

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

October 14, 2025

9:00 AM

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

**RICHARD DOODY
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25070009
CASE ADDR: 1784 SE 15 ST
OWNER: CITY OF FORT LAUDERDALE
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.

CASE NO: FC25070010
CASE ADDR: 1515 SE 17 ST, # 100
OWNER: BHP 17TH STREET FTL OWNER LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: MO Sec. 13-58 (b)

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

CASE NO: FC25070011
CASE ADDR: 1515 SE 17 ST, # 101
OWNER: BHP 17TH STREET FTL OWNER LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: MO Sec. 13-58 (b)

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

CASE NO: FC25070012
CASE ADDR: 1515 SE 17 ST, # 102
OWNER: BHP 17TH STREET FTL OWNER LLC
INSPECTOR: KARL PETERSEN

VIOLATIONS: MO Sec. 13-58 (b)

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

CASE NO: FC25070013
CASE ADDR: 2304 NE 62 ST
OWNER: A M DAVIS MERCANTILE CO
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).

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: FC25070014
CASE ADDR: 959 NE 62 ST
OWNER: GUACHI'S MEXICAN RESTAURANT
INSPECTOR: KARL PETERSEN
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: 1:50.6.2.1, FFPC 8th
THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

CASE NO: FC25070015
CASE ADDR: 800 SE 4 ST
OWNER: CHATEAU MAR CONDO ASSN INC
INSPECTOR: KARL PETERSEN

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

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

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

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

CASE NO: FC25070016
CASE ADDR: 1079 SE 17 ST
OWNER: YANG'S BROTHERS INVESTMENTS 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).

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).

CITY OF FORT LAUDERDALE
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CASE NO: FC25070017
CASE ADDR: 1830 S FEDERAL HWY
OWNER: SOL FOODS LLC
INSPECTOR: KARL PETERSEN

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

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: FC25070018
CASE ADDR: 1510 SE 17 ST COMMON
OWNER: MARINE EXEC CENTER CONDO ASSN INC
INSPECTOR: KARL PETERSEN

VIOLATIONS: NFPA 1:4.5.8.1, FFPC
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED.

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: 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: CE25080749
CASE ADDR: 1306 SW 18 CT
OWNER: CARBONELL, ERIC
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 4

VIOLATIONS: 47-25.3.A.3.a
LIGHTS ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES.

CASE NO: CE25070465
CASE ADDR: 3909 N OCEAN BLVD
OWNER: TOP OF THE MILE SOUTH INC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.
THERE IS LIGHT POLLUTION AT THIS PROPERTY FROM A STANDALONE LIGHT FIXTURE ON THE WESTSIDE OF THE PROPERTY ONTO THE BALCONY AND INTERIOR OF UNIT 112 THAT IS CREATING A NUISANCE. IT 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.

CITY OF FORT LAUDERDALE
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October 14, 2025

9:00 AM

CASE NO: CE25030516
CASE ADDR: 4040 GALT OCEAN DR
OWNER: OCEAN MANOR CONDO ASSOC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.6

THERE IS SOUND COMING FROM THE HEATING, VENTILATION AND AIR CONDITIONING "HVAC" EQUIPMENT ON THIS RMH-60 RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY PROPERTY IN EXCESS OF ALLOWABLE LIMITS:

SEC. 17-6. - MAXIMUM PERMISSIBLE SOUND LEVELS:

7:00 A.M. TO 10:00 P.M. 60 DBA

10:00 P.M. TO 7:00 A.M. 40 DBA

THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 7:40 AM ON 3/30/2025. EACH READING READ OVER 60 DBA (73, 73 AND 73)

THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 11:09 PM ON 4/3/2025. EACH READING READ OVER 40 DBA (51, 52 AND 51)

THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 12:27 AM ON 5/9/2025. EACH READING READ OVER 40 DBA (51, 52 AND 52)

CASE NO: CE25050642
CASE ADDR: 840 W STATE ROAD 84
OWNER: EL TAMARINDO 84 LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS ILLEGAL AND EXCESSIVE PARKING AT THIS PROPERTY, CREATING A PUBLIC NUISANCE. THE PROPERTY IS OPERATING A PARKING LOT WITHOUT A BUSINESS TAX RECEIPT, AND MULTIPLE VEHICLES OBSTRUCTING THE SIDEWALK. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE25050643
CASE ADDR: 1100 W STATE ROAD 84
OWNER: 1100 HOTELS LLC
INSPECTOR: ROBERT KROCK

VIOLATIONS: 18-1.

THERE IS ILLEGAL AND EXCESSIVE PARKING AT THIS PROPERTY, CREATING A PUBLIC NUISANCE. THE PROPERTY IS OPERATING A PARKING LOT WITHOUT A BUSINESS TAX RECEIPT. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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9:00 AM

CASE NO: CE25050573
CASE ADDR: 911 NW 12 AVE 1-2
OWNER: 1551 SISTRUNK LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. OUTDOOR STORAGE INCLUDES BUT NOT LIMITED TO TRASH CANS, TV, BAGS AND A COOLER AGAINST THE FRONT AND BACK OF THE BUILDING.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THIS PROPERTY IS ZONED RMM-25. MUD IS SHOWING IN BARE AREAS AND GRASS/WEEDS ARE GROWING THROUGH GRAVEL IN PARKING.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. TRASH AND FURNITURE ARE ON THE PROPERTY IN THE PARKING AREA.

VIOLATIONS: 9-306

THE EXTERIOR OF THIS PROPERTY IS IN DISREPAIR. THE PAINT IS DIRTY, STAINED AND/OR MISSING PEELING PAINT INCLUDING BUT NOT LIMITED TO THE FASCIA.

VIOLATIONS: 9-363

THERE IS NO LANDLORD REGISTRATION ON FILE.

CASE NO: CE24100476
CASE ADDR: 1212 NW 15 ST
OWNER: FANESIE, ANGELO
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.A

THREE TREES WERE REMOVED WITHOUT A PERMIT. A MANGO TREE, A BALD CYPRESS TREE AND A SLASH PINE TREE. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

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9:00 AM

CASE NO: CE25040309
CASE ADDR: 5701 NE 19 AVE
OWNER: HUFFMAN, DENENE
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 9-308 (b) COMPLIED

THE ROOF AT THE PROPERTY IS DIRTY AND IS NOT BEING MAINTAINED IN A WEEL KEPT APPEARANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE ROOF TILES AND A PALLET OF PAVERS BEING STORED ON THE PROPERTY. THERE IS A PINK WASATELINE DUMPSTER STORED ON THE DRIVEWAY OF THIS PROPERTY. NO PERMIT ON FILE.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP ON THE PROPERTY THAT HAS NOT BEEN REMOVED. THIS ENDANGERS THE PUBLIC HEALTH AND SAFETY.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280 (C) COMPLIED

THE PORCH/WALKWAY IS DIRTY AND IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

VIOLATIONS: 24-7 (b) COMPLIED

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE
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CASE NO: CE25080269
CASE ADDR: 900 NW 1 AVE
OWNER: KP STORAGE LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT SILVER MERCEDES BENZ, NO TAG ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THERE IS A 4 YARD DUMPSTER SITING ON THE SWALE OF THIS PROPERTY THAT IS NOT IN A REQUIRED ENCLOSURE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE24040936. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE CONSISTING OF GROCERY CARTS, OIL CONTAINERS, CAR BUMPER, BROKEN WOOD PALLETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.4.D.8. COMPLIED
THE DUMPSTER LIDS ARE OPEN AND TRASH IS OVERFLOWING OUT OF THE DUMPSTER.

VIOLATIONS: 9-304 (b)
LANDSCAPE NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING AND BARE LIVING GROUND COVER.

CASE NO: CE25050232
CASE ADDR: 817 NW 4 AVE
OWNER: 817 NW 4TH AVENUE LLC
INSPECTOR: JESSICA MARTINEZ
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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA ARE IN DISREPAIR.

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

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

VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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CASE NO: CE25050809
CASE ADDR: 210 SW 2 ST
OWNER: THE RESTAURANT PEOPLE LLC; %TARPON BEND
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE GRAFFITI ON THE DUMPSTER AND GATE FENCE ON THE REAR.

VIOLATIONS: 24-27(f)

THERE ARE DUMPSTER LIDS OPEN AT THIS LOCATION.

VIOLATIONS: 24-29(a)

THERE IS TRASH CONSIST OF BOXES SCATTERED ABOUT THE DUMPSTER ENCLOSURE.

VIOLATIONS: 47-19.4.D.8

DUMPSTER ENCLOSURE IS IN TOTAL DISREPAIR AT THIS ZONED H-1 HISTORIC PRESERVATION DISTRICT PROPERTY.

CASE NO: CE25070681
CASE ADDR: 413 SW 3 AVE
OWNER: WATER TAXI 18 LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)

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

VIOLATIONS: 47-22.9.

SIGN FLAGS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. BUSINESS FLAGS/SIGNS WERE OBSERVED POSTED ON THIS ZONED RAC-SMU MIXED USE PROPERTY ALONG THE WATERWAY.

CASE NO: CE25070363
CASE ADDR: 2809 NE 37 ST
OWNER: RIO ODA LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.13(D)2

THE TIDAL BARRIER (SEAWALL) AT THIS RS-4.4 PROPERTY IS IN DISREPAIR AND IS ALLOWING TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER ONTO ADJACENT PROPERTY AND/OR THE ROW.

CITY OF FORT LAUDERDALE
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CASE NO: CE25050629
CASE ADDR: 225 S FORT LAUDERDALE BEACH BLVD
OWNER: L & A BEACH HOLDINGS LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK AT THIS LOCATION. ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE23040440 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9

THERE ARE SIGNS ON THIS PRD COMMERCIAL PROPERTY THAT DO NOT HAVE A PERMIT. A PERMIT WAS ISSUED IN 2022 BUT WAS NEVER COMPLETED. THIS IS A RECURRENCE OF CASE CE25020798 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 25-56(b) (3)

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

CASE NO: CE25040324
CASE ADDR: 1123 NE 4 AVE
OWNER: RUTRO LLC
INSPECTOR: JESSICA MARTINEZ

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE BUSHES AND TREES ON THE PROPERTY ARE OVERGROWN AND THERE IS TRASH WITHIN THE BUSHES.

VIOLATIONS: 47-22.9. COMPLIED

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE "NO PARKING ANY TIME" SIGNS ON THE FENCE ALONG THE SWALE. THE SWALE IS CITY PROPERTY AND PARKING IS ALLOWED.

VIOLATIONS: 47-19.5.E.7. COMPLIED

THE CHAIN LINK FENCE ALONG THE 4TH AVENUE SIDE OF THIS CB COMMERCIAL PROPERTY IS BROKEN. THE BOTTOM OF THE FENCE HAS BEEN PULLED UP AND IS ACCESSIBLE TO ANIMALS AND HOMELESS PERSONS.

VIOLATIONS: 9-305(b)

THE 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 NORTH END OF THE PROPERTY AND ON THE SWALE ALONG 11TH STREET AND ALONG 3RD AVENUE.

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CASE NO: CE24090264
CASE ADDR: 1492 E LAS OLAS BLVD
OWNER: 1492 LAS OLAS LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

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

CASE NO: CE25070552
CASE ADDR: 904 SE 11 CT
OWNER: D R KARNEY SR REV LIV TR; KARNEY, DONALD R JR TRSTEE
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 25-24(b)(4)(a)

THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE ALLOWED 480 SQUARE INCHES. SIGN MEASURES 80" IN HEIGHT BY 48" IN WIDTH, TOTALING 3,840 SQUARE INCHES.

CASE NO: CE25020155
CASE ADDR: 3021 NE 26 ST
OWNER: 26TH STREET LLC
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 8-91(c)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. THE SEAWALL HAS AREAS OF DETERIORATION, HOLES AND CRACKS IN AN UNSAFE CONDITION.

CASE NO: CE25090060
CASE ADDR: 1701 NE 12 ST
OWNER: CASTLE ROAD INVESTMENTS LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT SILVER NISSAN ALTIMA BEARING INVALID TAG 3E3-8660 AND GRAY HYUNDAI SONATA BEARING INVALID TAG TE-1234 ON THE SWALE THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25070341. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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October 14, 2025

9:00 AM

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

- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE LAWN DEBRIS AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280 (C)
THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THE WALKWAY IS DIRTY AND DISCOLORED.
- VIOLATIONS: 9-308 (b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS DIRTY WITH LAWN DEBRIS AND OTHER ELEMENTS. THERE IS WHAT APPEARS TO BE A TARP BEING HELD DOWN WITH A ROCK OR BRICK ON TOP OF THE ROOF
- VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS ARE DIRTY AND THE STRIPING IS FADED AND/OR MISSING.
- VIOLATIONS: 47-20.13.F.
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT-OF-WAY.

CASE NO: CE25070074
CASE ADDR: 749 NE 16 AVE #2
OWNER: 794 INVESTMENT LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 18-12. (a)
THERE IS LAWN DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 9-280 (C)

THERE ARE WALKWAYS AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED. THERE ARE BROKEN AND DISCOLORED PAVERS AT THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO CANS OF PAINT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 25-13.

THE SWALE ON THIS RMM-25 RESIDENTIAL ZONED OCCUPIED PROPERTY HAS PYRAMID ROCKS ABOUT THE SWALE/RIGHT-OF-WAY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED THE WALLS AND CEILINGS HAVE CRACKS AND DAMAGES.

VIOLATIONS: 9-280 (f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER THE SHOWER AND THE SINK ARE LEAKING CAUSING DAMAGE TO THE PROPERTY.

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO THE LIGHT SWITCH IN THE KITCHEN.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25070128
CASE ADDR: 901 NE 16 AVE 17 & 18
OWNER: PULSO MIAMI LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO ELECTRICAL SOCKETS AND BREAKERS AT THIS PROPERTY FOR APARTMENT TO INCLUDE BUT NOT LIMITED ANY AND ALL OCCUPIED UNITS INCLUDING UNIT NUMBERS 17 AND 18 AT THIS PROPERTY.

VIOLATIONS: 47-20.20.(H)

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

VIOLATIONS: 47-21.9.K. WITHDRAWN

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

VIOLATIONS: 9-279(i) WITHDRAWN

EVERY OCCUPIED DWELLING UNIT SHALL HAVE A PROPERLY INSTALLED COOKING FACILITY CONSISTING OF A STOVE TO INCLUDE BUT NOT LIMITED ANY AND ALL OCCUPIED UNITS INCLUDING UNIT NUMBERS 17 AND 18 AT THIS PROPERTY.

VIOLATIONS: 9-280(C)~

THE WALKWAYS, HALLWAYS, CORRIDORS AND STEPS ARE DISCOLORED AND DIRTY.

CASE NO: CE25060647
CASE ADDR: 2748 NE 29 CT
OWNER: 29TH CT BRIGHT STAR HOME LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 18-11.(b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25040256
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC; %RYAN LLC - DIVINA TAVERAS
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 25-56(b) (3)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING BUT NOT LIMITED TO: STEPS AND RAILINGS THAT HAVE STAINS AND MISSING, PEELING PAINT, AS WELL AS BENT AND MISSING SLATS TO RAILINGS. EXHAUST GRATE(S) ARE DIRTY. YELLOW BOLLARDS ONSITE ARE DAMAGED, DIRTY AND HAVE CHIPPED PAINT.

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE. ALL ELECTRICAL WIRING AND ACCESSORIES SHALL BE MAINTAINED IN GOOD, SAFE WORKING CONDITION.

VIOLATIONS: 18-12. (a)

THERE IS LITTER, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OR OCCUPANT OF ANY REAL PROPERTY, INCLUDING ANY LOT, TRACT OR PARCEL OF LAND, IMPROVED OR UNIMPROVED IN THIS CITY TO MAINTAIN SUCH PROPERTY, INCLUDING SWALE AREAS, SIDEWALKS AND WATERWAYS ABUTTING SUCH REAL PROPERTY, OR PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THERE IS ANY ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; ANY OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; ANY TRASH, RUBBISH, PAPER, REFUSE, GARBAGE, YARD WASTE OR DEBRIS; ANY ABANDONED OR DERELICT MOTOR VEHICLE OR VESSEL; ANY DISCARDED MACHINERY, APPLIANCES, FURNITURE OR SIMILAR ARTICLE; ANY STAGNANT WATER; ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER; OR TO ALLOW ANY OF THE CONDITIONS AS DESCRIBED IN SECTION 18-1 TO EXIST.

VIOLATIONS: 47-22.6.F

THERE IS A SIGN ONSITE IN DISREPAIR; "BEACH PLACE" SIGNAGE HAS MISSING, PEELING, CHIPPED, FADED PAINT AND/OR IN DISREPAIR. KEPT IN GOOD REPAIR. ALL SIGNS AND ADVERTISING DISPLAYS MUST BE KEPT IN GOOD CONDITION AND A GOOD STATE OF REPAIR AND MUST FURTHER BE WELL PAINTED AND NEATLY MAINTAINED. ANY SIGN OR ADVERTISING DISPLAY WHICH BECOMES OR HAS BECOME AT LEAST FIFTY PERCENT (50%) DESTROYED SHALL BE DEEMED A PUBLIC NUISANCE AND SHALL BE REMOVED BY THE OWNER OF THE SIGN OR ADVERTISING DISPLAY OR THE OWNER OF THE PREMISES UPON WHICH THE SAME IS SITUATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN SUBSECTION H.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25060412
CASE ADDR: 4721 BAYVIEW DR
OWNER: ABUJALOU DI LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS LOCATION IS FADED, CRACKED AND IN DISREPAIR.

VIOLATIONS: 47-21.15.A.1.a.
A TREE OR TREES HAS/HAVE BEEN REMOVED WITHOUT PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE DESCRIBED AS FOLLOWS WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT: A DICOT OR CONIFER TREE HAVING A DIAMETER OF THREE (3) INCHES OR MORE OR A MONOCOT HAVING EIGHT (8) FEET OR MORE OF WOOD, ON OTHER THAN A DEVELOPED ONE FAMILY RESIDENTIAL LOT.

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

CASE NO: CE25080243
CASE ADDR: 96 HENDRICKS ISLE
OWNER: KOLO 23 LLC
INSPECTOR: PAULETTE DELGROSSO
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. THE STREET FACING BUSHES AND THE HEDGE ON THE NORTHSIDE OF THE PARKING ARE NOT TRIMMED IN A NEAT MANNER.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. NEAR THE GROUND OF BOTH BUILDINGS THERE IS CHIPPED AND PEELING AREAS. THE PAINTED PLANTERS ARE DIRTY.

CONTINUED

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CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b) ~

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE IS GRASS THAT IS GROWING IN BETWEEN AND OVER COVERING THE PAVERS THROUGHOUT THE PARKING.

CASE NO: CE25070432
CASE ADDR: 1923 NE 33 AVE
OWNER: LUNAMAR 1923 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.

CASE NO: CE25070247
CASE ADDR: 1760 NE 49 ST
OWNER: ESTRADA, PAOLA
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

CASE NO: CE25070300
CASE ADDR: 5700 NE 18 TER
OWNER: HUFFMAN, DENENE
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS WHERE WEEDS AND GRASS ARE GROWING THROUGH MULCHED AND GRAVELED AREAS. THERE IS DEAD GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21040383. 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 IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION, WITH WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-363

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25080191
CASE ADDR: 2185 IMPERIAL POINT DR
OWNER: ALTUS IG REAL ESTATE LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304 (b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS WEED/GRASS GROWING THROUGH THE DRIVEWAY.

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

CASE NO: CE25080668
CASE ADDR: 6464 NW 5 WAY
OWNER: TMT PROPERTIES INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CASE NO: CE25080701
CASE ADDR: 6600 NW 12 AVE 213
OWNER: CITY OF FORT LAUDERDALE; %COLT SOUTH FLORIDA
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CASE NO: CE25080507
CASE ADDR: 1700 S FEDERAL HWY
OWNER: 700 SE 17 ST FT LAUDERDALE LLC; %CVS
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.
THERE IS TRASH AND DEBRIS ON NORTHEAST SIDE OF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION SEE CASE CE25020309 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25070235
CASE ADDR: 3300 NE 18 ST
OWNER: LAUDERDALE BEACH VILLA 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 BY DRIVEWAY AND FRONT YARD AND A PILE OF SAND.

VIOLATIONS: 9-304 (b)
THE CONCRETE DRIVEWAY HAS CRACKS AND MISSING PEELING PAINT.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF A TREE THAT IS ENCRANCHING UPON THE PUBLIC CITY RIGHT-OF-WAY ALONG WITH AN ACCUMULATION OF LEAVES.

CASE NO: CE25070342
CASE ADDR: 1903 SW 3 AVE
OWNER: ACS 1903 LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RM-15 ZONE RESIDENTIAL 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. THERE ARE HEDGES MEASURING APPROXIMATELY 45 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 3 AVENUE AND SW 19 STREET.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE GRASS/WEED GROWING THROUGH THE ASPHALT.

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

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

VIOLATIONS: 26-129(a) (4)
NO PERSON SHALL STOP, STAND OR PARK A VEHICLE ON A SIDEWALK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25090145
CASE ADDR: 706 SE 12 ST
OWNER: MILLENNIUM A1A BUILDERS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE MULTIPLE PILES OF DIRT, SAND AND/OR OTHER CONSTRUCTION MATERIAL PLACED IN THE MIDDLE OF THE LOT. THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24120403 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RML-25 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO CONSTRUCTION AND/OR FRAMEWORK EQUIPMENT.

VIOLATIONS: 9-305 (b)

THE 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 SWALES FACING SE 12 ST AND SE 12 CT.

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

THERE ARE A VEHICLE PARKED ON THE SIDEWALK FACING SE 12 ST.

CASE NO: CE25080300
CASE ADDR: 402 SW 12 ST
OWNER: JARAMILLO, JAY JUAN
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF HEDGES AND LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK).

VIOLATIONS: 47-2.2.Q.3

THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS RD-15-ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREET INTERSECTIONS AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 ½) FEET PERMITTED BY ULDR SECTION 47-35.1, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL (HEDGES). THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25050555
CASE ADDR: 3617 SW 12 CT
OWNER: MACEDO PROPERTY DEV LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS 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: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A PICK UP TRUCK WITH AN ATTACHED RV PARKED IN THE BACKYARD ON THE GRASS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS AN ABUNDANCE OF STORAGE ON THE SOUTHSIDE OF THE HOUSE BEHIND THE TREES CONSISTING OF BUT NOT LIMITED TO, CRATES, WHEEL BARROWS, TIRES, PLASTIC BINS AND MISCELLANEOUS ITEMS.

CASE NO: CE25060534
CASE ADDR: 3310 GLENDALE BLVD
OWNER: WILLIAMS, JAMES E
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IN THE BACK OF THE PROPERTY HAS LARGE HOLES IN THE MESH AND IS COVERED IN VEGETATION.

VIOLATIONS: 9-280 (h) WITHDRAWN

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE WINDOW AWNINGS AT THIS PROPERTY ARE BADLY STAINED WITH A BLACK SUBSTANCE.

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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25060660
CASE ADDR: 811 SW 31 AVE
OWNER: 1416 CROTONA PARK REALTY LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK SUV, TWO TOYOTA PRIUS, A WORK VAN, A FORD PICK UP TRUCK BEING PARKED ON FRONT LAWN OF THE PROPERTY. ALSO, THE DRIVEWAY AT THE PROPERTY HAS WEEDS/GRASS GROWING THROUGH IT. THE DRIVEWAY IS ALSO STAINED WITH A BROWN AND BLACK SUBSTANCE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050408 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21050408 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER NOT COMPLIANCE IS MET.

VIOLATIONS: 9-308 (b)

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

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

THERE IS A YELLOW COMMERCIAL FOOD TRUCK PARKED BEHIND THE FENCE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THE FOOD TRUCK CAN BE SEEN FROM THE RIGHT OF WAY.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE SOUTHSIDE OF THIS PROPERTY IS DISCOLORED.

CASE NO: CE25060405
CASE ADDR: 611 E DAYTON CIR
OWNER: ROBERSON, ERNESTINE H/E; CLAYE, DERRICK
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACKYARD OF THIS PROPERTY IS DETERIORATED. THERE ARE MISSING AND BROKEN SLATS AND THE FENCE HAS FALLEN INWARD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25070021
CASE ADDR: 441 CAROLINA AVE
OWNER: DULCEY, NICHOLAS
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE A TOTAL OF 6 VEHICLES BEING PARKED ON THE LAWN OF THIS PROPERTY. A NISSAN TITAN PICK UP, FORD F-150 WHITE PICK UP, A GRAY DODGE RAM SPRINTER VAN, A GRAY NISSAN CARAVAN, A BLUE CHEVY AVALANCHE PICK UP, AND A COMMERCIAL BOX TRUCK TITLED WOOD PRODUCTS INC.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A RED JEEP WRANGLER PARKED IN THE DRIVEWAY AND A BLUE CHEVY AVALANCHE WITH NO VISIBLE LICENSE PLATE ATTACHED.
- VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE IN THE CARPORT CONSISTING OF BUT NOT LIMITED TO BUCKETS, BAGS, BOXES AND MISCELLANEOUS ITEMS, AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 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, ROOF TILE, WOODEN AND PLASTIC BOARDS AND MISCELLANEOUS ITEMS.
- VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
THERE IS A WHITE COMMERCIAL VEHICLE TITLED WOOD PRODUCTS INC, BEING STORED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A BLUE CHEVY AVALANCHE PICK UP TRUCK IS ABUTTING THE SIDE AT THIS PROPERTY.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25070082
CASE ADDR: 3400 SW 12 PL 1-7
OWNER: YY3400 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: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY HAS A BROKEN LATCH WHICH IS NOT ALLOWING IT TO CLOSE. THERE IS ALSO TRASH SCATTERED INSIDE THE DUMPSTER ON THE GROUND.
- VIOLATIONS: 9-363 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY, CONSISTING OF END TABLES, TARP, BOARDS, GARBAGE BAGS, AND MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SHRUBS AND TREES AROUND THE PROPERTY ARE NOT BEING TRIMMED IN A NEAT MANNER.
- VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE POTHoles, CRACKS, FADED STRIPING, STAINED WHEEL STOPS, STAINED PAVEMENT AND WEEDS/GRASS GROWING THROUGH AREAS THROUGHOUT THE PARKING LOT.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25070042
CASE ADDR: 3430 AUBURN BLVD
OWNER: BURROUGHS, JOHN H/E; DAVIS, EVEROD ALLISTAIR
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE PICKET FENCE SURROUND THE FRONT AND SIDE OF THE PROPERTY HAS BROKEN SLATS, IS LEANING, AND BROKEN OFF IN AREAS.
- VIOLATIONS: 9-308 (b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE BLACK STAINS ON AND AROUND THE ROOF AND FASCIA BOARDS OF THIS HOME.
- 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: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLUE PICK UP TRUCK AND A RED SEDAN PARKED ON THE LAWN OF 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 BUT NOT LIMITED TO MOPS, MOP BUCKETS, RAGS, PLASTIC BINS AND MISCELLANEOUS ITEMS.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25020818
CASE ADDR: 814 SE 14 ST
OWNER: JEAN, EVE
INSPECTOR: ROBERT KROCK
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. THIS VIOLATION IS TRANSIENT IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

CASE NO: CE25080453
CASE ADDR: 2102 NE 68 ST
OWNER: NU HEIGHTS 2102 NE 68TH 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: CE25090179
CASE ADDR: 4040 GALT OCEAN DR 806
OWNER: MALONE, JAMES P
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A REPEAT VIOLATION, SEE CASE CE24110088. 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: CE25090307
CASE ADDR: 2525 GULFSTREAM LN
OWNER: LE, SY V
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 4

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

THERE ARE FOUR VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25020330 - PARKING AND TRASH CARTS, CE25060515 - PARKING AND MAXIMUM OCCUPANCY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25080206
CASE ADDR: 1110 NE 12 AVE 1-2
OWNER: RIOUX, STEPHANE; WARREN, DAVID
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25090122
CASE ADDR: 2505 CENTER AVE
OWNER: CENTER BEACH OASIS LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

THERE IS A QUALIFYING FLORIDA BUILDING CODE VIOLATION AT THIS VACATION RENTAL PROPERTY TO REQUEST A TEMPORARY SUSPENSION: REFERENCE CASE NUMBER BE25090015, FOR WORK PERFORMED WITHOUT PERMITS. 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

October 14, 2025

9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE25080059
CASE ADDR: 1700 NE 57 ST
OWNER: GONZALEZ, HULDA E IGLESIAS
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a.

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING PER CASE CE25070172.

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 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND RECURRING PER CASE CE25070172.

CASE NO: CE25080462
CASE ADDR: 1460 NE 56 ST
OWNER: FISTORI, CAMERON
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 15-275(5)

RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. I CALLED THE RESPONSIBLE PARTY AT 11:43 PM. THE RESPONSIBLE PARTY FAILED TO RESPOND BY 12:43 AM. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 15-278(1)(e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE WERE APPROXIMATELY TWENTY (20) VEHICLES PARKED ON THE PROPERTY, INCLUDING THE FRONT YARD, SWALE AREA, OBSTRUCTING THE SIDEWALK AND ADJACENT PROPERTIES' SWALE AREA. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 15-278(2)b **WITHDRAWN**

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THIS VACATION RENTAL HAS THREE (3) BEDROOMS, SO THERE SHALL BE NO MORE THAN A MAXIMUM OF NINE (9) PERSONS ALLOWED TO GATHER AT THE PROPERTY. THERE WERE APPROXIMATELY TWENTY (20) VEHICLES PARKED ON THE PROPERTY, INCLUDING THE FRONT YARD, SWALE AREA, OBSTRUCTING THE SIDEWALK AND ADJACENT PROPERTIES' SWALE AREA. THIS VIOLATION IS TRANSIENT IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25080056
CASE ADDR: 607 SW 15 ST
OWNER: PAPAEO, JOHN PHILLIP
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS, PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE VEHICLE(S) ILLEGALLY PARKED ON THE RIGHT-OF-WAY (ROADWAY) OF THE VACATION RENTAL BELONGING TO THE OCCUPANTS. THIS VIOLATION IS TRANSIENT IN NATURE AND RECURRING PER CASE CE25060194.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM TWENTY-FIVE (25) FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE AND CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

CASE NO: CE25020199
CASE ADDR: 200 SW 9 AVE 1-2
OWNER: MILLS, CRAIG A H/E; CARIMBOCAS, JUDY L
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS AT THIS PROPERTY DO NOT FUNCTION AS INTENDED. MULTIPLE WINDOWS DO NOT OPEN AND OR CLOSE PROPERLY.

VIOLATIONS: 18-1

THERE IS AN OPEN AND UNSECURED TRAILER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AN ENCLOSED UTILITY TRAILER BEING STORED ON THE NORTH SIDE OF THIS VACATION RENTAL PROPERTY. 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

October 14, 2025

9:00 AM

CASE NO: CE25080244
CASE ADDR: 1517 NE 17 TER
OWNER: HAPPY SEAHORSE LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS
PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10PM.

CASE NO: CE24010689
CASE ADDR: 921 NW 5 ST
OWNER: WILLIAM GREEN ENTERPRISES LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-304(b)

GRAVEL OR PAVED DRIVEWAY IS NOT WELL-GRADED AND/OR DUST FREE.

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: 18-4.(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

CASE NO: CE25030081
CASE ADDR: 200 E LAS OLAS BLVD
OWNER: PRII SR 200 EAST LAS OLAS OWNER LLC
% PRUDENTIAL REAL ESTATE
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

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

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT AREA,
"OL'DAYS - FARM TO TABLE LAS OLAS", INCLUDING BUT NOT LIMITED TO: CHAIRS AND
TABLES WHICH ARE BEING USED FOR OUTDOOR DINING. THE BUSINESS HAS NOT OBTAINED THE
NECESSARY PERMITS/APPROVAL FROM CITY.

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

VIOLATIONS: 47-34.1.A.1.

WITHDRAWN

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

VIOLATIONS: 18-1.

THERE IS UNDER CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO, CINDER BLOCKS, PLASTIC OIL PAN, PIPES/POLES, PVC, PLASTIC BUCKETS, GLASS TANK, BAGS, PROPANE TANK, PLYWOOD AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT 4 DOOR GREY LINCOLN TOWN CAR WITH EXPIRED FL TAG #IHAF59 "12/18" FLAT TIRES, AND MULTIPLE DERELICT BOAT TRAILERS WITH NO VALID FL TAGS AND FLAT TIRES ON THE PROPERTY.

VIOLATIONS: 9-306

WITHDRAWN

VIOLATIONS: 9-280 (h) WITHDRAWN

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT IS IN DISREPAIR. THE ROOF IS CAVING IN. FURTHERMORE THE FASCIA, SOFFITS AND EXTERIOR WALLS AROUND THE CARPORT ARE DAMAGED AND HAVE AREAS OF MISSING PEELING PAINT.

VIOLATIONS: 9-280 (b) WITHDRAWN

THERE ARE MANY WINDOWS THAT HAVE THE GLASS BROKEN AT THIS PROPERTY. THE BROKEN WINDOWS ARE LOCATED ON ALL 4 SIDES OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND IS NOT BEING MAINTAINED AS REQUIRED. FURTHERMORE THERE ARE TWO (2) POSTS THAT REMAIN AFTER THE REMOVAL OF CHAIN LINKED FENCE ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 9-278 (e)

THERE IS PLYWOOD AND ANOTHER WOOD ITEM COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THE BOARDED-UP WINDOWS ARE LOCATED IN THE CARPORT AND REAR OF THE PROPERTY.

VIOLATIONS: 9-305 (b) WITHDRAWN

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

VIOLATIONS: 9-304 (b) WITHDRAWN

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

VIOLATIONS: 9-280 (c)

THE FRONT PORCH IS STAINED WITH A BLACK SUBSTANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25030051
CASE ADDR: 1831 NW 27 TER
OWNER: FLEURINORD NORDELIS,
OFILIA; FLEURINORD, CELET ETAL
INSPECTOR: KAREN PROTO

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE22110629 AND WILL BE
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)
THE TWO PAVED DRIVEWAYS AND DRIVEWAY APRONS ARE IN DISREPAIR. THERE ARE CRACKS
AND POTHOLES. THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

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

VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY
SUCH AS BUT NOT LIMITED TO WOOD, FURNITURE, BUCKETS AND OTHER MISCELLANEOUS
ITEMS THAT IS CREATING PUBLIC NUISANCE. THIS IS A REOCCURRING VIOLATION REFER TO
CASE NUMBER CE20090539 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES
INTO COMPLIANCE OR NOT.

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

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

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

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

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

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

October 14, 2025

9:00 AM

CASE NO: CE25020268
CASE ADDR: 5100 N STATE ROAD 7
OWNER: 5100 N STATE ROAD 7 FLL INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. PARKING FACILITY STRIPS ARE FADED AND CURVES ARE IN DISREPAIR.

CASE NO: CE25010885
CASE ADDR: 721 NW 18 ST
OWNER: GERALD, KELLY DON
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS AN ACCUMULATION OF LEAVES AND TREE DEBRIS ON THE PROPERTY AND SWALE AREA.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS AND/OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY.

VIOLATIONS: 9-304 (b)

THERE IS A GREY G35 INFINITY CAR PARKED ON THE LAWN OF THIS PROPERTY TAG 8GCC880. THE DRIVEWAY AT THE PROPERTY HAS DEBRIS ON THE SURFACE, DISCOLORED, AND NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

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 ARE IN DISREPAIR 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.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT GREY INFINITY G35, NO DECAL, TAG 8GCC880 ON THE PROPERTY. VEHICLE HAS HIGH VEGETATION GROWING UNDER.

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS 721.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE CONSIST OF TIRES, WOOD PALLETS, TRASH BINS, CHAIRS, BUCKETS, TOOLS, EQUIPMENT, PROPANE TANK, HAND TRUCK AND OTHER MISC ITEMS ON THE ROW/SWALE). THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COMMERCIAL PROPERTY. THERE ARE LADDERS, TENTS, MACHINERY, EQUIPMENT, METAL STEEL FLOORING AND OTHER MISCELLANEOUS ITEMS ON THE RIGHT-OF-WAY/SWALE ALONG SE 32 ST.

VIOLATIONS: 47-34.4.C.1.

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

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE, TRAILERS AND BOAT TRAILERS ON THE SWALE AT THIS B-3 ZONE COMMERCIAL PROPERTY WITHOUT A VALID TAG ALONG THE SE 32 ST SWALE.

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

VIOLATIONS: 47-19.4.b.1.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE24030959
CASE ADDR: 820 NE 26 AVE
OWNER: SUKHOVITSKY, FELIKS
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON AND THROUGHOUT THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080860. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT IS FADED, DISCOLORED, AND STAINED.

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

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

VIOLATIONS: 47-2.2.Q.3
THERE IS LANDSCAPING THAT CREATING A SIGHT DISTANCE HAZARD BY OBSTRUCTING THE VIEW OF ONCOMING TRAFFIC. IT IS NOT IN THE REQUIRED SETBACK OF 25 FT FROM POINT OF INTERSECTION AT THIS ZONE R-O (RESIDENTIAL OFFICE) PROPERTY.

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

VIOLATIONS: 18-12.1. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 18-8. (a)

THIS PROPERTY HAS BEEN BOARDED WITHOUT A BOARDING CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE24100382
CASE ADDR: 5108 NW 10 TER
OWNER: B I C CORP
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-280 (h)
THE FENCE/WALL IS IN DISREPAIR.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP ON THIS B-3 ZONED PROPERTY THAT IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

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

CASE NO: CE23110093
CASE ADDR: 646 FLAMINGO DR
OWNER: 646 FLAMINGO LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.3. (f) (4)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

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. THERE ARE LOOSE, BROKEN, AND MISSING BOARDS AS WELL AS THE LIGHT FIXTURES ARE IN DISREPAIR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25030568
CASE ADDR: 1232 NE 16 AVE
OWNER: PETERSEN, SARAH VICTORIA
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE GATE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED. THE GATE IS DISCOLORED AND NEEDS THE LOCKING MECHANISM IS BROKEN AND MISSING.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES AT THIS MULTI-FAMILY PROPERTY ARE NOT BEING PROPERLY MAINTAINED. PROHIBITED GRAVEL HAS BEEN USED AND THERE ARE VISIBLE WEEDS AND GRASS GROWING THROUGH IT. ADDITIONALLY, SEVERAL WHEEL STOPS ARE EITHER DAMAGED OR UNSECURED, AND THE PARKING SPACE STRIPING IS FADED OR MISSING ENTIRELY.

VIOLATIONS: 47-20.13.F.

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

VIOLATIONS: 9-363

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO A TIRE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (b)

THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE AREAS WITH DEAD OR MISSING GROUND COVER, INCLUDING WITHIN THE SWALE AREA.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THERE ARE VISIBLE STAINS, AS WELL AS AREAS WITH MISSING AND PEELING PAINT. ADDITIONALLY, THE SHUTTERS ARE DIRTY AND IN NEED OF CLEANING.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHUTTERS ARE DIRTY AND STAINED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS AREA. THERE TWO SUV VEHICLES PARKED INSIDE THIS FENCED ON THIS VACANT LOT.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23020906 AND WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-34.1.A.1
THERE IS AN ILLEGAL LAND USE AT THIS RMM-25 ZONED PROPERTY. THERE ARE TWO VEHICLES BEING STORED ON THIS FENCED IN VACANT LOT.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS IN DISREPAIR WITH BROKEN AND MISSING PARTS. THIS INCLUDES THE CHAIN-LINK FENCE THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED WITH DARK MARKS AND NEEDS TO BE CLEANED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH, RUBBISH AND DEBRIS THROUGHOUT THE PROPERTY AND ITS SWALE INCLUDING BEHIND THE DUMPSTER AND ALONG THE FENCE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS POTHOLES, DARK STAINS, FADED PARKING LINED AND WHEEL STOPS. THERE IS ALSO GRASS AND WEEDS GROWING THROUGH THE CRACKS.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE GATES ON BOTH DUMPSTERS ARE NOT ATTACHED AND THE DUMPSTER LIDS ARE OPEN. THERE IS TRASH THROUGHOUT THE DUMPSTER ENCLOSURE AT BOTH DUMPSTER LOCATIONS.

VIOLATIONS: 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: CE25011001
CASE ADDR: 633 NW 14 TER
OWNER: CEASER, CHINO &; MCCALL, SYLVESTER ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) DUMP

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

VIOLATIONS: 9-305 (b)

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. TREE LIMBS, SHRUBS AND TRASH WAS OBSERVED.

CASE NO: CE25060049

CASE ADDR: 957 NW 16 AVE

OWNER: FRAZIER, GEORGE EST; FRAZIER, HORACE EST

INSPECTOR: GUY SEIDERMAN

COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE22030745. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THERE IS A WHITE MINI COOPER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT MINI COOPER WITH NO TAGS PARKED ON THE LAWN.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25040627
CASE ADDR: 725 NW 19 TER
OWNER: YEUNG, LAI CHUN
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: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS NOT WELL-GRADED AND DUST FREE. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH. ALSO THE DRIVEWAY IS FADED AND NEEDS TO BE MAINTAINED.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1.

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

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

VIOLATIONS: 47-21.15.A

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

VIOLATIONS: 9-280 (h) (1)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

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

VIOLATIONS: 9-313.(a)
PROPERTY ADDRESS NUMBERS ARE NOT COMPLETE. THE ADDRESS READS 2_32.

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

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

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

CASE NO: CE25070498
CASE ADDR: 503 SW 16 ST
OWNER: GUPTA, HARSH & SHAOLI
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION
OCCURRING AT THIS PROPERTY. THERE ARE CARS PARKED ON THE RIGHT OF WAY ASSOCIATED
WITH THIS VACATION RENTAL PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE THIS
CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-275(5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR
OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER,
EMERGENCY PERSONNEL, OR THE CITY. THIS VIOLATION IS TRANSIENT IN NATURE. THIS IS
A REPEAT VIOLATION REFER TO CASE NUMBER CE25060321.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE25020511
CASE ADDR: 3617 SW 17 ST
OWNER: YOUNG, EASTER; YOUNG, THONEAL EST
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT TRAILER ON THE PROPERTY. IT IS A WHITE ENCLOSED TRAILER WITH FLAT TIRES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO: A TREADMILL, WASHING MACHINE, TIRES, OIL CANS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA - A BLACK FOLDABLE TRAILER AND A BOAT ON A TRAILER. THE DRIVEWAY APRON IS IN DISREPAIR. THERE IS ONLY BARE DIRT FOR THE DRIVEWAY APRON.

VIOLATIONS: 9-305(b)
THE 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 THE LEFT OF THE DRIVEWAY APRON.

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 WALLS ARE STAINED AND HAVE AREAS THAT ARE CRACKED AND CHIPS FALLING OFF. THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS.

CASE NO: CE25020775
CASE ADDR: 2351 SW 27 TER
OWNER: ROSCIOLI, HEATHER
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24100475. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COME INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-3.52 ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS, GALLONS, AND OTHER MISCELLANEOUS ITEMS.

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

CONTINUED

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CITY OF FORT LAUDERDALE
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October 14, 2025

9:00 AM

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

THERE IS OUTDOOR STORAGE OF GOOD AND MATERIAL ON THIS RS-3.52 ZONED PROPERTY INCLUDING, BUT NOT LIMITED TO A BLUE 55 GALLON DRUM, MINI FRIDGE, BUCKETS IN THE FRONT AND WOOD PALLETS, A SOFA AND OTHER MISCELLANEOUS ITEMS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL THAT DOES NOT HAVE A CURRENT REGISTRATION DOCKED IN THE WATER BEHIND THE PROPERTY. THE VESSEL IS NAMED KNOT ENOUGH WITH A HALING PORT OF FORT LAUDERDALE.

VIOLATIONS: 47-19.2.II.2.C

THERE IS A PORTABLE STORAGE UNIT WITH "UNITS" WRITTEN ON IT ON THIS RS-3.52 ZONED PROPERTY WITHOUT A PERMIT.

CASE NO: CE25020514

CASE ADDR: 3767 SW 17 ST

OWNER: OUELLETTE, RYAN KEITH

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE THREE BOAT TRAILERS PARKED ON THE FRONT LAWN OF THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS, INCLUDING BUT NOT LIMITED TO: A HEADBOARD, BUCKETS, WOOD BOARDS, TOTES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE FRONT WALLS ARE STAINED AND FADED. THE COLOR OF THE FASCIA BOARD DOES NOT MATCH THE EXISTING SURFACE, IT IS PART BLACK AND PART WHITE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH TO THE LEFT OF THE DRIVEWAY AND BETWEEN THE TWO BOAT TRAILERS. DEAD PALM FRONDS ON THE RIGHT SIDE OF THE PROPERTY.

CASE NO: CE24110550

CASE ADDR: 2467 CAT CAY LN

OWNER: NEVILLE, MATTHEW E; WOODRUFF, LINDSEY A

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD AVOCADO TREE IN THE REAR OF THE PROPERTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

OLD BUSINESS

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: CE25020290
CASE ADDR: 2850 NE 32 ST
OWNER: MILL CAPITAL LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

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

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

CASE NO: CE24120511
CASE ADDR: 700 NW 4 AVE
OWNER: FERGUSON, ERMA J
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS OF THIS SINGLE FAMILY HOME AND ITS SHED HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR, THEY ARE FALLING APART, DETACHED AND BROKEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23040223 THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS AREAS THAT HAVE OPENINGS AND THAT ARE LEANING OVER. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF LITTER, LANDSCAPE DEBRIS AND BLACK TRASH BAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING OF FACT.

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

VIOLATIONS: 9-280 (h) (1)

THE WALL AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-308 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

October 14, 2025

9:00 AM

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

VIOLATIONS: 8-91.(c)

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

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

VIOLATIONS: 47-19.4.D.1

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

VIOLATIONS: 47-34.1.A.1.

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

CASE NO: CE24120492
CASE ADDR: 870 SW 28 ST
OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: ITEMS INCLUDING A TRAILER, CANOPY, FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.13.B.1.C

THE MATERIAL ON THE PUBLIC RIGHT-OF-WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED. THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPPERS ARE BROKEN AND/OR MISPLACED.

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: 26-129(a)(4)

THERE ARE VEHICLES BLOCKING SIDEWALK.

CONTINUED

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CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-308 (b)

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

CASE NO: CE24120493

CASE ADDR: 880 SW 28 ST

OWNER: 5 STAR RENOVATION & CONSTRUCTION LLC

INSPECTOR: MOHAMMAD DAYEM

COMMISSION DISTRICT 4

VIOLATIONS: 26-129(a) (4)

THERE ARE VEHICLES BLOCKING SIDEWALK.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-20.13.B.1.C

THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED, THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPPERS ARE BROKEN AND/OR MISPLACED.

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

October 14, 2025

9:00 AM

CASE NO: CE24120495
CASE ADDR: 890 SW 28 ST
OWNER: 5 STAR RENOVATION &; CONSTRUCTION LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 26-129(a) (4)
THERE ARE VEHICLES BLOCKING SIDEWALK.

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AT BACK, AND SIDES OF THE BUILDING: FURNITURE AND MISCELLANEOUS ITEMS ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT MAINTAINED, THE CONCRETE DRIVEWAY IS STAINED. THE PARKING STOPS ARE BROKEN AND/OR MISPLACED.

VIOLATIONS: 47-20.13.B.1.C
THE MATERIAL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS PRIVATE PROPERTY.

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

CASE NO: CE25030056
CASE ADDR: 3334 SW 15 AVE
OWNER: STRINGI, LOIS M
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.16.A.
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RM-15 RESIDENTIAL PROPERTY SWALE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY, OUTDOOR STORAGE IN FRONT OF THE BUILDING: ITEMS, INCLUDING BUT NOT LIMITED TO TILES, TOOLS, BUCKETS AND MISCELLANEOUS ITEMS.

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

CONTINUED

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VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES AT THIS RM-15 ZONED PROPERTY THAT ARE NOT MAINTAINED. THERE ARE MULTIPLE POTHOLES AND CRACKS.

VIOLATIONS: 9-363

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

CASE NO: CE25010552
CASE ADDR: 363 W DAYTON CIR
OWNER: MORGAN, TAMMY
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: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, CRACKED, POTHOLES, AND STAINS.

VIOLATIONS: 25-4

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A PICK UP TRUCK IS PARKED ACROSS THE SIDEWALK.

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

CONTINUED

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VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 24-7(b)

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

CASE NO: CE25010118

CASE ADDR: 1530 NW 11 CT

OWNER: JEP BARCELONA LLC

INSPECTOR: BOVARY EXANTUS

COMMISSION DISTRICT 3

VIOLATIONS: 9-363

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

VIOLATIONS: 9-304(b)

PARKING ON THE LAWN/GRASS SURFACE IS PROHIBITED. THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH AND THE GRASS AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12.(a)

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

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