

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

November 19, 2025

9:00 AM

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

**Rose-Ann Flynn
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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NEW BUSINESS

CASE NO: FC25080006
CASE ADDR: 1500 NW 62 ST, # 103
OWNER: CYPRESS AIRPARK LLC
INSPECTOR: KARL PETERSEN

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

CASE NO: CE25050252
CASE ADDR: 839 NW 3 AVE
OWNER: CDH MANAGEMENT LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE
CONSISTING OF BUT NOT LIMITED TO: EMPTY BOTTLES, CANS, CHAIRS, WRAPPERS, BAGS, A
TABLE ETC

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE CONSTRUCTION
ITEMS AND EQUIPMENT BEING STORED IN THIS VACANT LOT.

CASE NO: CE25060640
CASE ADDR: 1259 E LAS OLAS BLVD
OWNER: 1263 LAS OLAS ENTERPRISE LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.3.R COMPLIED
THERE ARE SNIPE SIGNS PLACED ON THE CITY SWALE/RIGHT-OF-WAY AND ON PRIVATE
PROPERTY.

VIOLATIONS: 15-40
CONDUCTING A BUSINESS IN VIOLATION OF ZONING REGULATIONS AND AGREEMENT. THERE IS
A PSYCHIC (ASTROLOGER) OPERATING IN THIS B-1 ZONE, WHICH IS AN AREA WHERE THIS
ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2, B-3 OR
SRAC-SAW ZONES. (REFERENCE 47-6.12.B.9.H FOR USES).

VIOLATIONS: 15-42
NO READINGS/FORTUNE TELLING, STRICTLY RETAIL OF NEW AGE MERCHANDISE IS A
PERMITTED USE IN B-1 ZONING DISTRICT, 47-6.11.A.8. AS PER PLN-ZONUSE FEE-22060009
AGREEMENT.

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CASE NO: CE25050572
CASE ADDR: 913 NW 12 AVE 1-2
OWNER: ANGLADIN, PATRICK
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.
THE GRAVEL IS MISSING IN MANY PLACES. THE WHEEL STOPS ARE FADED.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. FASCIA HAS BEEN REPLACED
BUT NOT PAINTED.

VIOLATIONS: 47-19.9.A.2.a. WITHDRAWN
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY THAT CAN BE SEEN FROM THE ROW OR
ABUTTING RESIDENTIAL PROPERTY. THERE IS A MATTRESS AND ASSORTED BUILDING PARTS IN
THE REAR 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.

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

CASE NO: CE25090709
CASE ADDR: 2406 SE 17 ST
OWNER: PIER 66 SALES LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS RAW SEWAGE GOING INTO THE REAR STORM DRAIN OF THIS B-1 COMMERCIAL ZONED
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
VIOLATION PRESENTS A IRREPARABLE AND IRREVERSIBLE IN NATURE. DUE TO THE FINDINGS,
THIS CASE WILL BE SCHEDULED FOR A MAGISTRATE HEARING FOR AN IMPOSITION OF FINES
OF UP TO \$15,000.

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CASE NO: CE25080376
CASE ADDR: 424 N FEDERAL HWY
OWNER: NISA FM LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

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

CASE NO: CE25080164
CASE ADDR: 1701 NW 9 CT VACANT
OWNER: JV REDDY 9CT LLC
INSPECTOR: GUY SEIDERMAN

VIOLATIONS: 24-7 (b) COMPLIED

THERE WAS A BULK TRASH PILE OUT ON A VACANT LOT. THE VACANT LOT IS NOT PERMITTED TO HAVE BULK TRASH. (BED AND PLASTIC CONTAINER ON THE SWALE OF THE PROPERTY) .

VIOLATIONS: 47-21.9.M.

THE VACANT LOT HAS SEVERAL AREAS WHERE THERE IS DEAD AND MISSING GROUND COVER. THIS INCLUDES BUT NOT LIMITED TO THE SWALE OF THE PROPERTY.

VIOLATIONS: 9-304 (b)

THERE ARE TWO DUMP TRUCKS AND ONE UNATTACHED TRAILER PARKED ON THE GRASS OF THE RD-15 ZONED VACANT LOT.

CASE NO: CE25040484
CASE ADDR: 2311 NW 7 ST
OWNER: BRACHO & BRITO LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-363 COMPLIED

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

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CASE NO: CE25080016
CASE ADDR: 1419 SW 27 CT
OWNER: HOMEINC LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.15.A COMPLIED
THERE ARE NINE PALM TREES AND A WATER OAK TREE WERE REMOVED FROM THIS RS-8 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

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

CASE NO: CE25080184
CASE ADDR: 1300 SW 19 ST
OWNER: DUTTON, WHITNEY; DUTTON, PAIGE
INSPECTOR: MOHAMMAD DAYEM

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL RS-8 ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, GRAVEL, ROCKS, PLANTS AND A TRAILER. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 47-19.1.D. COMPLIED
THERE IS A CAR CANOPY FRAME ERECTED IN THE YARD OF THIS OCCUPIED 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 MISSING GROUND COVER.

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CASE NO: CE25070530
CASE ADDR: 618 NW 6 AVE
OWNER: JPG BELL PROPERTY LLC
INSPECTOR: JESSICA MARTINEZ
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 VIOLATION (SEE CASE CE24060401) AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 15-28
THERE ARE TWO BUSINESSES AT THIS LOCATION OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. SOL'NR ENTERPRISES AND MAMA'S USED CLOTHING.

CASE NO: CE25070773
CASE ADDR: 520 NW 7 ST
OWNER: CFP 500 LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION ON THE SWALE AREA OF THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO LANDSCAPE DEBRIS, LITTER, BLACK GARBAGE BAGS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306-
GRAFFITI HAS BEEN PAINTED ON EXTERIOR EAST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY. (NW 5TH AVE 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 SWALE.

VIOLATIONS: 18-4 (c) COMPLIED
THERE ARE DERELICT VEHICLES AND A TRAILER ON THE SWALE AREA OF THIS PROPERTY DESCRIBED AS A TRAILER WITH FLAT TIRES AND NO TAG, A FORD BOX TRUCK WITH A CALIFORNIA TAG:7N01735 NO DECAL, A SCHOOL BUS WITH FLAT TIRES, NO TAG AND A WHITE WATER TANK TRUCK WITH NO TAG.

CASE NO: CE25060051
CASE ADDR: 526 NE 8 ST
OWNER: FLAGLER VILLAGE LAND TR; GREENFIELD, STEVEN B TRSTEE
INSPECTOR: JESSICA MARTINEZ

VIOLATIONS: 9-307 (a)
THE WINDOW IN UNIT 1301 IS NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THERE IS RAINWATER LEAKING INTO THE APARTMENT FROM THE WINDOW.

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CASE NO: CE25070352
CASE ADDR: 2650 NW 20 ST
OWNER: COMMITTED TO THE CAUSE MINISTRY INC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25060083 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE 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 IN THE SWALE AREA.

CASE NO: CE25080776
CASE ADDR: 2501 NW 21 AVE
OWNER: GATEWAY CHURCH INC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH TRASH AND DEBRIS ON THIS PROPERTY AND ALL ALONG THE BACK FENCE IN THE BACK OF THE PROPERTY.

CASE NO: CE25090099
CASE ADDR: 1710 NW 27 TER
OWNER: BROWN, JOY VANESSA CAIN &; TOUSSAINT, BRITTANNI M
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-279 (f)
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

CASE NO: CE25090738
CASE ADDR: SEABREEZE BLVD
OWNER: HARBOR BEACH SURF CLUB; % RUPP ASSOCIATES INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG THE SOUTH WEST CORNER OF HARBOR BEACH PARK WAY AND SEABREEZE BLVD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25050795. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

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CASE NO: CE25090831
CASE ADDR: 1211 SW 4 AVE
OWNER: SOUSE'S SONS INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE/REAR OF PROPERTY ON THE RIGHT-OF-WAY FACING SW 4 AVE BEHIND THE WOOD FENCE. THIS IS A RECURRING VIOLATION SEE CASE CE25030147 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, SIDEWALK, AND BIKE LANE. THIS IS A RECURRING VIOLATION SEE CASE CE25030147 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

CASE NO: CE25070847
CASE ADDR: 1095 SE 17 ST
OWNER: LAUDERDALE HARBORS PARKING INC; % GOOD SERVICE REALTY INC
INSPECTOR: RAFAEL SANTOS

VIOLATIONS: 47-20.20.H

PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE POTHOLES NEAR QUARTERDECK AND IN OTHER AREAS. THE STOP BARS NEAR VILLAGE WELL PUB AND OTHER LOCATIONS ARE FADED. THE ASPHALT HAS NUMEROUS CRACKS. THE PARKING SURFACE IS DISCOLORED AND THE STRIPING IS FADED OR MISSING. WHEEL STOPS ARE MISSING OR BROKEN. THE HANDICAP PARKING SPACE STRIPING IS ALSO FADED.

CASE NO: CE25080049
CASE ADDR: 2867 SW 14 ST
OWNER: CUBILLAS, LISANKA
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE MULTIPLE VEHICLES AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE25080232
CASE ADDR: 1104 SW 22 TER
OWNER: PONASA LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THE DRIVEWAY HAS CRACKS AND AREAS THAT ARE LIFTED. THE GRAVELED AREA/APRON HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND AREAS OF MISSING PAINT. THIS IS A RECURRING VIOLATION TO CASE # CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WHITE WOOD FENCE ON BOTH SIDES OF THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS A SECTION THAT IS MISSING AND OTHER AREAS THAT ARE LEANING AND STARTING TO FALL OVER.

VIOLATIONS: 9-313. (a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE22080783. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

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CASE NO: CE25080585
CASE ADDR: 417 SW 25 TER
OWNER: INDUS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP ON THE SWALE OF THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE23060402 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b) COMPLIED

THE GRAVEL DRIVEWAY AREA IS OVERGROWN WITH GRASS AND HAS BARE AREAS OF MISSING GRAVEL. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23060402. 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

THERE ARE AREAS OF THE FASCIA THAT IS MISSING PAINT. FURTHERMORE, THE EXTERIOR WALLS ARE DIRTY AND HAVE AREAS OF STAINS AND MISSING PAINT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE23050162. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND LANDSCAPING DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS VIOLATION IS A REPEAT VIOLATION, REFERENCE CASE NUMBER CE24090310 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE. FINES WILL BEGIN FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND WILL CONTINUE TO ACCRUE DAILY UNTIL THE COMPLIANCE IS MET.

VIOLATIONS: 9-280 (C) COMPLIED

THE WALKWAY IS OVERGROWN AND HAS GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CECE24110611. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363 COMPLIED

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE24080497. 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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CASE NO: CE25070985
CASE ADDR: 1100 BAYVIEW DR NORTH LOT
OWNER: SUNRISE & BAYVIEW PARTNERS LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

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.

CASE NO: CE25070806
CASE ADDR: 2548 MIDDLE RIVER DR
OWNER: EMGN GROUP LLC; %MARLU GROUP LLC
INSPECTOR: ALEIDA MESA

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS INCLUDING BUT NOT LIMITED TO AND ACCUMULATION OF LEAVES AND FALLEN PALM FRONDS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE CRACKS, MISSING ASPHALT, AND DISCOLORATION.

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

CASE NO: CE25070948
CASE ADDR: 1040 BAYVIEW DR
OWNER: SUNRISE & BAYVIEW PARTNERS LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO FALLEN/BROKEN SHORT BLACK TARP ALONG THE PROPERTY LINE, A CUT TREE ON THE NORTH EAST CORNER, ROCKS COLLECTED ALSO IN THE NORTH EAST CORNER, AND DEBRIS/BROKEN ASPHALT ALONG THE PROPERTY LINE.

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 FENCES INCLUDING BUT NOT LIMITED TO THOSE SURROUNDING THE TREES AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED.

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CASE NO: CE25070986
CASE ADDR: 1100 BAYVIEW DR SOUTH LOT
OWNER: SUNRISE & BAYVIEW PARTNERS LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

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.

CASE NO: CE25070443
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD 202
OWNER: LAS OLAS OCEANFRONT NO 1 LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-24.11.D
AN ALTERATION, (ARTIFICIAL TURF INSTALLED OUTSIDE AT CAFE DEL MAR) WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS BY THE HISTORIC PRESERVATION BOARD, WAS MADE AT THIS LOCATION.
ULDR SECTION 47-24.11.D:
1. HISTORIC PRESERVATION BOARD ISSUANCE OF CERTIFICATES OF APPROPRIATENESS.
A. NO PERSON MAY UNDERTAKE ANY OF THE FOLLOWING ACTIONS AFFECTING A DESIGNATED LANDMARK, A DESIGNATED LANDMARK SITE, AN ARCHAEOLOGICAL SITE, OR A PROPERTY IN A DESIGNATED HISTORIC DISTRICT WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS FROM THE HPB: I. ALTERATION OR EXCAVATION OF AN ARCHEOLOGICAL SITE; OR II. NEW CONSTRUCTION; OR III. RELOCATION; OR IV. MAJOR ALTERATION; OR V. DEMOLITION.

CASE NO: CE25070957
CASE ADDR: 200 S BIRCH RD
OWNER: CALDER, STEPHEN A EST; % DAVEY REALTY
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.D.5.
THERE IS A WHITE CONCRETE BUFFER WALL ON THE EAST SIDE OF THE PROPERTY THAT NEEDS REPAIR.

CASE NO: CE25020155
CASE ADDR: 3021 NE 26 ST
OWNER: 26TH STREET LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 8-91(c)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. THE SEAWALL HAS AREA OF DETERIORATION, HOLES, CRACKS AND IS AN UNSAFE CONDITION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25090443
CASE ADDR: 500 BONTONA AVE
OWNER: 500 BONTONA AVE LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-11 (b)
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRENCE OF CASE CE25040766, AND AS SUCH, WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25060123
CASE ADDR: 424 NW 14 AVE
OWNER: GOGGINS, LEONARD
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED; INCLUDING BUT NOT LIMITED TO THE CHAIN LINK FENCE ON THE PROPERTY WITH MISSING GATE.

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)
DRIVEWAY IS CHIPPED/BROKEN AND HAS DIRT/OIL STAINS. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS AN UNPERMITTED LAND USE IN THIS RS-8 ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO THE STORAGE OF VEHICLES, MECHANIC TOOLS AND CAR PARTS.

CONTINUED

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

VIOLATIONS: 47-39.A.1.B.10
WITHDRAWN

CASE NO: CE25040553
CASE ADDR: 522 NW 13 AVE
OWNER: MCNAMEE, MELISSA ANN
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THE PARKING FACILITIES HAVE PATCHY SURFACES/MISSING MATERIAL AND HAS FADED SURFACES AND LINES.

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: CE25070812
CASE ADDR: 1133 NW 2 ST
OWNER: CDH MANAGEMENT LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE EASEMENT AREA THAT ABUTS THIS PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAYS ARE NOT MAINTAINED AT THIS PROPERTY. THERE IS OVERGROWN GRASS/ WEEDS PROTRUDING THROUGH THE PARKING SURFACE(S).

VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE RMM-25 ZONED PROPERTY WITHIN THE CITY OF FORT LAUDERDALE VIA THE LANDLORD REGISTRATION PROGRAM. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH IN THE REAR (NORTH SIDE OF THE PROPERTY) OR EASEMENT AREA ON A DATE AND TIME THAT IS NOT SCHEDULED FOR THIS AREA. BULK PICK UP IS ON THE THIRD MONDAY OF EACH MONTH.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25070885
CASE ADDR: 401 NW 15 AVE
OWNER: BOLDEN, TOMMY LEE H/E; BOLDEN, MILDRED MAXINE
INSPECTOR: VANESSA WILLIS
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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. 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. THE FENCE IS IN DISREPAIR, DIRTY AND DISCOLORED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. 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 INCLUDING, BUT NOT LIMITED TO THE SWALE AREA SURROUNDING THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. 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: 47-19.1.D. COMPLIED

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

VIOLATIONS: 9-304 (b)

THERE PAVERS IN THE DRIVEWAY ARE IN DISREPAIR AND GRASS IS PROTRUDING THROUGH THE PAVERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE24050599
CASE ADDR: 1142 NW 15 AVE
OWNER: BLAKE, LAVERN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A VEHICLE PARKED ON THE LAWN.

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

VIOLATIONS: 18-4. (c)
THERE IS A RED DERELICT HONDA WITH FLAT TIRES AND NO TAG PARKED ON THIS PROPERTY.

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

CASE NO: CE24060407
CASE ADDR: 1606 NW 15 AVE
OWNER: DAVIS, DOROTHYE A LE; HOLLINGER, MONTROSE ETAL
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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 ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES 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 SWALE.

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 HONDA WITH NO TAG PARKED/STORED ON THIS PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25050603
CASE ADDR: 1300 NW 11 CT
OWNER: ZANGI, AVI
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS BOAT PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY APRON IS UNEVEN AND MISSING GRAVEL.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21090474. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-308 (b) COMPLIED
THE ROOF IS STAINED AND 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 INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21090474. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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

VIOLATIONS: 6-5 COMPLIED
CHICKENS, ROOSTERS, AND GEESE ARE PROHIBITED IN A RESIDENTIAL AREA. THERE ARE CHICKENS BEING KEPT AT THIS PROPERTY.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE24080622
CASE ADDR: 1395 W SUNRISE BLVD
OWNER: DACAPA LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-21.15.D.

THERE IS A TOTAL OF FOUR TREES ABUSED FROM THIS ZONED -B-1 BOULEVARD BUSINESS ZONED WITHOUT FIRST OBTAINING A PERMIT. THREE LYSILOMA TREES AND A YELLOW TABEBUIA WERE SEVERELY HATRACKED AND/OR CUT DOWN TO THE STUMPS. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24110615
CASE ADDR: 540 E CAMPUS CIR
OWNER: GUERRIER, PANAROTHY H/E; CORADIN, EDELYNE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

THERE IS A LARGE BLACK TRAILER USED TO TRANSPORT VEHICLES BEING STORED ON THE SWALE OF THIS PROPERTY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. LICENSE PLATE NUMBER FL- 23E KUH 06/25 EXP.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

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

THERE IS OPEN AIR STORAGE OF HOUSEHOLD MATERIALS SUCH AS TILE, AND MISCELLANEOUS ITEMS ARE BEING STORED OUTSIDE IN FRONT OF THE DRIVEWAY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25050765
CASE ADDR: 415 ARIZONA AVE
OWNER: CARRALERO DIAZ, YARANIS; GARCIA, NOSLEN ALMEIDA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THERE IS TRASH AND YARD DEBRIS IN THE BACKYARD BEHIND THE TRAILER PARKED ON THE GRASS.

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

VIOLATIONS: 9-308 (b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
THE ROOF IS STAINED WITH A DARK SUBSTANCE.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK TRAILER IS BEING PARKED ON THE GRASS ON THE EAST SIDE OF THE PROPERTY.

CASE NO: CE25060331
CASE ADDR: 1185 ARIZONA AVE
OWNER: FKH SFR M LP; % FIRST KEY HOMES LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD PALM TREE STUMP IN THE FRONT OF THE YARD.

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY AT THIS PROPERTY HAS GRASS/WEEDS GROWING THROUGH IT.

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25060661
CASE ADDR: 1031 SW 31 AVE
OWNER: HIDALGO, RAQUEL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO MATTRESSES, BOXES, FURNITURE PIECES 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 REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A GRAY MERCURY, AND A RED SUV BEING PARKED ON THE LAWN OF THIS PROPERTY.

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE TREES/BUSHES IN FRONT OF THE HOME ARE UN-KEPT, AND THERE IS MISSING GROUND COVER ON THE SWALE AND ON THE GRASS WHERE THE VEHICLES WERE BEING PARKED.

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

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTSIDE STORAGE OF WOOD, PLASTIC BINS, FURNITURE, AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47.19.HH.II.4.a
THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY IN WHICH NO PERMIT HAS BEEN APPLIED FOR OR ISSUED TO USE ON THE PROPERTY.

CASE NO: CE25080340
CASE ADDR: 3131 SW 23 ST
OWNER: LEHOCZKY, HAROLD E H/E; MOLINA, ROBERTO A
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS GRASS GROWING THROUGH THE GRAVEL.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25080369
CASE ADDR: 3608 SW 13 CT
OWNER: SIKTIR CORP INC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE occurring AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF A TIRE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE25040640. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT HAS BLACK STAINS THROUGHOUT.

CASE NO: CE25080531
CASE ADDR: 3507 SW 14 ST
OWNER: SOSA PORTAL, ELIZABET J H/E; PORTAL SEVILLANO, MYRNA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A LADDER AND OTHER MISCELLANEOUS ITEMS ON THE WEST SIDE OF THE PROPERTY NEXT TO THE DRIVEWAY.

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

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 ULDR. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25060314
CASE ADDR: 3410 SW 27 ST
OWNER: TEDESCO FAMILY PARTNERS LP
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 25-13. COMPLIED
A GRAVEL DRIVEWAY WAS INSTALLED ON THE EAST SIDE OF THE PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THE PROPERTY. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND/OR WEEDS GROWING THROUGH IT.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING ON THIS RS-6.85A ZONED PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO INDOOR CHAIRS, INDOOR TABLES, BOXES, TOTES, LADDERS, DOLLYS, BOAT ENGINES, CUSHIONS, CLEANING SUPPLIES, GAS CANS, COOLERS, TARPS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-19.1.B
THERE ARE MULTIPLE CANOPIES ON THE FRONT AND REAR OF THE PROPERTY. NO ACCESSORY USE WITHIN A REQUIRED YARD.

CASE NO: CE25060324
CASE ADDR: 6015 NW 31 AVE C
OWNER: LAKEVIEW PLAZA INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CASE NO: CE25040414
CASE ADDR: 4521 NW 12 AVE
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC
INSPECTOR: SHAYQWAN KENDRICK

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED AND IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE. THIS IS A RECURRING VIOLATION, SEE CASE CE24020060. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE VNCA TRUCKING LLC #754 AT THIS LOCATION.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A WHITE F150 TAG (DK2 9KI) VEHICLE PARKED ON THE GRASS/LAWN AREA.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24100018
CASE ADDR: 1011 NW 49 ST
OWNER: SCHLOSS, TROY G
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA ON THE PROPERTY IS STAINED OR DIRTY. THE EXTERIOR WALL OF THE PROPERTY IS DIRTY.

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS A BROWN TARP AND A METAL SHEET ON THE TOP. THERE IS TREE DEBRIS ON THE ROOF.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT BLACK VEHICLE WITH NO TAG PARKED ON THE PROPERTY UNDER THE CARPORT.

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

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

CASE NO: CE25020542
CASE ADDR: 3361 NW 64 ST
OWNER: MILLER, AMINATA I; INFINITE GRATITUDE HAPPINESS TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-1. COMPLIED
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS GLASS LEFT FROM TRASH PICK UP THAT ENDANGERS THE SAFETY OF ADJACENT PROPERTIES.

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

VIOLATIONS: 9-280 (C) COMPLIED

THE WALKWAY AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE CONDITION. THERE ARE UNEVEN AND BROKEN PAVERS CAUSING A UNSAFE PASSAGE. THE PAVERS ARE NOT BEING MAINTAINED IN A SAFE AND WELL KEPT APPEARANCE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA. THERE ARE AREAS OF THE FASCIA THAT IS STAINS AND/OR DIRTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

VACATION RENTALS

CASE NO: CE25090731
CASE ADDR: 2065 SW 28 TER
OWNER: 2065 SW 28TH 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: CE25060100 - ADVERTISING OCCUPANCY, CE25060052- NOISE- AMPLIFIED SOUND, NOISE- NON AMPLIFIED SOUND.

CASE NO: CE25100469
CASE ADDR: 1786 NE 21 ST
OWNER: ALBATROSS REAL ESTATE LP
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 1

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: CE25090346 - PARKING, AMPLIFIED NOISE AND RESPONSIBLE PARTY.

CASE NO: CE25080786
CASE ADDR: 1705 SW 13 CT
OWNER: KARPOV, VADIM; KARPOVA, SVETLANA
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

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

CASE NO: CE25090056
CASE ADDR: 2607 SUGARLOAF LN
OWNER: IMMO DV SUGARLOAF LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25090242
CASE ADDR: 1717 SW 5 PL
OWNER: CASA TIKI 1717 LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7) COMPLIED

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS IS A REPEAT VIOLATION OF CE24040065. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE25100131
CASE ADDR: 1051 PARK DR
OWNER: THEODORE, RONEL
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 3

VIOLATIONS: 15-281(a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY.

VIOLATIONS: 15-278.(2)b. WITHDRAWN
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

VIOLATIONS: 15-275(5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL OR THE CITY.

CASE NO: CE25090750
CASE ADDR: 5940 NE 22 AVE
OWNER: 5940 NE 22ND LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED NOISE COMING FROM THIS PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10PM.

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. TWO VEHICLES FOUND PARKED ON THE SWALE IN FRONT OF THE PROPERTY.

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 P.M.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25100135
CASE ADDR: 405 HENDRICKS ISLE
OWNER: LAS OLAS HIDEAWAY LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a) WITHDRAWN
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

VIOLATIONS: 5-278.(2)b
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. OBSERVED APPROXIMATELY 40-50 PEOPLE OCCUPYING THE PROPERTY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. SIX VEHICLES PARKED ON THE RIGHT OF WAY ACROSS FROM THE VACATION RENTAL BELONGING TO THE OCCUPANTS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

CASE NO: CE25100133
CASE ADDR: 2600 NE 15 ST
OWNER: LAS OLAS INVESTMENT & CONSTRUCTION GROUP LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 3

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A WHITE TRUCK PARKED ON THE SWALE ON THE SIDE OF THE VACATION RENTAL. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-275(5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL OR THE CITY. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25100144
CASE ADDR: 1708 SW 14 ST
OWNER: JIMENEZ, EDUARDO ASFURA
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M.

VIOLATIONS: 7-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M.

CASE NO: CE25100371
CASE ADDR: 1708 SW 14 ST
OWNER: JIMENEZ, EDUARDO ASFURA
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. RECURRING VIOLATION OF CASE CE25100144.

CASE NO: CE25080660
CASE ADDR: 6730 NW 26 AVE
OWNER: ALVAREZ, KARLA FRIDA ANANIAS; CHEREMNYKH, MAXIM
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND(S) COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25080660
CASE ADDR: 6730 NW 26 AVE
OWNER: ALVAREZ, KARLA FRIDA ANANIAS; CHEREMNYKH, MAXIM
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND(S) COMING FROM THIS RESIDENTIAL PROPERTY AND IT'S PLAINLY AUDIBLE FIFTY (50) FEET FROM THE SOURCE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS IRREVERSIBLE IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

CASE NO: CE25090687
CASE ADDR: 2841 NE 35 CT
OWNER: VICKI L DARNALL IRREV TR;
DARNELL, THEODORE W TRSTEE
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. TWO VEHICLES OBSERVED PARKED ON THE RIGHT OF WAY IN FRONT OF THE PROPERTY.

VIOLATIONS: 15-275(5)

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

CASE NO: CE25090322
CASE ADDR: 3411 SW 16 ST
OWNER: ACOSTA SANCHEZ, OSCAR HERNANDO
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 P.M.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24120110
CASE ADDR: 6602 N FEDERAL HWY
OWNER: IN & OUT REALTY LLC;
4000 N FEDERAL HWY LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)
THE PARKING LOT IS NOT BEING MAINTAINED IN A DUSTLESS FREE CONDITION. THERE ARE
POTHoles, MISSING ASPHALT, OIL STAINS AND DISCOLORATION. THE WHEEL STOPS ARE
STAINED AND DIRTY.

VIOLATIONS: 9-305(b)
LANDSCAPING NOT MAINTAINED. MISSING AND/OR BARE AREAS OF LAWN COVER. THERE IS
MISSING GROUND COVER THROUGHOUT THE PROPERTY.

CASE NO: CE24110385
CASE ADDR: 1020 NW 5 AVE
OWNER: DAMUS, CARLA; DAMUS, MAXWELL
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. GREY
VOLVO FLAT TIRE.

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

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE
PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. MISSING OR BROKEN
WHEELSTOPS, FADED PARKING STRIPES, POTHoles IN A RD-15 ZONE.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CHAIN
LINK/WOODEN FENCE IS (ARE) IN DISREPAIR; TOP BAR, SECTIONS OF THE SCREEN MESH,
HAS BECOME DETACHED FROM THE FENCE OR HAS BEEN REMOVED. SECTIONS OF THE CHAIN
LINK FENCE ARE BENT AND/OR RUSTED. METAL OBJECTS ARE USED IN LIEU OF REGULAR
FENCE POSTS AND PARTS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25010157
CASE ADDR: 1512 NE 4 AVE
OWNER: ALVAREZ, VICTOR
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 15-28
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD" AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. REOCCURRING OF CASE CE24010782.

VIOLATIONS: 23-94
A FOOD TRUCK "LOLA'S VENEZUELAN FAST FOOD" AT THIS LOCATION IS OPERATING AS A VENDOR WHICH IS PROHIBITED AT THIS CB ZONED PROPERTY.

CASE NO: CE25030584
CASE ADDR: 1100 NW 5 AVE 1-3
OWNER: LESPINASSE, JEAN
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE OIL STAINS PRESENT, AND SEVERAL WHEEL STOPS ARE BROKEN AND DISCOLORED.

VIOLATIONS: 18-1.
THERE IS A REFRIGERATOR AND A STOVE SITTING ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY 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: 9-304(b)
THERE IS A TRAILER PARKED/BEING STORED ON THE GRASS/LAWN AREA.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

CASE NO: CE25010880
CASE ADDR: 939 NW 8 AVE
OWNER: GODIS LTD
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE LOOSE WIRES AND OPENINGS ON THE FENCE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, LITTER, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE

VIOLATIONS: 9-306

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

VIOLATIONS: 47-21.15.A

THERE WAS AN OAK TREE AND A MAHOGANY TREE THAT WAS REMOVED WITHOUT A PERMIT.

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.

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 19, 2025

9:00 AM

CASE NO: CE25010882
CASE ADDR: 4 NE 16 PL
OWNER: LESPERANCE, LESLIE
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS STAINED/DIRTY AND HAS AREAS WITH BROKEN/MISSING SLATS.

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (C)

THERE ARE WEEDS GROWING THROUGH THE CRACKS OF THE WALKWAY LEADING TO THE DOOR OF THE PROPERTY AND THE PORCH IS STAINED/DIRTY.

CASE NO: CE24100466
CASE ADDR: 806 NW 10 TER
OWNER: FTL 806 STORAGE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles AND FADED/MISSING PARKING STRIPES.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES BEING STORED IN THE PARKING AREA.

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24110333
CASE ADDR: 630 NW 10 TER
OWNER: P E INVESTMENTS I LLC; %OSCAR GRISALES-RACINI
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020218. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE WHETHER OR NOT IT COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

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 SWALE AREA.

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

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE/GATE IN THE FRONT HAS A POLE THAT IS BENT. ALSO, THE WOOD FENCE TO THE LEFT OF THE PROPERTY AROUND THE AC UNITS ALSO IS IN DISREPAIR LEANING AND NOT ATTACHED PROPERLY.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES NOT MAINTAINED AT THIS PROPERTY AND ARE IN DISREPAIR. THERE ARE WEEDS AND GRASS GROWING THROUGH THE SPACES AND CRACKS. THERE ARE POTHOLES AND DARK STAINS ON THE PARKING LOT AS WELL.

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

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH ON THE SWALE AND SIDEWALK THAT WAS PUT OUT ON A NON-BULK TRASH DAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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.

CASE NO: CE24090322
CASE ADDR: 1722 NW 8 CT
OWNER: USARIOJARA LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)

THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION/BEHIND BUILDING LINE.

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. A WHITE TWO DOOR PICK UP IS PARKED ON THE GRASS.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE21060347, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE/GRAY GMC PICKUP TRUCK WITH NO TAGS PARKED ON THE GRASS OF THE PROPERTY.

VIOLATIONS: 18-1.

THERE IS INDOOR FURNITURE BEING USED OUTSIDE, FURNITURE IN THE REAR WITH TRASH, BOX WITH TRASH, CONTAINERS, PET CAGE KENNEL, TRASH PUSHED ALONG THE FENCE, ENGINE MOTOR/TRANSMISSION IN FRONT OF THE HOUSE, INSIDE TABLE IN FRONT OF THE RESIDENCE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-363

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

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25060430
CASE ADDR: 670 SW 30 TER
OWNER: JACKSON-GOPIE, SOPHIA A M
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH CONSISTING OF BUT NOT LIMITED TO A SOFA, PILLOWS AND BOARDS ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE ITEM BEING STORED OUTSIDE CONSISTING OF BUT NOT LIMITED TO FURNITURE, A BATHTUB AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA HAS CRACKS AND DISCOLORED.

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONE PROPERTY. THERE IS INDOOR FURNITURE CONSISTING OF COUCHES OUTSIDE ON THE PORCH.

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH ON THE SWALE OF THE PROPERTY CONSISTING OF A BROWN COUCH AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24090135
CASE ADDR: 1713 NW 13 CT
OWNER: MORTGAGE ASSETS MGMT SERIES I TR
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-259 WITHDRAWN REFER TO BE24090064
THIS BUILDING IS IN DISREPAIR AND IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO UNKNOWN ITEMS STORED OUTSIDE AND COVERED WITH A GRAY TARP. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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 PART OF THE FENCE ARE BENT SECTIONS.

VIOLATIONS: 9-304(b)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A WHITE VAN PARKED ON THE GRASS/LAWN AREA.

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 IN THE SWALE AREA.

CASE NO: CE25050051
CASE ADDR: 452 SW 4 AVE 1-6
OWNER: ACS 452 LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(C)
THE WALKWAY IS IN DISREPAIR. THE WALKWAY IS FADED WITH MULTIPLE CRACKS.

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)
THE PARKING FACILITIES AT THE FRONT AND REAR OF THIS RAC-SMU ZONED PROPERTY ARE NOT MAINTAINED. THE ASPHALT SURFACE IS IN DISREPAIR SHOWING MULTIPLE CRACKS, POTHOLES AND MISSING SECTIONS.

VIOLATIONS: 47-20.13.B.1.c.
MATERIAL ON SECTION OF THE RIGHT OF WAY IS NOT MATCHING THE MATERIAL USED ON PARKING FACILITIES OF THIS RAC-SMU ZONED PROPERTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25040415
CASE ADDR: 1332 CITRUS ISLE
OWNER: KARNATZ, WALTER W LE; NANCE, JAMES M
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.6.B.

THERE IS EVIDENCE OF A VESSEL DOCKED AT THIS RS-8 ZONED PROPERTY THAT IS BEING USED TO LIVE IN IT (LIVEBOARD). THIS ACTIVITY IS A PROHIBITED USE IN THIS RS-8 ZONE.

CASE NO: CE24120470
CASE ADDR: 1610 NW 16 CT
OWNER: ANTLOP INVESTMENT PROPERTIES INC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOW.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES STORED ON PROPERTY AND SWALE. A RED DODGE MAGNUM WITH FLAT TIRES AND MISSING TAG. A RED NISSAN WITH FLAT TIRES; A WHITE CHEVY WITH FLAT TIRES AND MISSING TAG AND A BLACK DODGE WITH MISSING TAG AND WRECKED.

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 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: 9-306
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.

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: CE24110656
CASE ADDR: 1430 SW 27 ST
OWNER: SYNEKTA DEVELOPMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.B.1.b
WITHDRAWN

VIOLATIONS: 47-20.13.F.
WITHDRAWN

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

VIOLATIONS: 47-21.16.A.
WITHDRAWN

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BRICKS, A LADDER AND A CART. THEY ARE BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY AND ARE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

VIOLATIONS: 47-20.13.B.1.b
WITHDRAWN

VIOLATIONS: 47-20.13.F.
WITHDRAWN

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.

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

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

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
THERE ARE TWO PILES OF DIRT ON THE PROPERTY AND PLASTIC SHEETING ON THE SWALE.
THE LANDSCAPING IS ALSO OVERGROWN AND NEEDS TO BE CUT.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

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

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

CASE NO: CE24100613
CASE ADDR: 1060 NW 25 AVE
OWNER: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED SUCH AS BUT NOT LIMITED TO, MISSING CHAIN LINKS, LATCHES AND SUPPORT POLES THAT ARE BENT AND NOT ATTACHED PROPERLY.

VIOLATIONS: 18-1.
THERE IS OUTSIDE STORAGE AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO BUCKETS, PLANTERS, A DRESSER, PAINT CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY SUCH AS BUT NOT LIMITED TO METAL SHUTTERS, WOOD, GAS CAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 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 INCLUDING FASCIA. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY AND STAINED.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD IS IN DISREPAIR. THE STRUCTURE HAS RUST AND DIRT STAINS AND THE ROOF IS DAMAGED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25040665
CASE ADDR: 2101 NE 68 ST
OWNER: ASHLEY HOUSE ASSN INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE ARE BROWN CHAIRS BEING STORED UNDER A BROWN TARP ON THE WEST SIDE OF THE PROPERTY.

CASE NO: CE25040495
CASE ADDR: 1725 E SUNRISE BLVD
OWNER: ARTHUR A DANIELS GST TR;
DIANE E VOIGT GST TR %RYAN
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE ON THE PARKING LOT OF THIS PROPERTY. AN RV WITHOUT A VALID TAG AND MISSING A TIRE.

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE24110006
CASE ADDR: AURAMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS, ETC.

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: CE24110064
CASE ADDR: 3100 BELMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS, ETC.

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: CE25050626
CASE ADDR: 235 S FORT LAUDERDALE BEACH BLVD
OWNER: 235 S FT LAUDERDALE BEACH LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE IS AN A-FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION (BEN & JERRY'S). ALL SIGNS MUST HAVE A PERMIT AND CAN ONLY BE PLACED ON PRIVATE PROPERTY, NOT IN THE RIGHT-OF-WAY. THIS IS A RECURRENCE OF CASE CE25020795 AND AS SUCH A HEARING WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED AT THIS PRD COMMERCIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE23070891 AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION IS BROUGHT INTO COMPLIANCE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25050633
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD 202
OWNER: LAS OLAS OCEANFRONT NO 1 LLC; %ASULIN, YIZHAK
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 25-4
THERE ARE A-FRAME SIGNS OBSTRUCTING THE SIDEWALK ON THE CORTEZ STREET SIDE OF THIS LOCATION.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRENCE OF CASE CE22090137 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25020514
CASE ADDR: 3767 SW 17 ST
OWNER: OUELLETTE, RYAN KEITH
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE ARE THREE BOAT TRAILERS PARKED ON THE FRONT LAWN OF THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS, INCLUDING BUT NOT LIMITED TO: A HEADBOARD, BUCKETS, WOOD BOARDS, TOTES AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THE FRONT WALLS ARE STAINED AND FADED. THE COLOR OF THE FASCIA BOARD DOES NOT MATCH THE EXISTING SURFACE, IT IS PART BLACK AND PART WHITE.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. OVERGROWTH TO THE LEFT OF THE DRIVEWAY AND BETWEEN THE TWO BOAT TRAILERS. DEAD PALM FRONDS ON THE RIGHT SIDE OF THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A BOAT CHARTER BUSINESS BEING RUN OUT OF THIS PROPERTY.

CASE NO: CE24030628
CASE ADDR: 1620 W STATE RD 84
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS A FOOD TRUCK OPERATING CALLED THE FRENCH TOUCH WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

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

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

VIOLATIONS: 47-19.5.D.5.
THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24030623
CASE ADDR: 1620 W 84
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE INCLUDING BUT NOT LIMITED TO ANY BANANA LEAF AND A-FRAME SIGNS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE FOOD TRUCKS BUSINESSES CALLED VENEZUELAN FAST FOOD AND CAROUSEL BARBEQUE OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

CASE NO: CE24080472
CASE ADDR: 933 NW 50 ST
OWNER: B I C CORP
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.U.1
THE WINDOW SIGNS AT THIS B-3 ZONED COMMERCIAL BUSINESS PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDON. ALL INCLUDE BUSINESS:
969 IRIS
981 PREMIER HEALTH CENTER.
953 MAJOR LEAGUE HERO
973 PAWN SHOP

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS B-3 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE BEACHCOMBER HAS YELLOW SURF SIGNS ON THE BEAMS OF THE BUILDING.
961 FLAVOR RESTAURANT
957 MASSAGE SPA
969 IRIS **COMPLIED**
981 PREMIER HEALTH CENTER
973 PAWN SHOP *****COMPLIED*****

VIOLATIONS: 47-19.9.5.b.
THERE IS OUTDOOR DINING OCCURRING AT THIS COMMERCIAL BUSINESS PROPERTY UNITS 953 MAJOR LEAGUE HEROS AND 961 FLAVOR'S CARIBBEAN RESTAURANT WITHOUT PERMIT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25040673
CASE ADDR: 6100 NW 31 WAY
OWNER: ZEHTABI, MAHJABIN
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE IS VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES INCLUDING BUT NOT LIMITED TO, STORAGE OF ITEMS IN THE BACKYARD EXPOSED TO THE ELEMENTS, WHICH MAY ATTRACT RODENTS AND A WATERFALL IN DISREPAIR AND COLLECTING WATER THAT CAN BECOME A BREEDING GROUNDS FOR MOSQUITOS OR OTHER ANIMALS.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (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: CE25050005
CASE ADDR: 3363 W COMMERCIAL BLVD 201 A
OWNER: HARWOOD GLOBAL LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

THE BUSINESS (WEST MEDRX LLC) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25050123
CASE ADDR: 1744 E COMMERCIAL BLVD
OWNER: ASH PROPERTIES GROUP 2 LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGN VERSA KITCHEN AND FLOORS DESIGN CENTER BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25050474
CASE ADDR: 5100 N STATE ROAD 7
OWNER: 5100 N STATE ROAD 7 FLL INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CASE NO: CE25010558
CASE ADDR: 5030 NE 14 TER
OWNER: INNSBRUCK INVESTMENT CO; %FRED BAMMAN III
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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 ARE I DISREPAIR AND 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 19, 2025
9:00 AM

OLD BUSINESS

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

VIOLATIONS: 17-7.6

THERE IS SOUND COMING FROM THE HEATING, VENTILATION, AND AIR CONDITIONING "HVAC" EQUIPMENT ON THIS RMH-60 RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY IN EXCESS OF ALLOWABLE LIMITS:
SEC. 17-6. - MAXIMUM PERMISSIBLE SOUND LEVELS:
7:00 A.M. TO 10:00 P.M. 60 DBA
10:00 P.M. TO 7:00 A.M. 40 DBA
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 7:40 AM ON 3/30/2025. EACH READING READ OVER 60 DBA (73, 73 AND 73)
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 11:09 PM ON 4/3/2025. EACH READING READ OVER 40 DBA (51, 52 AND 51)
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 12:27 AM ON 5/9/2025. EACH READING READ OVER 40 DBA (51, 52 AND 52).

CASE NO: CE24070226
CASE ADDR: 1423 HOLLY HEIGHTS DR
OWNER: THE CASCADE AT HOLLY HEIGHTS CON
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS, POT HOLES AND DISCOLORATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE24100675
CASE ADDR: 1715 SE 10 ST
OWNER: LEVESQUE-CASTONGUAY, LYNE D; CASTONGUAY, RAYMOND
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)
THE LANDSCAPE ON THIS PROPERTIES SWALE AREA HAD BEEN COVERED WITH UNPERMITTED ARTIFICIAL TURF AND NEEDS TO BE REPLACED WITH LIVING GROUND COVER.

VIOLATIONS: 47-20.13.G.1.
THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT-OF-WAY IMPROVEMENT PERMIT FROM THE CITY OF FORT LAUDERDALE.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WEEDS GROWING THROUGH GRAVEL

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

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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

VIOLATIONS: 18-12.1. (a)
THE PROPERTY IS VACANT, IT SHALL BE DEEMED AN ABANDONED DWELLING AND REGISTERED.

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

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

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

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, PORTIONS OF THE DRIVEWAY WAS OBSERVED STAINED, DISCOLORED AND WITH WEEDS GROWING OUT OF IT. THE DRIVEWAY AND APPROACH IS NOT BEING MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. BROKEN WINDOWS ON PROPERTY.

VIOLATIONS: 18-8. (a)
THIS PROPERTY HAS BEEN BOARDED WITHOUT A BOARDING CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

VIOLATIONS: 47-20.20. (H)

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

CASE NO: CE25080243
CASE ADDR: 96 HENDRICKS ISLE
OWNER: KOLO 23 LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE STREET FACING BUSHES AND THE HEDGE ON THE NORTHSIDE OF THE PARKING ARE NOT TRIMMED IN A NEAT MANNER.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOFS AND SOFFITS ARE DIRTY.

VIOLATIONS: 9-306

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

CASE NO: CE25010088
CASE ADDR: 1920 NW 9 ST
OWNER: KATANA 1920 LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF DEAD OR MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE RIGHT AND LEFT SIDE OF THE BUILDING HAVE AREAS THAT NEED GROUND COVER SOD/GRASS.

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. THE BUILDING EXTERIOR HAS AREAS ON THE WALLS, FASCIA BOARD THAT HAVE DARK MARKS AND STAINS THAT NEED TO BE CLEANED AND PAINTED. THIS SHOULD INCLUDE THE WALLS, FASCIA BOARD, DOORS AND GARAGE DOORS.

CASE NO: CE25011001
CASE ADDR: 633 NW 14 TER
OWNER: CEASER, CHINO &; MCCALL, SYLVESTER ETAL
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

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

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

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

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

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

CASE NO: CE25010297
CASE ADDR: 1530 NW 12 CT
OWNER: JEFFERSON, LANARD; LONG-JEFFERSON, SHANTERIA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

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

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

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

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

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

CASE NO: CE25040467
CASE ADDR: 3917 SW 13 CT
OWNER: MARSHALL, PATRICIA B
INSPECTOR: MATTHEW FLESHER

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

VIOLATIONS: 9-308 (b)
THE ROOF IS STAINED WITH A BLACK SUBSTANCE. ALSO, THERE ARE TARPS AND DEBRIS ON THE REAR HALF OF THE ROOF.

VIOLATIONS: 9-306
THE FASCIA AND AREAS OF THE EXTERIOR WALL HAVE BLACK 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. THE GRAVEL SWALE AREA HAS GRASS GROWING THROUGH AND AREAS OF MISSING GRAVEL. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

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

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

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

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

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

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

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

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

VIOLATIONS: 9-280(h) (1)
PART OF THE BUFFER WALL LOCATED AT THE WESTSIDE OF THIS PROPERTY IS IN DISREPAIR
AND IS NOT BEING MAINTAINED AS REQUIRED. THE BUFFER WALL IS LEANING FORWARD.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

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

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

VIOLATIONS: Sec. 24-7 (b)
THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

CASE NO: CE25050120
CASE ADDR: 2730 SW 1 ST 1-2
OWNER: 335 NW 28 ST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY TOYOTA CAMRY IS BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED.

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

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

VIOLATIONS: 47-21.16.A.
THERE IS STUMP IN THE FRONT OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY LOCATED NEXT TO A PALM TREE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING AROUND THE PROPERTY IN SEVERAL AREAS.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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.
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.

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

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

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

CONTINUED

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS FADED AND HAS CRACKS THROUGHOUT THE PAVERS.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL WINDOWS ARE BROKEN, CREATING POTENTIAL SAFETY AND SECURITY HAZARDS.

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

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

VIOLATIONS: 9-304 (b)
THE DRIVE AT THIS PROPERTY HAS POTHOLES, AND WEEDS AND GRASS GROWING THROUGH IT.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WOODEN AT THIS PROPERTY IS WORN WITH CHIPPED SLATS, DISCOLORED, AND HAS VEGETATION GROWING OVER THE WOODEN SLATS IT.

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

VIOLATIONS: 9-280 (C)
THE WALKWAY LEADING TO THE PORCH IS CRACKED WITH PEELING PAINT AND CRACKED CEMENT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

November 19, 2025

9:00 AM

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
November 19, 2025
9:00 AM

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