEHICLES STORED ON PROPERTY AND SWALE. A RED DODGE MAGNUM WITH FLAT TIRES AND MISSING TAG; A RED NISSAN WITH FLAT TIRES; A WHITE CHEVY WITH FLAT TIRES AND MISSING TAG AND A BLACK DODGE WITH MISSING TAG AND WRECKED.

VIOLATIONS: 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 25, 2025

9:00 AM

CASE NO: CE23050197  
CASE ADDR: 915 SW 2 CT  
OWNER: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)  
FRONT PORCH/STAIRWAY IN DISREPAIR. PORCH OBSERVED BROKEN AND NOT LEVEL.

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

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

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

---

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

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

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

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

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

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

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.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
September 25, 2025  
9:00 AM

VIOLATIONS: 9-308(b)

THE ROOF IS STAINED WITH A BLACK AND GREEN SUBSTANCE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

September 25, 2025

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	43-44
Caracas, Gustavo	10-11, 46
Champagne, Leonard	43, 46
Dayem, Mohammad	35-42, 57-59
DelGrosso, Paulette	61
Eason, Edward	6-7, 47, 64
Exantus, Bovary	6, 48-49, 63
Flesher, Matthew	
Gavin, Patt	12-13
Jones, Malik	16-19
Kendrick, Shayqwan	
Krock, Robert	5
Martinez, Jessica	
Mesa, Aleida	5
Moore, Rachel	29-34, 49-50
Noel, Jean Claude	19-23
Oaks, Evan	44-45, 46
Olivera, Ramon	23-29, 55-57, 64
Petersen, Karl	2-4
Proto, Karen	6
Saimbert, Bernstein	11, 48
Santos, Rafael	13-15, 47
Seiderman, Guy	9-10, 50-52
Wallace, Ahmad	4
Williams, Gail	8-9
Willis, Vanessa	7-8, 54, 62
<b>New Cases:</b>	<b>Pages: 2 - 42</b>
<b>Vacation Rental:</b>	<b>Pages: 43 - 45</b>
<b>Administrative Hearing:</b>	<b>Pages:</b>
<b>Hearing to Impose Fines:</b>	<b>Pages: 46 - 59</b>
<b>Return Hearing:</b>	<b>Pages: 61 - 64</b>