

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 06, 2025  
9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

November 06, 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  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 06, 2025  
9:00 AM

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NEW BUSINESS  
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CASE NO: FC25070022  
CASE ADDR: 180 ISLE OF VENICE DR  
OWNER: THE OASIS OF NURMI ISLES INC  
INSPECTOR: KARL PETERSEN  
COMMISSION DISTRICT 2

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

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

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CASE NO: CE25100359  
CASE ADDR: 1401 SW 5 CT  
OWNER: 1401 SOUTHWEST 5TH COURT LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1  
THERE IS A LARGE EVENT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THE NOISE WAS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE. THERE WERE VEHICLES PARKED ON NEIGHBORS PROPERTY AND THE PROPERTY WAS OPERATING AS AN EVENT VENUE WITHOUT PROPER PERMIT(S) OR LICENSE(S). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 15-34  
THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 47-5.11  
OPERATING A COMMERCIAL OR ENTERTAINMENT BUSINESS FROM A SINGLE-FAMILY RESIDENCE. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CONTINUED

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VIOLATIONS: 47-3.3 WITHDRAWN  
PROPERTY IS BEING UTILIZED FOR AN UNPERMITTED BUSINESS OR ENTERTAINMENT ACTIVITY WITHIN A RESIDENTIAL ZONING DISTRICT. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE25070386  
CASE ADDR: 773 MIDDLE RIVER DR  
OWNER: CHESS, STEVEN M & KAREN  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR FRONT WALLS THAT HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE CE24040565. FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE CE24040565. FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY IS BROUGHT IN COMPLIANCE.

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

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CASE NO: CE25080217  
CASE ADDR: 1301 E LAS OLAS BLVD  
OWNER: 1301 LAS OLAS LLC; ATTN: STEVEN HALMOS  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (H) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN SLATS ON TOP OF THE ROOF.

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

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

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CASE NO: CE24100196  
CASE ADDR: 631 NE 17 WAY  
OWNER: CHUCK & MICHELE LLC; %RYAN LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INTERIOR WALLS AND CEILING APPEARS TO HAVE EVIDENCE OF WATER DAMAGE AND STAINS ON THE WALL.

VIOLATIONS: 9-280 (f)  
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

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CASE NO: CE25030611  
CASE ADDR: 1200 NE 13 ST  
OWNER: CORTES, JAVIER  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. EXTERIOR WALLS HAVE STAINS AND MISSING, PEELING PAINT. THE AWNINGS, FASCIA AND SOFFITS ARE STAINED AND DIRTY. THE EXTERIOR PART OF THE BUILDING HAS MISSING, PEELING, CRACKING PAINT AND OR MISMATCHING PAINT.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY. THERE IS FOLIAGE, TREE BRANCHES AND OTHER ELEMENTS THAT ARE NOT A PART OF THE ROOF OF THE BUILDING THAT REQUIRE TO BE REMOVED OR MOVED AWAY FROM THE ROOF 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. THERE ARE AREAS OF MISSING SHRUBBERY AND AREAS THAT ARE BARE.

VIOLATIONS: 9-304 (b) ~  
THERE ARE WEEDS/GRASS AT THE GROWING THROUGH THE DRIVEWAY AND THE APRON OF THE DRIVEWAY.

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CASE NO: CE25080614  
CASE ADDR: 436 S ANDREWS AVE  
OWNER: 420 S ANDREWS AVENUE LLC; %BERGER COMMERCIAL  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT INCLUDING THE RED PAVED WALKWAY.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA IS STAINED.

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CASE NO: CE24100467  
CASE ADDR: 820 NW 10 TER  
OWNER: FTL 806 STORAGE LLC; INDUSTRIAL LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, POTHOLES AND UNEVEN AREAS THROUGHOUT THE PARKING AREA, PARKING STRIPES ARE FADED/MISSING AND TIRES STOPS ARE BROKEN/IN DISREPAIR.

VIOLATIONS: 47-19.4.D.1. COMPLIED  
THE PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURES.

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

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

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CASE NO: CE25030571  
CASE ADDR: 1888 NW 9 LN  
OWNER: HUTTON, ERICK  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

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

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CASE NO: CE25050571  
CASE ADDR: 917 NW 12 AVE  
OWNER: PRATT, HATTI MAE EST  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-313. (a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE WERE NO HOUSE NUMBERS VISIBLE ON THE PROPERTY.

VIOLATIONS: 9-305 (b)  
THERE IS MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH ALONG THE FENCE AND UNDER THE SMOKER GRILL. THERE IS TRASH IN A FEW AREAS OF THE FRONT OF THE PROPERTY AND BOXES AND GLASS ALONG THE RIGHT SIDE OF THE BUILDING.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE IS ILLEGAL LAND USE WITH INDOOR FURNITURE BEING USED OUTSIDE, COOLERS, WASHER MACHINE, GAS CANS, TV AND INDOOR TABLES BEING USED OUTSIDE. THE ITEMS ARE IN VIEW OF THE RIGHT OF WAY.

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

VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR SOFFITS IN A FEW AREAS ARE IN DISREPAIR AND THERE ARE A FEW AREAS OF THE WALLS THAT HAVE DARK STAINS.

VIOLATIONS: 47-21.9.K.  
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA. THERE IS EXCESSIVE GRAVEL OVER 10% BEING USED ON THE PROPERTY IN FRONT OF THE DRIVEWAY.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY HAS CRACKS WITH WEEDS/GRASS GROWING THROUGH IT. THE DRIVEWAY HAS LOOSE ROCKS AND IS NOT DUST FREE.

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

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CASE NO: CE25070015  
CASE ADDR: 1030 NW 15 AVE  
OWNER: BERNARD, OBED  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
A DERELICT BOAT TRAILER WITH A FLAT TIRE AND NOT ATTACHED PARKED ON THE PUBLIC RIGHT OF WAY/SWALE OF THE PROPERTY WITH (TX TAGS KFZ9049). THE BOAT TRAILER WAS RED TAGGED. TO AVOID ANY FURTHER ACTION FROM THE CITY REMOVE WITHIN 24 HOURS. ALSO THERE IS DERELICT SILVER SUBARU FORESTER XT VEHICLE PARKED IN THE DRIVEWAY WITH NO TAG DISPLAYED, WITH DRIVER REAR END BUMPER DAMAGE.

VIOLATIONS: 47-34.4.A.1. COMPLIED  
A DERELICT BOAT TRAILER WITH A FLAT TIRE AND NOT ATTACHED PARKED ON THE PUBLIC RIGHT OF WAY WITH (TX TAGS KFZ9049). THE BOAT TRAILER WAS RED TAGGED. TO AVOID ANY FURTHER ACTION FROM THE CITY REMOVE WITH IN 24 HOURS.

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 AND TALL GRASS ALONG THE WOODEN FENCE AND CHAIN LINK FENCE. THE WEEDS AND GRASS ARE ENCROACHING ON THE RIGHT-OF-WAY SIDEWALK AND NEED TO BE MAINTAINED. THIS IS A RECURRING VIOLATION PER CASE# CE22030572. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS DISCOLORED IN SEVERAL AREAS AND HAS RED DARK MARKS IN SEVERAL AREAS. THE WOODEN FENCE HAS DARK STAINS AND MARKS ALL AROUND THE FENCE. THERE ARE A FEW CRACKS IN THE WOODEN FENCE THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH ALONG THE PROPERTY FENCE AND A FEW AREAS ALONG THE SIDEWALK THERE IS GRASS AND WEEDS GROWING THROUGH THE CRACKS. THERE IS PLANT LIKE MATERIAL GROWING THROUGH THE WOODEN FENCE AS WELL THAT NEEDS TO BE MAINTAINED.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS ON THE WALL OR MARKS.

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CASE NO: CE25070229  
CASE ADDR: 720 NW 20 AVE  
OWNER: PROGRESSIVE INDUSTRIES LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)  
THE TRASH CARTS WERE NOT PULLED BACK TO AN APPROVED AREA AND LEFT OUT ALONG THE FENCE ON A NON-TRASH DAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)  
THERE ARE AREAS THROUGHOUT THE PROPERTY AND ITS SWALE WITH DEAD OR MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. 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: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING WITH WALLS THAT HAVE DARK MARKS AND STAINS AND, IN A FEW AREAS, MISSING PAINT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23100697. 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 FASCIA BOARD HAS DARK MARKS AND STAINS.

VIOLATIONS: 47-20.20. (H)  
THE DRIVEWAY AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING HAS STAINS, DARK MARKS, FADED PARKING LINES AND WHEEL STOPS WITH DARK MARKS. ALSO, THERE ARE CRACKS WITH LOOSE ROCKS AND WEEDS AND GRASS GROWING THROUGH.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS OUTDOOR STORAGE BEING USED IN THE FRONT OF THE RESIDENCE. THERE IS INSIDE FURNITURE BEING USED OUTSIDE A DESK BY THE FRONT DOOR OF APT 3.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE IS MISSING PARTS NOT PROPERLY CONNECTED AND NOT PROPERLY MAINTAINED.

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CASE NO: CE25070474  
CASE ADDR: 728 NW 20 AVE  
OWNER: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

CONTINUED

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- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET, A SHOPPING CART AND A WOODEN CHAIR.
  
- VIOLATIONS: 9-278 (e) COMPLIED  
THERE ARE WINDOWS WITH PLYWOOD COVERING THEM ON THIS RM-15 PROPERTY.
  
- VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A TREE ON THE NW 7 ST SIDE OF THE PROPERTY THAT IS GROWING INTO THE STREET. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120528 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
  
- VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE AREAS IN THE REAR OF THE PROPERTY THAT ARE IN DISREPAIR, NOT INCLUDING BUT LIMITED TO STORAGE/UTILITY SHEDS.
  
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806. 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: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23120528 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
  
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
  
- VIOLATIONS: 9-304 (b)  
BOTH DRIVEWAYS AND APRONS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS, STAINS WITH DARK MARKS AND WEEDS AND GRASS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040806 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CITY OF FORT LAUDERDALE  
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November 06, 2025

9:00 AM

CASE NO: CE25060531  
CASE ADDR: 303 NE 14 AVE  
OWNER: REDINGTON, BRYAN F  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS RUBBISH AND LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO PALM FRONDS.

VIOLATIONS: 9-304 (b)

THE CONCRETE/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED AND DISCOLORED. THERE IS ALSO MISSING GROUND COVER/GRASS BETWEEN THE CONCRETE/PAVER DRIVEWAY. THE APRON OF THE DRIVEWAY IS A MIXTURE OF GRASS/WEEDS/DIRT AND ROCKS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDING FASCIA, SOFFITS, SHUTTERS AND AREAS OF THE SUPPORT BEAMS/POLES IN THE CARPORT.

VIOLATIONS: 9-280 (C)

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

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE STAINED AND DISCOLORED.

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THERE IS A BOAT ON A TRAILER BEARING FLORIDA TAGS PTF-U83 (11-25).

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080067  
CASE ADDR: 1321 NE 14 ST  
OWNER: ELITE GROUP PROPERTIES LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

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

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

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

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

CASE NO: CE25080772  
CASE ADDR: 1137 NE 15 AVE 1-2  
OWNER: PSD 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: 24-27 (b)  
THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE ITEMS BEING STORED ON THE RIGHT OF WAY BIKE LANE.

VIOLATIONS: 24-27 (f)  
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070441  
CASE ADDR: 1500 E SUNRISE BLVD  
OWNER: 1500 E SUNRISE BOULEVARD LLC; % HH ENTERTAINMENT INC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-19.5.E.7. WITHDRAWN  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE.

VIOLATIONS: 9-280 (C)  
THERE ARE WALKWAYS/SIDEWALKS AT THIS PROPERTY ARE DIRTY AND DISCOLORED.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS AND DAMAGED AND DISCOLORED AND THERE ARE WHEEL STOPS WHICH ARE DISCOLORED AND PEELING PAINT AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 24-29. (a)  
DUMPSTER OVERFLOWING WITH TRASH AND NOT BEING MAINTAINED IN A SANITARY CONDITION. THERE IS TRASH SCATTER IN OR AROUND THE DUMPSTER.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080195  
CASE ADDR: 1017 NE 5 ST  
OWNER: 1017 NE 5 ST LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND DAMAGE.

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

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

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

VIOLATIONS: 9-280 (C)  
THE SIDEWALKS ABUTTING THIS PROPERTY HAVE CRACKS AND ARE DAMAGE.

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

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25040355  
CASE ADDR: 509 NW 20 AVE  
OWNER: YEARGIN, CHARLES W  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING GRAVEL AND WEEDS GROWING THROUGH.

VIOLATIONS: 9-305 (b)

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

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: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE FASCIA AROUND THE HOUSE. THE WOOD IS DETERIORATED AND MISSING, DIRTY, AND DISCOLORED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO JACKS, CAR PARTS/ MACHINERY, DOORS, MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

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

CASE NO: CE25050006  
CASE ADDR: 900 NW 6 ST  
OWNER: FPA II LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

THE BELOW BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT, ALL BUSINESSES OPERATING AT THIS LOCATION MUST OBTAINED A CITY OF FORT LAUDERDALE BUSINESS TAX RECEIPT.

CHECKMATE BARBERSHOP  
BLUEPRINT RECORDING LLC  
STATE OF MIND SPACES  
FLORIDA PRIME ACQUISITIONS LLC

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25050049  
CASE ADDR: 1300 NW 6 ST  
OWNER: AL-MADI, ALI  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

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

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. EXTERIOR WALLS ARE DIRTY, DISCOLORED WITH BLACK AND GREEN STAINS. SIDEWALKS ARE DIRTY, STAINED AND DISCOLORED.

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

VIOLATIONS: 47-19.4.D.8. COMPLIED  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION INCLUDING BUT NOT LIMITED TO: DUMPSTER ENCLOSURE DOORS ARE BROKEN/MISSING. THERE IS TRASH AND DEBRIS AROUND THE DUMPSTER. THERE IS AN ODOR EMANATING FROM THE DUMPSTER/ENCLOSURE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143 AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE HAS CRACKS AND IS STAINED WITH DIRT/OIL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-21.11.A.  
THE LANDSCAPING AT THIS NWRAC-MUW ZONED COMMERCIAL PROPERTY IS NOT BEING MAINTAINED AS PER THE ULDR. THE SWALE AREA HAS BARE/MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040143 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25020381  
CASE ADDR: 401 NW 18 AVE  
OWNER: CLARIDY, VICTORY EST  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. WINDOWS ARE  
BROKEN OR MISSING IN VARIOUS AREAS THROUGHOUT INCLUDING BUT NOT LIMITED TO THE  
EAST SIDE OF THE PROPERTY.

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A TRAILER  
PARKED ON A NON PAVED SURFACE IN THIS RS-8 ZONED AREA. DRIVEWAY IS NOT  
MAINTAINED/DETERIORATED. THERE IS GRASS GROWING OVER/THROUGH THE ASPHALT/  
SURFACE; IT IS FADED AND IN DISREPAIR. THE CEMENT MARKER AT THE FRONT/EAST SIDE  
OF THE PROPERTY IS BROKEN AND UNSECURED (SITTING ON TOP OF THE GRASS).

CASE NO: CE25060490  
CASE ADDR: 441 NW 9 AVE  
OWNER: NOOR DEVELOPMENT GROUP LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE  
INCLUDING BUT NOT LIMITED TO THE SOFAS DISCARDED ON THE PROPERTY; AND LOW HANGING  
BRANCHES, AND PROTRUDING INTO RIGHTS OF WAY.

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

CASE NO: CE25070689  
CASE ADDR: 1337 NW 7 TER  
OWNER: ZABKA, JASON; ZABKA, CLAUDIA  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE  
CRACKS, MISSING AREAS OF ASPHALT AND FADED STRIPES IN THE PARKING AREA.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25060609  
CASE ADDR: 1634 NW 2 AVE  
OWNER: ST VICTOR, MARIE ALOURDES  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT PROPERLY BEING MAINTAINED. THERE ARE CRACKS GROWING THROUGH THE ASPHALT.

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

VIOLATIONS: 47-34. 1.A.1  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE.

VIOLATIONS: 18-1 COMPLIED  
THERE IS A STROLLER AND CAR SEAT 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.

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CASE NO: CE25070243  
CASE ADDR: 1142 NW 7 AVE  
OWNER: EMILE, BRUNEL & GERTRUDE  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS A POT HOLE IN THE PARKING AREA. THERE ARE STAINS, FADED STRIPS AND DIRTY WHEEL STOPS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070058  
CASE ADDR: 1709 NW 7 AVE  
OWNER: EDGHIL, ANDRE  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-306 COMPLIED

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: 9-304 (b)

THE DRIVEWAY HAS CRACKS.

VIOLATIONS: 18-12. (a) COMPLIED

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

CASE NO: CE25080179  
CASE ADDR: 1244 NW 7 AVE  
OWNER: DENIS, HARRY  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25080474  
CASE ADDR: 25 NW 11 ST  
OWNER: LUXE, EMILE  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA IS STAINED AND DIRTY.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080301  
CASE ADDR: 1512 N DIXIE HWY  
OWNER: FLCTRUST LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b) COMPLIED  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A BROWN COUCH ON THE SWALE OF THE PROPERTY.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS STAINED AND DIRTY AND THE WHEEL STOPS ARE DIRTY.

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

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CASE NO: CE25080333  
CASE ADDR: 1333 NW 1 AVE  
OWNER: PHA GROUP LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 PROPERTY. THERE ARE FURNITURE ITEMS BEING STORED ON THE 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25090006  
CASE ADDR: 1128 NE 2 AVE  
OWNER: ROBELLINI LANDHOLDINGS LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING CASE, REFERENCE CASE CE24100729. THIS CASE WILL BE PRESENTED  
TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

CASE NO: CE25010011  
CASE ADDR: 1501 NW 11 CT  
OWNER: BRUNET, MARIA TERESA  
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)  
THE APRON DRIVEWAY IS IN DISREPAIR. THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND  
WEED GROWING THROUGH IT. THE CEMENT DRIVEWAY HAS CRACKS AND OIL STAINS.

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 INCLUDING THE SWALE  
AREA.

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

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

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD TREE ON THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25010108  
CASE ADDR: 1526 NW 11 CT  
OWNER: GUILLAUME, CHRIS OLSEN H/E; GUILLAUME, CHRISTINE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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 THE AREA.

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

VIOLATIONS: 18-1. COMPLIED  
THERE ARE PLASTIC BINS, CHAIRS, LAMP, TABLES AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

CASE NO: CE25010416  
CASE ADDR: 1507 NW 10 PL  
OWNER: HERNANDEZ-MARTINEZ, RANDY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
GRAVEL APRON DRIVEWAY AND CEMENT APRON DRIVEWAY ARE IN DISREPAIR.

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

VIOLATIONS: 9-305 (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 RIGHT OF WAY.

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

COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25010482  
CASE ADDR: 1104 NW 17 AVE  
OWNER: JONES, MINNIE THIRSTY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-305(b)  
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 RIGHT OF WAY.

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

VIOLATIONS: 9-304(b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT WELL MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY AND HAS OIL STAINS.

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

CASE NO: CE25040122  
CASE ADDR: 1249 W SUNRISE BLVD  
OWNER: DAJANI HOLDINGS LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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

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

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

VIOLATIONS: 47-19.5.D.5. COMPLIED  
THE BUFFER WALL FACING NW 10 PL IS STAINED AND DIRTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25050620  
CASE ADDR: 1556 NW 10 PL  
OWNER: 1556 NW 10TH PLACE LAND TR; IAG FOUNDATION INC TRSTEE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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.

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

THE TEMPORARY METAL FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN.

CASE NO: CE25050724  
CASE ADDR: 1523 NW 14 ST  
OWNER: COX, SHERESA VANESSA EST  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCES AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. BOTH WOODEN FENCES HAVE BROKEN AND/OR MISSING PANELS.

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. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; TABLES, WOOD, SCRAPS METALS, BRICKS, REFRIGERATORS, TIRES, VACUUM AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 25-4

THERE ARE VEHICLES OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES AND BOATS BEING PARKED/STORED AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A GRAY DERELICT CHEVY SITTING ON A JACK WITH TRASH AND DEBRIS UNDERNEATH IT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25040252  
CASE ADDR: 1643 NW 13 ST  
OWNER: AUGUSTE, PAULONNE; DOR, STANLEY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE PARKED/STORED ON THE SWALE OF THIS PROPERTY WITH FLAT TIRES AND VEGETATION GROWING UNDERNEATH IT.

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

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

CASE NO: CE25080754  
CASE ADDR: 1007 CITRUS ISLE  
OWNER: AMERICAN HOMES & DEVELOPMENT; GROUP LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY CONSISTING OF CONSTRUCTION DEBRIS AND GARBAGE BAGS ON BOTH SIDES OF THE PROPERTY.

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

VIOLATIONS: 24-27 (b)  
THERE ARE CONTAINERS LEFT UNSCREENED FROM PUBLIC VIEW AS REQUIRED AND NOT PULLED BACK TO AN APPROVED LOCATION.

CASE NO: CE25090618  
CASE ADDR: 1820 SW 20 ST 1-2  
OWNER: TOLOTTI, CARLY C  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24120078. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25090227  
CASE ADDR: 3303 SW 15 AVE  
OWNER: CDH PLANNING LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THIS IS A REPEAT VIOLATION AS PER CASE NUMBER CE24110731 AND SUCH A VIOLATION  
CONSTITUTES AN IMMEDIATE ABATEMENT.

VIOLATIONS: 25-24.b.1  
THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE HEIGHT ALLOWED.  
CURRENT SIGN MEASURES 73" X 48" AND 74" TOTAL HEIGHT.

CASE NO: CE25090281  
CASE ADDR: 1000 SW 18 CT  
OWNER: SOJA, WIESLAW  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING  
SOFFITS ARE IN DISREPAIR. THE SOFFITS ARE MISSING PIECES OF WOOD. THERE ARE AREAS  
OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT  
VIOLATION AS PER CASE NUMBER CE22020778 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 RS-8 ZONED PROPERTY. OUTDOOR STORAGE  
AT THE FRONT AND REAR OF THE PROPERTY CONSISTING OF BUT NOT LIMITED TO MULTIPLE  
SANDBAGS, TOOLS, LADDERS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION,  
SEE CASE CE22020778. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING  
A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING  
DATE.

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

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD PALM TREE LOCATED ON THE EASTSIDE OF THIS RS-8 ZONED PROPERTY.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070666  
CASE ADDR: 1309 GUAVA ISLE  
OWNER: OVED, EZRA  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 8-148 (a)

THERE IS A BOAT MOORED AT THIS PROPERTY THAT IS UNSIGHTLY/DETERIORATED.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE POOL DOCK IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THE POOL DECK IS DIRTY AND STAINED. THERE ARE WEEDS GROWING OVER THE SURFACE.

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: 9-313. (a)

REAR OF THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25080424  
CASE ADDR: 1440 W STATE ROAD 84  
OWNER: GP SAARI LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALES FACING STATE ROAD 84 AND SW 27 STREET.

VIOLATIONS: 47-19.4.C.2. COMPLIED

THERE ARE TWO WASTE CONTAINERS BEING STORED ON THE SWALE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING 27 STREET OF DEAD AND MISSING GROUND COVER.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25090542  
CASE ADDR: 1531 SW 21 ST  
OWNER: LIN, WENGHUI  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE24080492. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS AT THE FRONT LAWN AND THE SWALE OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-313. (a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF TOOLS, EQUIPMENT, CANOPY AND MISCELLANEOUS ITEMS ON THE SIDES AND REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE24080492. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-306 COMPLIED  
THE FASCIA ON WEST SIDE OF THE PROPERTY IS MISSING AND/OR PEELING PAINT.
- VIOLATIONS: 9-363  
WITHDRAWN
- VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS CRACKED, FADED WITH POTHOLE IN THE MIDDLE. THIS IS A RECURRING VIOLATION, SEE CASE CE24080492. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070966  
CASE ADDR: 1444 SW 27 CT  
OWNER: CAVALLINI-SOOTHILL, KRISTEN ERICA  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

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

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

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

VIOLATIONS: 9-280 (C)  
THE WALKWAY IS NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE BROKEN AND UNEVEN.

VIOLATIONS: 47-34.4.C.2.d.  
THERE IS A RECREATIONAL VEHICLE ON THIS RS-8 ZONED PROPERTY BEING USED FOR LIVING AND/OR SLEEPING.

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

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CASE NO: CE25080426  
CASE ADDR: 1490 W STATE ROAD 84  
OWNER: PORT EVERGLADES SERVICE; STATION LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE FACING STATE ROAD 84, 15 AVENUE AND 27 STREET. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22120183. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING 27 STREET OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES ON THIS B-2 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT.

CASE NO: CE25070576

CASE ADDR: 400 SW 25 TER

OWNER: BROWN, ANTHONY V B H/E; BROWN, ANGELA J

INSPECTOR: RAMON OLIVERA

COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO BOXES, TARPS, PLASTIC STORAGE CONTAINERS, BUCKETS, CAR PARTS, ALUMINUM, WOOD, LADDER, AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE25080312

CASE ADDR: 108 SW 24 AVE

OWNER: TML ENTERPRISES LLC

INSPECTOR: RAMON OLIVERA

COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE24070195 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070785  
CASE ADDR: 2630 RIVERLAND DR  
OWNER: SKY DO PROPERTIES LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 47-5.11 COMPLIED

AUTO REPAIRS BEING DONE IN FRONT OF THIS PROPERTY. 4 DOOR SILVER CHEVY TRAVERSE RAISED ON AUTOMOBILE JACKS WITH PARTS REMOVED INCLUDING FRONT END DISASSEMBLED, ENGINE PULLED, AND WHEELS ARE REMOVED AND PLACED ON THE FLOOR BY THE VEHICLE ALONG WITH OIL CATCH PAN, RAGS AND TOOLS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4 DOOR SILVER CHEVY TRAVERSE WITH NO FL TAG DISPLAYED, MISSING FRONT TIRES, ON JACK STANDS, AND MISSING PARTS THAT MAKE IT OPERABLE

VIOLATIONS: 47-34.1.A.1 COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE AT THIS RD-15 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO CAR PARTS, TARP, OIL PAN, PLYWOOD, TIRES, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20. (h)

THE PARKING FACILITY IS NOT BEING MAINTAINED AS REQUIRED. THE PARKING FACILITY HAS CRACKS, BLACK STAINS, AND THE WHEEL STOPS ARE ALSO STAINED.

VIOLATIONS: 9-306

THE FASCIA IS STAINED WITH A BLACK SUSTAIN ALL AROUND THE PROPERTY. FURTHERMORE THE EXTERIOR WALL ON THE WEST SIDE OF THE PROPERTY HAS AREAS WITH MISSING PEELING PAINT.

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-280 (c) COMPLIED

THE WALKWAY ON BOTH SIDES OF THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS TRASH, RUBBISH AND DEBRIS ON THE REAR SWALE.

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES IN THE REAR SWALE AREA THAT IS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

THE CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS MISSING THE MESH AND ONLY THE POSTS REMAIN.

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 47-21.16.A. COMPLIED

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-278 (e) COMPLIED

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

VIOLATIONS: 9-363 WITHDRAWN

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070659  
CASE ADDR: 1430 SW 12 CT  
OWNER: KERR, ALICE A  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

A MAHOGANY TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A MAHOGANY TREE ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE FRONT EXTERIOR WALL THAT IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO SECTIONS OF A MAHOGANY TREE TRUNK LAYING IN THE YARD.

CASE NO: CE25070799  
CASE ADDR: 2248 SW 14 CT  
OWNER: HPA BORROWER 2016-1 LLC; %TRICON RESIDENTIAL-RYAN LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION TO CASE # CE22101053. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, GRASS GROWING THROUGH IT, AND AN AREA THAT IS DETERIORATING. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22101053. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070842  
CASE ADDR: 2650 SW 13 PL  
OWNER: LUIZ, DAVID  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (b)

THERE IS A BLACK TARP ON THE ROOF BEING HELD DOWN BY LOOSE BRICKS OR ANOTHER ELEMENT WHICH IS NOT A PERMANENT PART OF THE ROOF.

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE20080596. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, FADED PAINT. FURTHERMORE THERE ARE AREAS OF THE EXTERIOR WALL THAT ARE DIRTY.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE20080596. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

GRASS IS GROWING THROUGH THE DRIVEWAY APRON.

CASE NO: CE25090148  
CASE ADDR: 1198 SW 27 AVE  
OWNER: SUNLIGHT INVESTMENTS INC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9. COMPLIED

SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A BLACK FEATHER FLAG BANNER WITH THE WORDS "NOW OPEN GASTRO BAR" PRINTED ON IT, A BROWN FEATHER FLAG BANNER WITH THE WORD "COFFEE" PRINTED ON IT, AND AN A-FRAME SIGN WITH THE WORDS "LUNCH SPECIAL" "KARAOKE" AND "CAFE" WRITTEN AND PASTED ON THE SIDES. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24120335. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING.

CONTINUED

COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070151  
CASE ADDR: 1341 SW 25 AVE  
OWNER: R & G FRIEDMAN INVESTMENTS LLC %RIA BALRAM LAW GROUP PLLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY. THE TRAILER IS DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH NO VALID FL TAG DISPLAYED. THE BOAT TRAILER HAS A WHITE AND BLUE BOAT ON IT.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, AN ACCUMULATION OF DEAD LEAVES AND LANDSCAPING DEBRIS ON THIS PROPERTY AND ITS SWALE.

CASE NO: CE25080004  
CASE ADDR: 405 SW 25 TER  
OWNER: HUYNH, TONY  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS UNDER THE CARPORT STORAGE OCCURRING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO BOXES, PLASTIC STORAGE CONTAINERS, HAND CARTS, 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, WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TARPS, MULTIPLE GAS TANKS, TOOLS, TIRE, WOOD, PILE OF BLACK TRASH BAGS, PILE OF BRICKS, BED FRAME, GLASS, PLASTIC STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE CE24060205. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED 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 ON THE PROPERTY AND SWALE.

VIOLATIONS: 9-278 (e)

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

VIOLATIONS: 47-19.2.II.4.a

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE.

CASE NO: CE25060038  
CASE ADDR: 2081 SW 37 TER  
OWNER: FUELLING, CRAIG L  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION. VEHICLES ARE TRUCKS WITH 6 OR MORE WHEELS AND THE MARKINGS "GOOD CARE LAWN SPRAY" ON THEM.

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, TIRES, RED GAS CANS, LIGHTS, COMMERCIAL FANS AND OTHER 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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 PALLETS, A HOSE, A TIRE, A BLUE DRUM, AND OTHER MISCELLANEOUS ITEMS.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE HAVE BROKEN PIECES AND MISSING SLATS AND AREAS OF THE FENCE ARE FALLING OVER.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE WALL FACING THE CARPORT DO NOT MATCH THE SURROUNDING COLORS, AREAS OF THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS. AREAS OF THE WALL ABOVE THE FENCE IN THE BACKYARD HAVE MISSING PAINT.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA IN THE BACK YARD. THE DRIVEWAY IS IN DISREPAIR AREAS OF THE ASPHALT DRIVEWAY HAVE MISSING PIECES AND THE APRON OF THE DRIVEWAY HAS AREAS OF BARE DIRT.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT HAS A TARP ON THE ROOF AND THERE ARE AREAS OF THE WALLS OF THE CARPORT THAT HAVE STAINS AND DO NOT MATCH THE SURROUNDING COLORS. THE FASCIA OF THE CARPORT HAS STAINS. THE METAL ABOVE THE FASCIA OF THE CARPORT HAS STAINS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE. THE VEHICLE IS A BLACK PICKUP TRUCK WITH EXPIRED TAGS WITH LICENSE PLATE Y14 FZD.

VIOLATIONS: 9-313. (a)

THE ADDRESS NUMBERS ARE WRITTEN IN PENCIL AND DIFFICULT TO SEE FROM THE RIGHT-OF-WAY.

CASE NO: CE25060666

CASE ADDR: 1760 SW 37 WAY

OWNER: 1760 SW 37TH WAY LLC

INSPECTOR: MATTHEW FLESHER

COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE IS A TRAILER WITH A BOAT ON IT PARKED ON THE GRASS/LAWN AREA. THE GRAVEL APRON TO THE RIGHT OF THE HOUSE HAS GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)

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

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

THE WOOD FENCE TO THE RIGHT OF THE PROPERTY HAS BROWN STAINS ON IT.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE WALL TO THE RIGHT SIDE OF THE BUILDING HAS BROWN STAINS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25060041  
CASE ADDR: 1950 SW 37 TER  
OWNER: PANAMENO, DORIS I H/E; PANAMENO BOLANOS, CARLOS A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.D. COMPLIED  
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED RS-8 ZONED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT. THE PAVERS ADJACENT TO THE DRIVEWAY HAVE GRASS GROWING THROUGH THEM. THERE IS GRASS GROWING ALONG THE EDGES OF THE DRIVEWAY BETWEEN THE PAVER AND ALSO BETWEEN THE GRAVEL DRIVEWAY. THE ASPHALT DRIVEWAY HAS UNEVEN SURFACES AND CRACKS ALONG THE EDGES.

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

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE METAL ABOVE THE FASCIA HAS BLACK STAINS.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE DEAD PALM FRONDS AND AREAS OF OVERGROWTH ON THE LEFT SIDE OF THE HOUSE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A LADDER BEING STORED OUTDOORS.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A BLACK TOYOTA GT WITH LICENSE PLATE MCB 576 WITH EXPIRED TAGS.

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

VIOLATIONS: 47-18.47.A.  
THIS RD-12.22 ZONED PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT IN THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25070837  
CASE ADDR: 3480 SW 15 ST  
OWNER: JEAN, FARAH H/E; CLERVIL, WESLEY  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY AND ON THE SWALE. THERE IS A BLUE BMW DERELICT VEHICLE WITH EXPIRED TAGS LICENSE PLATE 985 HTN, A RED TOYOTA DERELICT WITH EXPIRED TAGS LICENSE PLATE IT1 4XZ; A FOUR WINDS RV DERELICT WITH NO LICENSE PLATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF A TIRE.

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

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

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE AREAS OF THE METAL ABOVE THE FASCIA HAVE STAINS AND THE AREAS OF THE WALLS BENEATH SOME OF THE WINDOWS HAVE STAINS.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE ON THE NORTH SIDE OF THE PROPERTY IS NOT ATTACHED AND LEANING AGAINST THE FENCE.

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CASE NO: CE25080348  
CASE ADDR: 2216 SW 33 WAY  
OWNER: SEMENTILLI, DANIEL L & LUCY M  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

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

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

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COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080512  
CASE ADDR: 1984 SW 29 AVE 1-2  
OWNER: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. BOTH PARKING LOTS HAVE CRACKS, HOLES AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE BLACK STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040834. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

THERE IS ROOFED STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO COOLERS, GAS CANS, ROPES AND OTHER 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

THERE IS A WOODEN OBJECT BEING STORED OUTDOORS AGAINST THE FENCE IN THE REAR OF THIS RD-12.22 ZONED PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080519  
CASE ADDR: 2889 SW 19 PL 1-2  
OWNER: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. THE PARKING LOT HAS CRACKS, HOLES AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

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

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

THERE IS STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PALLETS, CHAIRS, COOLERS, A WASHING MACHINE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS AT THE REAR OF THIS RD-12.22 ZONED PROPERTY.

CASE NO: CE25070460  
CASE ADDR: 2431 KEY LARGO LN  
OWNER: DOMAINE LLC - DAVID MICKELSON; %NOVOTNY LAW PC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS SEWAGE OF OIL AND GASOLINE EMANATING FROM A SUNKEN JET SKI WITH FL NUMBERS FL 4682 TP DOCKED/MOORED AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE SEWAGE WENT TO THE WATERWAY AND THREATENED AND ENDANGERED THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY HAVE ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25080523  
CASE ADDR: 1985 SW 28 LN 1-2  
OWNER: ROHAN UNITS LLC; % UPSIDE MANAGEMENT LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-12.22 ZONED PROPERTY. BOTH PARKING LOTS HAVE CRACKS, HOLES, AND UNEVEN SURFACES THROUGHOUT. THE WHEEL STOPS HAVE STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24070188. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE ARE AREAS OF THE WALLS THAT HAVE BLACK STAINS. THERE ARE AREAS OF THE BRICKS THAT ARE FADED AND DO NOT MATCH THE SURROUNDING BRICK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24070188. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24040834. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

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

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

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A CARDBOARD BOX, PAVERS AND OTHER MISCELLANEOUS ITEMS AT THIS RD-12.22 ZONED PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25090348  
CASE ADDR: 2406 FLAMINGO LN  
OWNER: FEDERAL HOME LOAN MORTGAGE CORP; %MCCALLA RAYMER LEIBERT PIERCE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE BRANCHES FROM THE OAK TREE ON THE FRONT YARD THAT ARE GROWING OVER THE ROADWAY LOWER THAN 14 AND 1/2 FEET. SOME BRANCHES WERE MEASURED TO APPROXIMATELY 11 AND 1/2 FEET ABOVE THE ROAD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25010573. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090796. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS THAT HAVE HOLES AND CRACKS IN THEM.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE FASCIA ABOVE THE SCREENED PORCH HAVE STAINS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25080788  
CASE ADDR: 814 SW 2 CT 1-4  
OWNER: HOME 814 LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CASE NO: CE25090665  
CASE ADDR: 720 NE 17 CT  
OWNER: GR VENTURES FL LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050444 - PUBLIC  
NUISANCE, NOISE - AMPLIFIED SOUND AND NOISE - NON AMPLIFIED SOUND.

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 4 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.

CASE NO: CE25100082  
CASE ADDR: 607 SW 15 ST  
OWNER: PAPALEO, JOHN PHILLIP  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25060194 - PARKING,  
CE25080056 - PARKING, & NON-AMP SOUND.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25090261  
CASE ADDR: 2406 NASSAU LN  
OWNER: ISLAND 1 LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050068 - MAXIMUM  
OCCUPANCY, PARKING AND PUBLIC NUISANCE, AND CE25060318 - TRASH CARTS.

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CASE NO: CE25090265  
CASE ADDR: 2524 GULFSTREAM LN  
OWNER: CH 2524 GULFSTREAM LN LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR  
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25060202 - NON AMPLIFIED  
SOUND, CE25070820- NON AMPLIFIED SOUND & RESPONSIBLE PARTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
November 06, 2025  
9:00 AM

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ADMINISTRATIVE HEARING

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CASE NO: CE25080735  
CASE ADDR: 827 SW 28 ST  
OWNER: VIVAS, ANDRES ALI; DELILLO, MATTHEW  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 25-14

THERE IS AN EXTENSIVE AMOUNT OF GASOLINE WAS POURED FROM THIS PROPERTY ONTO THE GROUND WHICH CONSTITUTES THE IMPROPER DISPOSAL OF A HAZARDOUS SUBSTANCE THAT POSES A SIGNIFICANT RISK TO PUBLIC HEALTH, SOIL AND GROUNDWATER QUALITY, AND THE SURROUNDING ENVIRONMENT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

HEARING TO IMPOSE FINES

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

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)  
THERE IS A CAR PARKED ON THE LAWN AREA. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL AND THERE IS GRASS AND WEEDS GROWING THROUGH IT. GRAVEL IS ALSO OVERFLOWING ONTO THE RIGHT OF WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTSIDE STORAGE IS TAKING PLACE AT THIS RM-15 ZONED LOCATION, INCLUDING BUT NOT LIMITED TO BUCKETS, PAILS, CRATES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-1.  
THERE IS UNDER ROOFED OUTSIDE STORAGE AT THIS AT THIS RM15 PROPERTY THAT IS CREATING A PUBLIC NUISANCE SUCH AS BUT NOT LIMITED TO TABLES, CHAIRS, BUCKETS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING, PEELING PAINT. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING COMPONENTS THAT ARE DETERIORATED AND NOT BEING MAINTAINED. THE CARPORT WALL IS IN DISREPAIR, WITH A HOLE EXPOSING PLYWOOD. THE CARPORT ALSO HAS AREAS OF MISSING AND PEELING PAINT.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23030154 AND WILL BE  
PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-280(h) WITHDRAWN  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THERE IS AN  
UNPERMITTED STRUCTURE IN THE BACKYARD THAT NEEDS TO BE REMOVED.
- VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT MOTORCYCLE ON THE PROPERTY. BLACK SUZUKI WITH REAR FLAT TIRE.

CASE NO: CE25040660  
CASE ADDR: 3081 NW 19 ST  
OWNER: SMH 1986 INVESTMENTS LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALLS ARE DIRTY AND  
STAINED.
- VIOLATIONS: 9-307(b)  
THERE ARE WINDOWS ON THIS COMMERCIAL PROPERTY THAT ARE COVERED AND NOT ALLOWING  
IN LIGHT AND VENTILATION.
- VIOLATIONS: 24-28(a)  
THE LIDS ON THIS DUMPSTER ARE NOT KEPT CLOSED.
- VIOLATIONS: 47-19.4.C.2.  
THE DUMPSTER AT THIS B-2 COMMERCIAL PROPERTY IS PLACED IN THE ALLEY AND NOT IN  
THE ENCLOSURE.
- VIOLATIONS: 24-29.(a)  
DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.
- VIOLATIONS: 24-4  
THERE IS TRASH IN THE ALLEY IN THE REAR OF THIS B-2 PROPERTY.
- VIOLATIONS: 47-20.20(H)  
PARKING FACILITIES ON THIS B-2 COMMERCIAL PROPERTY ARE NOT BEING PROPERLY  
MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THE PAVEMENT IS DIRTY AND STAINED  
AND THERE ARE CRACKS IN THE ASPHALT. THE STRIPING AND WHEELSTOPS ARE FADED.
- VIOLATIONS: 18-12(a)  
THERE IS TRASH ON THE GROUND IN THE REAR OF THE BUILDING.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25050313  
CASE ADDR: 3021 NW 19 ST  
OWNER: AUER DA FA LLC % FAMILY DOLLAR  
ATTN: LEASE ACCOUNTING ST #30486  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS DIRT AND OIL STAINS, FADED MARKINGS THAT NEED TO RESTRIPE. THE PARKING LOT ALSO HAS BOTH MISSING AND BROKEN WHEEL STOPS THAT NEED TO REPAIRED AND REPAINTED. PERMITS MAY BE REQUIRED. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE BUFFER WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER IS BENT, BROKEN WITH EXPOSED REBAR. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE22120347. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL 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 INCLUDING THE SWALE AREA SURROUNDING THE ENTIRE PROPERTY.

CASE NO: CE25050733  
CASE ADDR: 920 NE 16 AVE  
OWNER: 920 NE 16TH AVE LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.16.A.

THERE ARE THREE TREE STUMPS LEFT AFTER THE REMOVAL OF TREES ON THIS PROPERTY.

VIOLATIONS: 47-21.15.A

THREE TREES WERE REMOVED FROM THIS PROPERTY WITHOUT FIRST OBTAINING A PERMIT. AN INSPECTION FROM LANDSCAPING HAS NOT BEEN REQUESTED TO COMPLETE THE AFTER THE FACT PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25040691  
CASE ADDR: 1430 NE 5 TER  
OWNER: WANTROBSKI, JOSEPH D  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE FRONT AND REAR OF THE PROPERTY. THE LANDSCAPE MATERIAL CONSIST OF BUT IS NOT LIMITED TO AN ACCUMULATION OF LEAVES, PALM FRONTS, COCONUTS AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY FORD F-150 WITH EXPIRED FL TAG #GFZM27 "2/25".

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE ENCROACHING ON THE PUBLIC RIGHT OF WAY (SIDEWALK). THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 24-27 (b)

TRASH AND/OR RECYCLING CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP.

VIOLATIONS: 24-27 (f)

THE LID ON THIS WASTE CONTAINER IS NOT CLOSED.

CASE NO: CE23020551  
CASE ADDR: 729 NW 19 AVE  
OWNER: FISCHETTI, RAPHAEL B  
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.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THE DRIP EDGE OF THE ROOF IS STAINED WITH WHAT APPEARS TO BE MILDEW.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT GRAY MAZDA VEHICLE PARKED ON THE PROPERTY WITHOUT A TAG.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS OVERGROWTH THROUGHOUT THE PROPERTY SWALE. THERE IS ALSO TRASH AND DEBRIS NEAR THE CAR PORT.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE BMW PARKED ON THE GRASS FENCED IN YARD. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED, IT IS STAINED.

VIOLATIONS: 47-19.1.B

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

VIOLATIONS: 47-34.1.A.1.

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

CASE NO: CE24080465  
CASE ADDR: 1159 NW 9 AVE  
OWNER: USARIOJARA LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-21.9.K.

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

VIOLATIONS: 9-363

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24040440  
CASE ADDR: 1025 NW 13 ST  
OWNER: FLETCHER, SAMUEL LEONARD; FLETCHER, ERICA ETAL  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

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CASE NO: CE24050600  
CASE ADDR: 1513 NW 15 AVE  
OWNER: JULIET WHISKEY 2 LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY AND ASPHALT DRIVEWAY ARE IN DISREPAIR.

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 ARE MULTIPLE DERELICT VEHICLES WITH NO TAG PARKED/STORED ON THIS PROPERTY.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24100413  
CASE ADDR: 1712 NW 10 AVE  
OWNER: B GOOD RE CORPORATION  
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: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. 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: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

CASE NO: CE24120179  
CASE ADDR: 1425 NW 13 CT  
OWNER: JUSTILIEN, LOUISIANE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A GOLD DERELICT HONDA ACCORD WITH FLAT TIRES PARKED/STORED ON THE RIGHT OF WAY OF THIS PROPERTY.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE NUMBER CE23100170, AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 18-1.

THERE ARE CHAIRS, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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CASE NO: CE24100655  
CASE ADDR: 800 NW 15 AVE  
OWNER: JOSEPH, GREGORY  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS AN ILLEGAL DUMP BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS FURNITURE ON THE SWALE THAT IS AN ILLEGAL DUMP.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23030319 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BENT AND DISCONNECTED IN SEVERAL SPOTS.

VIOLATIONS: 9-304 (b)

THERE IS A CAMPER PARKED ON THE LAWN ON THE EAST SIDE OF THIS PROPERTY.

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CASE NO: CE25050213  
CASE ADDR: 1445 W BROWARD BLVD  
OWNER: SALVATION ARMY INC; % BUSINESS ADMINISTRATOR  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS B-1 PROPERTY WITHOUT A PERMIT.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24090312  
CASE ADDR: 1132 NW 2 ST  
OWNER: EZR PROPERTIES LLC  
INSPECTOR: VANESSA WILLIS  
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. RMM-25 - RESIDENTIAL MULTIFAMILY BUILDING DOES NOT HAVE A LANDLORD REGISTRATION ON FILE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH THROUGHOUT THE PROPERTY TO INCLUDE BOARDS, CONSTRUCTION MATERIAL, LADDERS, WOOD, ETC. ALONG WITH OVERGROWN GRASS.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE DERELICT VEHICLES WITH FLAT TIRES AND TWO TRAILERS STORED ON THE PROPERTY.

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 NON-COVERED ELECTRICAL METER BOX. MISSING SMOKE DETECTOR IN UNIT 3; EXPOSED ELECTRICAL WIRES IN THE BATHROOM LIGHT FIXTURE.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE VEHICLES AND TRAILER(S) PARKING ON THE GRASS ON THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. BUILDING WALLS, WOODEN FENCE, DOORS AND FASCIA ARE FADED, DIRTY OR DISCOLORED. WALKWAYS/SIDEWALK AREAS ARE DIRTY, DISCOLORED AND STAINED.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. RE: APT#3: FRONT, REAR (KITCHEN) DOOR AND DOOR FRAME(S) ARE IN DISREPAIR/CHIPPED AND ARE NOT PROVIDING A WEATHER TIGHT SEAL. CEILING HAS VISIBLE SIGN OF WATER INTRUSION/DAMAGE; CEILING HAS WATER POCKETS THROUGHOUT. (APT#3)

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS CONSTRUCTION DEBRIS, LADDERS, WOOD, TOOLS, MISCELLANEOUS ITEMS STORED IN THE REAR/SOUTH SIDE AND THROUGHOUT THE RMM-25 - RESIDENTIAL MULTIFAMILY ZONED PROPERTY.

VIOLATIONS: 9-279 (g)

AIR CONDITIONING (A/C) UNIT(S) ARE LEAKING INSIDE & OUTSIDE APT#3. THE A/C UNITS ARE NOT SEALED PROPERLY INSIDE/OUTSIDE THROUGHOUT. KITCHEN CABINETS IN APT #3 ARE MISSING/DETERIORATED, DOORS ARE MISSING AND FLOOR BOARDS ARE ROTTED/DETERIORATED.

CONTINUED

COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE25010161  
CASE ADDR: 1121 NW 5 CT  
OWNER: NOZINE, FABIOLA  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO MATTRESSES, TOILETS, APPLIANCES, TILES, SHOPPING CARTS, PALLETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY. THERE IS A RED CAR WITH NO TAG IN THE FRONT YARD.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE CINDER BLOCKS ON THE ROOF AS WELL AS TARP COVERINGS HANGING FROM THE EAVES.

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

November 06, 2025

9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25050127  
CASE ADDR: 905 NW 5 ST  
OWNER: VIAL LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED OUTDOOR STORAGE OF MULTIPLE BOATS, BUCKETS, CHEMICALS, POLES, DEBRIS, ETC. AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO BUCKETS, PARTS, PAPER AND MISCELLANEOUS DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. CARPORT IN THE REAR OF THE PROPERTY WITH RIPPED, TORN, MISSING CANVAS; POLES IN DISREPAIR.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA INCLUDING BUT NOT LIMITED TO: THREE BOATS IN THE REAR OF THE PROPERTY ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS GRASS/WEEDS PROTRUDING THROUGH THE GRAVEL. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090599. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE DISREPAIR OF THE CHAIN LINK FENCE SURROUNDING THE PROPERTY/REAR YARD. POLES ARE BENT, LEANING, WITH MISSING PIECES. GREEN SCREEN, GARBAGE BAGS, AND MATERIAL HAVE BEEN INSTALLED AND IS DETERIORATED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PROPERTY, SWALE, TREE'S, HEDGES/SHRUBS ARE OVERGROWN.

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

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

CASE NO: CE25030515  
CASE ADDR: 2664 SW 7 ST 1-3  
OWNER: BRUCE, EDGAR H/E; BRUCE, SEAN  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES AND TRAILER ON THE PROPERTY. THE VEHICLES ARE DESCRIBED AS 4 DOOR GOLD LEXUS GS 300 WITH FLAT TIRES AND NO VALID TAG DISPLAYED, WHITE ENCLOSED CARRY ON TRAILER WITH THE WORDS " BOY SCOUTS OF AMERICA TROOP" PRINTED ON IT HAVING FLAT TIRES AND NO VALID TAG DISPLAYED, AND A WHITE MALLARD RV WITH EXPIRED OHIO TAG #UBD2707 "8/24".

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

VIOLATIONS: 47-34.4.C.1.  
THERE IS AN RV/MOBILE HOME PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG UBD2707.

VIOLATIONS: 47-34.4.A.1.  
THERE IS AN RV/MOBILE HOME PARKED ON THE RIGHT OF WAY OF THIS RMM-25 ZONED PROPERTY. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG UBD2707.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS CONSIST OF BUT ARE NOT LIMITED TO PLASTIC BUCKETS, MINI FRIDGE, WOOD, BLANKETS, CABINETS, MIRROR, CLOTHES, PLASTIC BAGS, STORAGE BINS, FOLDING WAGON AND CART AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25040211  
CASE ADDR: 106 SE 10 ST  
OWNER: OLSEN, ROBERT H  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT BLUE FORD RANGER WITH FLAT TIRES AND EXPIRED TAGS PARKED ON THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING THE WALLS, FASCIA AND SOFFITS, THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS INCLUDES BUT IS NOT LIMITED TO THE BUILDINGS LOCATED ON THE PROPERTY: THE 200 BUILDING, THE 106 BUILDING AND THE BUILDING LOCATED IN THE REAR OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23100072) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO THE DETERIORATED AWNINGS, THE MISSING WINDOW ON THE 106 BUILDING, AND THE DECK IN DISREPAIR.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES AND OTHER FOLIAGE THAT ARE ON THE ROOF OR ARE NEAR THE ROOFLINE AND REQUIRE TO BE REMOVED AND/OR PRUNED. THE ROOF IS STAINED AND DIRTY. THIS INCLUDES BUT IS NOT LIMITED TO THE 200 BUILDING LOCATED ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THERE IS GRASS/WEEDS GROWING THROUGH IT.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE25030295  
CASE ADDR: 3700 JACKSON BLVD  
OWNER: GUERRIER INVESTMENTS LLC  
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 AT THIS PROPERTY IS DISCOLORED, MISSING SLATS AND LEANING INWARDLY.

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: 18-1.

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-363

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DOORS INSIDE THE PROPERTY WHICH HAVE BEEN WATER DAMAGED, CEILINGS THAT HAVE EVIDENCE OF WATER DAMAGE AND PEELING PAINT.

VIOLATIONS: 9-278 (C)

THERE ARE ELECTRICAL OUTLETS THAT ARE NOT WORKING, TO INCLUDE THE CEILING FAN WHICH ONLY HAS ONE LIGHT WORKING. THERE IS ALSO AN ELECTRIC OUTLET THAT HAS BEEN COVERED WITH A SURGE PROTECTOR BECAUSE THE OUTLET SPARKS FIRE WHEN PLUGGED INTO.

VIOLATIONS: 9-279 (e)

EVERY SUPPLIED FACILITY AND PIECE OF EQUIPMENT, INCLUDING TENANT-OWNED EQUIPMENT, SHALL BE MAINTAINED IN A SAFE, SANITARY AND PROPERLY OPERATING CONDITION. THE REFRIGERATOR AND AIR CONDITIONER.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24110523  
CASE ADDR: 2837 SW 3 ST  
OWNER: MYERS, HERMAN H/E; SMITH, ERIC ETAL  
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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

## VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

## VIOLATIONS: 9-308 (a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF.

## VIOLATIONS: 18-1.

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

## VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK TWO DOOR SEDAN HAS VEGETATION GROWING AROUND THE TIRES. THE BACK TIRES ARE ALSO FLAT. HOWEVER, THE LICENSE PLATE IS VALID.

## VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES WITH WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-4. (c)

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE OVERGROWN BUSHES AND TREES ALONG THE FRONT AND THE SIDE OF THE HOME.

VIOLATIONS: 47-21.16.A.

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

CASE NO: 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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24050481  
CASE ADDR: 1613 NW 11 CT  
OWNER: DANIEL BLAISE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D.1.e  
WITHDRAWN.

VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE MAILBOX IS MISSING A NUMBER.

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 IS NOT CLEARLY DEFINED. THE GRAVEL IS IN DISREPAIR.

CASE NO: CE25030820  
CASE ADDR: 248 SW 23 ST  
OWNER: MCKENNA, DANIEL  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLE AND TRAILERS PARKED ON THE GRASS/LAWN AREA ON THE REAR OF THIS PROPERTY. THE DRIVEWAY IS STAINED AND/OR DISCOLORED.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO TOOLS, TIRES, JACKS, WOOD AND MISCELLANEOUS ITEMS BEING STORED ON THIS PROPERTY.

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

VIOLATIONS: 47-20.13.B  
THE GRAVEL ON THE SWALE OF THIS RM-15 ZONED PROPERTY IS IN DISREPAIR. THE GRAVEL IS NOT IN A WELL-GRADED CONDITION. IT IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

CASE NO: CE24100725  
CASE ADDR: 833 SW 14 CT 1-2  
OWNER: MARKWELL, HENRIETTE G  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY HAS POTHOLES AND THE STRIPING IS FADED.
- VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS MISSING THE TOP BAR.
- VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE ARE NO ADDRESS NUMBERS VISIBLE ON THE FRONT OF THE PROPERTY.
- VIOLATIONS: 47-34.1.A.1  
THERE IS ILLEGAL LAND USE AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY PROPERTY. THERE IS A WATER TANK BEING STORED OUTDOORS IN FRONT OF PROPERTY ON THE PARKING FACILITIES.
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CASE NO: CE25040882  
CASE ADDR: 1442 SW 27 CT  
OWNER: ORDWAY, ALTHEA  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS RECURRING VIOLATION SEE CASE CE23060297. 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: 9-278 (e)  
THERE ARE WINDOWS AWNINGS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, SEE CASE CE23060297. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT ARE CAUSING THE FENCE TO LEAN.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE SWALES FACING SW 27 CT AND SW 28 ST OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-280 (h)  
WITHDRAWN

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

CASE NO: CE25010558  
CASE ADDR: 5030 NE 14 TER  
OWNER: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 4

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

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

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

VIOLATIONS: 24-7 (b)  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. THERE IS A BROWN COUCH ON THE SWALE OF THIS PROPERTY. BULK TRASH IS SCHEDULED FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 9-307 (a)  
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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OLD BUSINESS  
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CASE NO: CE25050192  
CASE ADDR: 690 SW 30 TER  
OWNER: MELVIN, CLAUDETTE C EST  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BUCKETS, RUGS, PCV PIPES, FURNITURE AND MISCELLANEOUS ITEMS.

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

November 06, 2025

9:00 AM

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, 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: CE25080640  
CASE ADDR: 2985 N OCEAN BLVD  
OWNER: PUBLIX SUPER MARKETS INC  
INSPECTOR: AHMAD WALLACE  
COMMISSION DISTRICT 2

VIOLATIONS: 17-6.2.

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

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CITY OF FORT LAUDERDALE  
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