

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
December 11, 2025
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

December 11, 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
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

NEW BUSINESS

CASE NO: FC25080014
CASE ADDR: 414 SE 14 ST
OWNER: FLL CENTER LLC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: FSS 633.222, 12/13/0
LIGHT WEIGHT TRUSS SIGN ("R" SIGN) MISSING FROM BUILDING.

CASE NO: FC25080015
CASE ADDR: 1630 SW 4 AVE
OWNER: 1630 SW 4TH AVENUE LLC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 2

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: FC25080019
CASE ADDR: 3010 HOLIDAY DR
OWNER: HARBOUR BEACH RESIDENCES LLC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

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

VIOLATIONS: NFPA 1:1.7.8.1, FFPC
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 211:10.7.3.3, 2
CLOTHES DRYER(S) IS/ARE NOT EXHAUSTED TO THE OUTSIDE AIR.

VIOLATIONS: NFPA 25:13.6.2.1, 20
THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW
PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

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

VIOLATIONS: MO 13-64, 1/1/05
UPDATE TO ACCESS KEYS.

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CASE NO: CE25060491
CASE ADDR: 1625 CORDOVA RD
OWNER: W D CORDOVA LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 BUSINESS ZONE PROPERTY. THE PARKING AREA CONCRETE CURBING ARE IN DISREPAIR AND DIRTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24030887. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20.I. COMPLIED
PARKING FACILITIES ON THIS B-1 BUSINESS ZONE PROPERTY ARE NOT BEING PROPERLY MAINTAINED AS PER THE PLANS SUBMITTED AND APPROVED WHEN THE BUILDING PERMIT WAS ISSUED. THERE IS DISREPAIR STOP SIGNS AT THE WESTBOUND APPROACH INTO THE ALLEY OF THE INTERSECTION.

VIOLATIONS: 18-1. COMPLIED
THERE IS GRAFFITI ON THE DOOR ON THE SOUTH SIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

CASE NO: CE25070231
CASE ADDR: 1245 NE 3 AVE
OWNER: WORONECKI, ADAM
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) WITHDRAWN
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE22100282. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A LIGHT BLUE RAMBLER WITH NO TAG THAT IS A DERELICT VEHICLE ON THE PROPERTY.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS STAINED AND DIRTY. THIS IS A RECURRING CASE, REFERENCE CASE CE22100282. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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

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CASE NO: CE25040511
CASE ADDR: 627 NE 8 AVE 1
OWNER: 627 NE 8TH AVE LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 2

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

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

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

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

VIOLATIONS: 9-280 (C) COMPLIED
THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED.

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS AND AIR CONDITIONING UNITS THAT ARE NOT PROPERLY SEALED AND WEATHERPROOF FROM THE OUTSIDE ELEMENTS. THE WINDOWS ARE NOT IN WORKING ORDER AT THIS PROPERTY.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE A BROKEN SLAT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO FURNITURE, AND OTHER MISCELLANEOUS ITEMS.

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

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CASE NO: CE25090374
CASE ADDR: 1050 NW 23 WAY
OWNER: MANIA LLC
INSPECTOR: KAREN PROTO
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 PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 18-1.

THERE IS OUTSIDE STORAGE AT THIS RS-8 PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO A PROPANE TANK, CONTAINERS, PIECES OF WOOD, CINDER BLOCKS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ARE STAINED AND DIRTY AND NEED TO CLEANED AND OR PAINTED ALSO THE PAVERS IN FRONT OF THE HOUSE ARE CRACKED AND BROKEN.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23060323 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25090463
CASE ADDR: 2844 SW 3 CT
OWNER: MATTIS, ALBERT MICHAEL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS STAINED AND HAS CRACKS IN THE CEMENT.

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A BUSH ON THE SWALE OF THE PROPERTY THAT HAS GROWN ACROSS THE SIDEWALK OBSTRUCTING THE SAFE PASSAGE OF PEDESTRIANS, AND BLOCKING SIGHT FOR DRIVERS TO SEE ONCOMING CARS.

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CASE NO: CE25070892
CASE ADDR: 3870 SW 11 ST
OWNER: DINKINES, KIMBERLY J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BRANCHES OF THE TREE ON THE SWALE HAVE GROWN ACROSS THE SIDEWALK OBSTRUCTING THE FREE PASSAGE.

VIOLATIONS: 18-12. (a)
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, BOXES, CRATES, RUGS, PET CRATES, 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: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, CRACKS AND STAINS.

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

VIOLATIONS: 47.19.HH.II.4.a COMPLIED
THERE IS A STORAGE POD ON THE DRIVEWAY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITH NO PERMIT OBTAINED FROM THE CITY.

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

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW AWNING IS CROOKED/BENT IN THE FRONT WINDOW OF THE PROPERTY.

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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.

CASE NO: CE25090795
CASE ADDR: 1316 N RIO VISTA BLVD
OWNER: 1316 RIO LLC
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.3.B
CONSTRUCTION MATERIALS AND EQUIPMENT WERE STORED ON THE CRITICAL ROOT ZONE OF 3 OAK TREES LOCATED WITHIN THE PROPERTY/CONSTRUCTION AREA MAKING THIS TREE ABUSE. 3 OAK TREES WERE ABUSED IN THE CRITICAL ROOT ZONE AREA. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.15
TREE PROTECTION BARRICADES WERE NOT PRESENT AT TIME OF INSPECTION.

CASE NO: CE25100004
CASE ADDR: 1500 NE 16 TER
OWNER: STEWART, CHRISTOPHER E
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE (FRESH COCONUT & SMOOTHIES) AT THIS LOCATION.

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CASE NO: CE25100532
CASE ADDR: 1021 N VICTORIA PARK RD 4
OWNER: OTIS PEARSON LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS DIRTY AND DISCOLORED.

VIOLATIONS: 18-1.
THERE IS TRASH, RUBBISH, DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO HANGERS AND STYROFOAM THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE24060435. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

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

CASE NO: CE25080679
CASE ADDR: 2701 N FEDERAL HWY
OWNER: OAK STREET INVESTMENT GRADE NET; LEASE FUND SERIES 2021-2 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. THIS IS A RECURRING VIOLATION SEE CASE CE23090363. 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: CE25080066
CASE ADDR: 2717 NE 26 TER
OWNER: BRAVO MIAMI LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE AREA.
THIS IS A RECURRING VIOLATION SEE CASE CE23070852. 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.

VIOLATIONS: 9-308 (b) COMPLIED
THE ROOF IS STAINED AND DIRTY AND NOT BEING KEPT IN A GOOD CONDITION. THERE ARE
PLANTS GROWING THROUGH THE GUTTERS ONTO THE ROOF.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS RS-4.4 PROPERTY. KIA SOUL GRAY EXPIRED TAG
11/2024 13DSCL.

VIOLATIONS: 47-22.9. COMPLIED
SIGN(S) HAS/HAVE BEEN ERECTED AT THIS RS-4.4 PROPERTY WITHOUT THE REQUIRED
PERMITS FROM THE CITY OF FORT LAUDERDALE.

CASE NO: CE25080157
CASE ADDR: 3049 NE 20 AVE 1-10
OWNER: JEROME SQUADRITO REV LIV TR; SQUADRITO, JEROME TRSTEE
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.

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

VIOLATIONS: 9-276 (C) (1)
DIRTY, DISCOLORED DRIVEWAY(S) OR COURTS. THE COURTYARD WALKWAYS ARE DIRTY.

VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING
CONDITION.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. THE GATE OF THE REAR FENCED AREA HAS NO LATCH TO CLOSE.

VIOLATIONS: 9-307 (a) WITHDRAWN
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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CASE NO: CE25070326
CASE ADDR: 1535 NW 9 AVE
OWNER: GONZAVA LLC; %ALEXIS GONZALEZ PA
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 FASCIA BOARDS.

VIOLATIONS: 18-1. COMPLIED

THERE IS A CAR ENGINE AND TIRE STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY. A BLACK PONTIAC THUNDERBIRD WITH NO TAG AND FLAT TIRES. THREE NISSAN Z SITED ON JACKS WITH NO TAGS.

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: CE25050528
CASE ADDR: 1420 NW 15 TER
OWNER: CRUZ, PAMELA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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: 9-304 (b)

THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES AND THE BLACK TOP IS FADED. GRASS AND WEEDS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT FORD F350 WITH EXPIRED TAG PARKED/STORED ON THE SWALE (OR) ON THIS PROPERTY.

CONTINUED

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VIOLATIONS: 47-34.4.A.1.

THERE IS A COMMERCIAL VEHICLE ON RIGHT-OF-WAY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; MATTRESS, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CASE NO: CE25060189

CASE ADDR: 1826 LAUDERDALE MANOR DR

OWNER: MONDELUS, DELISON

INSPECTOR: BOVARY EXANTUS

COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE ARE BOXES, A HEADBOARD AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY AND ON THE SWALE. A BLUE TOYOTA RAV4 WITH EXPIRED TAG, A WHITE MERCEDES SPRINTER WITH FLAT TIRES AND EXPIRED TAG, A RED NISSAN MAXIMA WITH EXPIRED TAG AND A GOLD TOYOTA SEQUOIA WITH NO TAG.

VIOLATIONS: 9-304(b)

PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED THE SUPPORT BAR IS MISSING.

VIOLATIONS: 24-7(b) COMPLIED

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: LADDER, TIRES, VEHICLE PARTS, CHAIR AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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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SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25100156
CASE ADDR: 1711 SW 30 PL
OWNER: SOLOMON, RONALD E
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH AND YARD DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE #CE22031076. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN OR MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO BE WEIGHED DOWN. THIS IS RECURRING VIOLATION, SEE CASE NUMBER CE22031076. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 30 PLACE OF DEAD AND MISSING GROUND COVER.

CASE NO: CE25100104
CASE ADDR: 2211 SW 27 TER
OWNER: CLINTON, JOSHUA PAUL
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a) COMPLIED

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE STOP SIGN ON THE CORNER OF RIVERLAND RD AND SW 27 TER IS OBSTRUCTED. THIS IS A REPEAT VIOLATION REFER TO CASE CE25060289. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF MULTIPLE DEAD PALM FRONDS. THIS IS A REPEAT VIOLATION REFER TO CASE CE23050944. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25090111
CASE ADDR: 1208 TANGELO ISLE
OWNER: DONALDSON, STEWART G
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A TRAILER BEARING A VESSEL ON RIGHT OF WAY.

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF TOOLS 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: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CASE NO: CE25090726
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG THE SOUTH AND WEST SIDE OF THE PROPERTY. BUSHES AND LAWN ENCROACHING UPON THE STREET.

CASE NO: CE25090051
CASE ADDR: 1140 SW 9 AVE
OWNER: GIACHOS, NICHOLAS; BENNIS, KYLE
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3.
THERE IS A SIGHT TRIANGLE VIOLATION AT THIS ZONED RD-15 PROPERTY. THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS AT THE CORNER OF THIS PROPERTY. THE HEDGES EXCEED THE TWO AND ONE-HALF (2 1/2) FEET PERMITTED BY THE ULDR SECTION 47-35.1. THE HEDGES ARE APPROXIMATELY 84 INCHES IN HEIGHT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25090183
CASE ADDR: 1721 SW 5 ST
OWNER: ROGERS, ROBERT MALCOLM
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS A SUNKEN VESSEL THAT HAS SPILLED FUEL OR OTHER CHEMICALS IN THE WATERWAY DOCKED AT THIS RESIDENTIAL PROPERTY, CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. DUE TO THE IRREPARABLE AND IRREVERSIBLE CONDITIONS OF THIS VIOLATION. THIS CASE WILL BE PRESENTED BEFORE A MAGISTRATE FOR AN IMPOSITION OF FINES TO THE SUM OF UP TO \$15,000. ADDITIONALLY THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO TOTES, BOXES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VESSEL DOCKED AT THIS RESIDENTIAL PROPERTY. THE VESSEL IS DERELICT DUE TO BEING FOUND SUNKEN.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS STAINS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

CASE NO: CE25100228
CASE ADDR: 1609 SW 10 ST
OWNER: FEDERICO NEUMAYER REV TR; NEUMAYER, FEDERICO TRSTEE
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS A WHITE ACURA SUV PARKED ON THE FRONT GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22070164, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING FASCIA, SOFFITS AND AWNINGS ARE IN DISREPAIR HAVING STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE22070164 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE22070164 AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RD-15 RESIDENTIAL PROPERTY. FURNITURE AND OTHER HOUSEHOLD ITEMS WERE OBSERVED BEING STORED IN THE FRONT OF THE HOME.

VIOLATIONS: 9-308 (b) COMPLIED

LANDSCAPE DEBRIS WAS OBSERVED ON THE ROOF.

CASE NO: CE25060731
CASE ADDR: 723 NW 15 WAY
OWNER: CHAN, SHUI KEI VERONICA
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT MAINTAINED AT THIS PROPERTY. THE CEMENT DRIVEWAY HAS BROKEN/ CRACKED SECTIONS WITH GRASS PROTRUDING THROUGH THE CRACKS.

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.

CASE NO: CE25090403
CASE ADDR: 729 NW 19 AVE
OWNER: FISCHETTI, RAPHAEL B
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE IS MISSING GROUND COVER SOD/GRASS THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020551. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

THERE ARE WALLS THAT HAVE DARK STAINS AND MARKS ON THEM THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23020551. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY HAS CRACKS AND GRASS AND WEEDS GROWING THROUGH.

VIOLATIONS: 47-34.1.A.1.

THERE ARE SEVERAL BIKES THAT ARE CUT UP, A SMALL FRIDGE AND A PILE OF LAWN EQUIPMENT AT THE SIDE OF THE HOUSE.

VIOLATIONS: 9-363

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

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT NISSAN 4 DR WITH EXPIRED TAGS. FL TAG PCGU52 4-2024 WHITE IN COLOR. THE VEHICLE IS PARKED ON THE SWALE.

CASE NO: CE25070228

CASE ADDR: 2217 NW 8 ST

OWNER: PAZ, BETHSABETH J

INSPECTOR: GUY SEIDERMAN

COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE ON THE PROPERTY WAS IN DISREPAIR BOTH RIGHT AND LEFT-SIDE IS LEANING. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS IN DISREPAIR WITH DARK STAINS AND MARKS. ALSO, THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. THE WHEEL STOPS AND LINES ARE MARKED WITH DARK MARKS AND STAINS. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-12. (a)

THERE IS TRASH THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE. THIS IS A RECURRING VIOLATION, FROM CASE CE24010224, AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE BLACK VAN WITH A GREEN TOP WITH A FLAT FRONT PASSENGER TIRE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25080520
CASE ADDR: 721 NW 15 TER
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-306 COMPLIED

THE FASCIA BOARD WAS STAINED WITH DARK MARKS. THE WALKING PATH LEADING UP TO THE DOOR WAS CRACKED AND NOT EVEN AS WELL. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY APPROACH IS NOT PROPERLY MAINTAINED. THERE IS MISSING AND LOOSE GRAVEL ALL OVER THE PAVED PARKING SPOTS. THE DRIVEWAY APPROACH IS WORN AND UNLEVEL WHICH ALLOWS WATER TO PUDDLE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23110661. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATES WERE OPEN AND BENT LEADING INTO THE DRIVEWAY.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. A CHEVY VAN TEAL GREEN DERELICT WITH NO TAGS AND THREE FLAT TIRES. THE VEHICLE WAS ORANGE STICKERED TO BE REMOVED WITH IN 24 HOURS.

CASE NO: CE25080793
CASE ADDR: 2421 SW 3 ST
OWNER: LEDGISTER, IONA R
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY APRON/ENTRANCE IS IN DISREPAIR. THE DRIVEWAY APRON HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL.

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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25080805
CASE ADDR: 301 SW 25 TER
OWNER: PARRISH, DENISE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS AREAS OF BROKEN AND CRACKED CONCRETE. FURTHERMORE THE DRIVEWAY HAS AREAS OF FADED AND MISSING PAINT. THERE IS ALSO A VEHICLE PARKED ON THE LAWN.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (C)

THE WALKWAY LOCATED AT THE NORTH SIDE OF THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO LADDERS, PLASTIC BUCKETS, BOXES, LANDSCAPING DEBRIS, SINK AND COUNTER, CONSTRUCTION DEBRIS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4 DOOR 2011 KIA OPTIMA (BRONZE METALLIC COLOR) WITH EXPIRED FL TAG # AX98RZ "9/25".

CASE NO: CE25070994
CASE ADDR: 401 SE 18 CT
OWNER: BROWARD HOUSE INC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RO-ZONED PROPERTY. THE PARKING FACILITY OF BUILDING 401 HAS BLACK STAINS AND THE WHEEL STOPS HAVE STAINS AND MISSING, PEELING PAINT. THE PAVED PARKING FACILITY IN FRONT OF BUILDING 417 HAS AREAS WITH CRACKS, STAINS AND THE WHEEL STOPS HAS STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE23120053. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25090074
CASE ADDR: 100 SW 24 AVE
OWNER: MAXHAUS 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 CE24120448. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b) COMPLIED

THE DRIVEWAY HAS CRACKS, STAINS AND AREAS OF MISSING PAINT. FURTHERMORE THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24120448. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING, FADED PAINT. THIS IS A RECURRING VIOLATION TO CASE NUMBER CE24110672. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25080700
CASE ADDR: 312 SW 16 ST
OWNER: 312 SW 16TH LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-306

THE STRUCTURAL PARTS INCLUDING FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THIS INCLUDES THE FENCE IN THE FRONT YARD, SIDE YARD AND REAR OF PROPERTY BY THE ALLEYWAY.

VIOLATIONS: 9-304 (b)

THE GRAVEL APRON OF THE DRIVEWAY HAS WEEDS GROWING THROUGH.

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25050544
CASE ADDR: 705 SE 22 ST
OWNER: KOLO 20 LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY. THERE IS STORAGE OF VEHICLES ON THIS VACANT LOT, WHICH IS NOT A PERMITTED USE FOR B-1 ZONED PROPERTIES IN THE ULDR.

VIOLATIONS: 9-305 (b) WITHDRAWN

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-304 (b) WITHDRAWN

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 18-1. WITHDRAWN

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

VIOLATIONS: 18-12. (a)

THERE IS TRASH AND DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE CONSISTING OF TREE DEBRIS.

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS B-1 ZONED PROPERTY VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER.

CASE NO: CE25080650
CASE ADDR: 838 SW 16 ST
OWNER: IM INVESTMENTS GROUP LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-308 (a)

THE ROOF AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION.

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25090613
CASE ADDR: 520 SW 12 ST
OWNER: 520 SW 12 STREET LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. SIDEWALK ON THE CORNER OF SW 6 AVE AND SW 12 ST BY STOP SIGN.

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

CASE NO: CE25070944
CASE ADDR: 440 NW 15 AVE
OWNER: BUSH, LORI H/E; BUSH, JAMES
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH IN THE DRIVEWAY, GOING BACK TO THE REAR OF THE PROPERTY AS WELL AS UNDER THE TREE IN THE FRONT YARD.

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

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

VIOLATIONS: 6-33 COMPLIED
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE TWO VERY AGGRESSIVE PIT BULLS RUNNING FREE AND NOT CONFINED TO THE PROPERTY. DUE TO THE NATURE OF THESE ANIMALS, THIS INSPECTION REPORT WILL NOT BE POSTED TO THE PROPERTY BUT ONLY SENT VIA US MAIL.

VIOLATIONS: 9-308(b) COMPLIED
THERE ARE REMNANTS OF BLUE TARP AS WELL AS WHITE SHEETING ON THE ROOF.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25070331
CASE ADDR: 801 SW 27 AVE
OWNER: WORDS CREATE WORLD LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9. COMPLIED
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SIGNS ON THE FENCE INCLUDING "NO PARKING" SIGNS THAT DO NOT HAVE PERMITS.

VIOLATIONS: 47-19.9.A.2.a.
THERE IS OUTDOOR STORAGE ON THIS B-2 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY. ITEMS INCLUDE BUT ARE NOT LIMITED TO, TARPS, PALLETS AND BOXES.

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: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE SWALE. THERE ARE EIGHT VEHICLES WITHOUT TAGS OR WITH EXPIRED TAGS ON THE RIGHT OF WAY.

VIOLATIONS: 26-129(a)(4) COMPLIED
NO PERSON SHALL STOP, STAND, OR PARK A VEHICLE, EXCEPT WHEN NECESSARY TO AVOID CONFLICT WITH OTHER TRAFFIC OR IN COMPLIANCE WITH THE DIRECTION OF A POLICE OFFICER OR TRAFFIC CONTROL DEVICE, IN ANY OF THE FOLLOWING PLACES: .(4) ON A SIDEWALK.

VIOLATIONS: 47-19.5.H.3 COMPLIED
THIS B-2 ZONED PROPERTY HAS A FENCE WITH BARBED WIRE ON THE TOP, WHICH IS NOT ALLOWED AT A PROPERTY NEXT TO A RESIDENTIAL 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 IN THE SWALE ON THE NORTH SIDE OF THE PROPERTY.

CASE NO: CE25080517
CASE ADDR: 1310 NW 6 ST
OWNER: NWRD LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO A SECTION OF OLD CHAIN LINK FROM A FENCE AND BEVERAGE CANS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION (SEE CASE CE25070463) AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25080070
CASE ADDR: 736 NW 15 TER 1-3
OWNER: MBA INVESTMENT GROUP II LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 24-27. (b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ALONGSIDE THE DRIVEWAY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH CARTS MAY NOT BE OUT IN FRONT OF THE BUILDING EXCEPT WHEN ON THE STREET FOR COLLECTION.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA NEXT TO THE PARKING AREA AND THE DRIVEWAY IS IN DISREPAIR. THE SURFACE IS UNEVEN AND THERE ARE SECTIONS OF MISSING CONCRETE.

VIOLATIONS: 47-20.20. (H) WITHDRAWN

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND NEW STRIPES PAINTED, ALONG WITH PAINTING THE WHEELSTOPS.

VIOLATIONS: 9-363

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

CASE NO: CE25080138
CASE ADDR: 331 SW 31 AVE
OWNER: 331 SW 31 AVE LAND TR; WILSON, PETER ROY TRSTEE
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING, BUT NOT LIMITED TO A SOFA, CHAIRS AND OTHER FURNITURE, AS WELL AS TRASH BAGS. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION (SEE CE23060357) AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
December 11, 2025
9:00 AM

CASE NO: CE25080140
CASE ADDR: 351 SW 31 AVE
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC
INSPECTOR: PATT GAVIN
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 ON BOTH THE LAWN AND THE RIGHT OF WAY.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. ADDITIONALLY, THE DRIVEWAY HAS PIECES BROKEN AWAY, IS CRACKED IN SEVERAL PLACES AND NEEDS TO BE REPAIRED AND RESURFACED.

VIOLATIONS: 24-27 (b)
TRASH CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP. CONTAINERS MUST BE PLACED BEHIND THE FRONT OF THE BUILDING.

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: 6-35. (b) (6) b.1
THERE IS A DOG ON THIS PROPERTY THAT IS NOT PROPERLY ENCLOSED.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

CASE NO: CE25090538
CASE ADDR: 2401 BIMINI LN
OWNER: FRIAS, JOSE R; ADAMS-FRIAS, KATHRYN
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BLINKING LIGHT OF THE SCHOOL ZONE SIGN ON RIVERLAND ROAD IS OBSTRUCTED BY A TREE ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090810. 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

December 11, 2025

9:00 AM

CASE NO: CE25090595
CASE ADDR: 3474 RIVERLAND RD
OWNER: DUBOIS, PHILIP; SMITH, ANGELA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE MATERIAL GROWING OVER THE SIDEWALK ON RIVERLAND RD AT A HEIGHT LOWER THAN 8 FEET. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23080545. 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.

CASE NO: CE25070206
CASE ADDR: 3441 SW 16 CT
OWNER: DIAZ, NORMA MARIA; LABRADA, PEDRO L ETAL
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS THROUGHOUT.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP AND BRICKS 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.

VIOLATIONS: 18-1. COMPLIED

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

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

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BOXES, A TV, METAL OBJECT AND OTHER MISCELLANEOUS ITEMS AT THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS CONSIDERED DERELICT BECAUSE IT HAS EXPIRED TAGS. THE VEHICLE IS A WHITE PICK UP TRUCK WITH LICENSE PLATE DVW W55.

VIOLATIONS: 9-306 COMPLIED

THERE ARE AREAS OF THE METAL ABOVE THE FASCIA THAT DO NOT MATCH THE SURROUNDING COLORS. AREAS HAVE BLACK STAINS.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
December 11, 2025
9:00 AM

CASE NO: CE25080199
CASE ADDR: 3800 W DAVIE BLVD
OWNER: TOOLS & MUCH MORE INC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9.
WITHDRAWN

VIOLATIONS: 15-28
THE BUSINESS DAVIE TIRE SHOP IS OPERATING WITHOUT AN ACTIVE BUSINESS TAX RECEIPT.

VIOLATIONS: 47-22.3.0 COMPLIED
THERE ARE MORE THAN THE ALLOWED SIGNS PER STREET FRONT AT THIS PROPERTY.

CASE NO: CE25080590
CASE ADDR: 2255 SW 33 AVE
OWNER: GONZALEZ, RICARDO
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT BEING PROPERLY MAINTAINED, WITH WORN-OUT AREAS AND SECTIONS SHOWING SIGNS OF CHIPPING AND DETERIORATION.

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

CASE NO: CE25080739
CASE ADDR: 1821 SW 23 TER
OWNER: ADAMS, RANDALL ANDREW
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110602. 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: 18-1.
THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BLACK GARBAGE BAGS, BOXES 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25090027
CASE ADDR: 1790 SW 28 TER
OWNER: ALEXANDER, RICKY LEE
INSPECTOR: MATTHEW FLESHER
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 IN THE WATERWAY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE CE21050285. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE21050285. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-278(e) COMPLIED

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

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS UNDEFINED, WORN AND LOOSE.

VIOLATIONS: 9-313(a)

THE PROPERTY IS NOT DISPLAYING ADDRESS NUMBERS. THE ADDRESS NUMBERS ON THE MAILBOX READ 17_0.

CASE NO: CE25090690
CASE ADDR: 901 AVOCADO ISLE
OWNER: STANFORD, TIMOTHY ROY
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BUSHES LOCATED ON THE AVOCADO ISLE SIDE OF THE PROPERTY ARE GROWING OVER THE SIDEWALK. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21050876. 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

December 11, 2025

9:00 AM

CASE NO: CE25100139
CASE ADDR: 2454 MARATHON LN
OWNER: HIGH 5 HOSPITALITY & MANAGEMENT GROUP INC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS STREET PARKING OF 15 CARS ALONG WITH VALET AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CASE NO: CE25100258
CASE ADDR: 2536 FLAMINGO LN
OWNER: SOUL GLO LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE24080206. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-304 (b) COMPLIED

THERE IS GRASS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

VACATION RENTALS

CASE NO: CE25100756
CASE ADDR: 2700 NE 18 ST
OWNER: 2700 NE 18TH LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25080823 - PUBLIC NUISANCE, PARKING, MAXIMUM OCCUPANCY AND NON-AMPLIFIED SOUND.

CASE NO: CE25100276
CASE ADDR: 2406 GULFSTREAM LN
OWNER: LMGA INVESTMENT GROUP LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CE25070607. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25100757
CASE ADDR: 1713 SW 5 PL
OWNER: CASA MARGARITA 1713 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: CE25070898 - EXPIRED CERTIFICATE AND ADVERTISING OCCUPANCY, CE25090238- ADVERTISING OCCUPANCY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
December 11, 2025
9:00 AM

ADMINISTRATIVE HEARING

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 10PM. 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 10PM. 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.

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 P.M. THIS IS A RECURRING VIOLATION OF CASE CE25100144.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 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: CE25110010
CASE ADDR: 709 IDLEWYLD DR
OWNER: FPY IDLEWYLD DEVELOPMENTS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278(1)(e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278.(2)b

THERE ARE MORE GUESTS AT THIS VACATION RENTAL THAN ARE ALLOWED. THE MAXIMUM OCCUPANCY IS 1.5 TIMES THE MAXIMUM NUMBER OF OCCUPANTS (2 PER BEDROOM AND IN NO EVENT SHALL A GATHERING EXCEED TWENTY (20) PERSONS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-33.(a)

THIS PROPERTY IS OPERATING OUTSIDE THE SCOPE OF ITS BUSINESS TAX RECEIPT (BTR). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25100718
CASE ADDR: 1008 SW 19 ST
OWNER: EAVES, STEVEN CHRISTOPHER
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 25-14

THERE IS AN EXTENSIVE AMOUNT OF POOL/GROUND WATER BEING DISCHARGED VIA PUMP FROM THIS PROPERTY ONTO THE RIGHT OF WAY CONSTITUTES IMPROPER DISPOSAL OF UNTREATED FLUIDS WHICH POSSESS A SIGNIFICANT RISK TO PUBLIC HEALTH, WATERWAY QUALITY, AND THE SURROUNDING ENVIRONMENT.

CASE NO: CE25080720 RESCHEDULED
CASE ADDR: 208 SW 14 CT 1-4
OWNER: BHAT, MADHURA SUBRAY; GUTHINABAILU, PRAVEEN
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 24-7(b)

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME, CONSISTING OF TREE DEBRIS AND CARDBOARD BOXES. BULK TRASH IS 1ST FRIDAY OF THE MONTH.

CASE NO: CE25110257
CASE ADDR: 2004 NE 17 WAY
OWNER: ZACHARY CORMICLE FAM LIV TR;
CORMICLE, ZACHARY TRS
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. THERE ARE THREE VEHICLES THAT ARE IMPEDING THE RIGHT OF WAY BY EXTENDING BEYOND THE DRIVEWAY. THIS IS A REPEAT OF CASE CE25100130. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278. (2)b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. APPROXIMATELY 15 VEHICLES ARE PARKED AT THE PROPERTY IS EVIDENCE OF MORE THAN THE 9 ADULTS ALLOWED TO OCCUPY THE PROPERTY AND ANY GIVEN TIME. THIS IS A REPEAT OF CASE CE25100130. 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 FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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

December 11, 2025

9:00 AM

HEARING TO IMPOSE FINES

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

VIOLATIONS: 18-1.

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

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

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

VIOLATIONS: 15-278. (2)b.

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

VIOLATIONS: 17-7.10.a

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

CASE NO: CE25110011
CASE ADDR: 730 NE 5 AVE
OWNER: 730 FIFTH LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY. THIS IS A REPEAT VIOLATION OF CASE CE24060010.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25100558
CASE ADDR: 904 NE 18 ST
OWNER: FERONE, DANNY
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

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

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. MULTIPLE VEHICLES PARKED ON THE SWALE AT OR NEAR THE PROPERTY BELONGING TO THE VACATION RENTAL OCCUPANTS. 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. TWO ATTEMPTS AT CONTACTING THE RESPONSIBLE PARTY AT 11:32 AND 11:33 PM. NO RESPONSE TO THE PROPERTY WAS OBSERVED. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278.(2)b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. AN ESTIMATED 25 TO 30 INDIVIDUALS WERE PRESENT AT THE PROPERTY. THE OBSERVED OCCUPANCY EXCEEDS THE ALLOWED MAXIMUM OF 9 OCCUPANTS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. EXPIRATION DATE IS 9/30/2025 THIS PROPERTY WAS STILL ACTIVE ON 10/18/2025.

CASE NO: CE25110245
CASE ADDR: 900 NW 6 ST
OWNER: FPA II LLC
INSPECTOR: AHMAD WALLACE

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA. THIS VIOLATION IS IRREVERSIBLE IN NATURE, THUS RESULTING IN AN IMMEDIATE FINE OF \$250.00.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

VIOLATIONS: 47-21.15.A

A TREE/TREES WAS REMOVED FROM THIS RS.4.4. PROPERTY WITHOUT FIRST OBTAINING A PERMIT IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THREE COCONUTS AND A PINE TREE WERE REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE25090179
CASE ADDR: 4040 GALT OCEAN DR 806
OWNER: MALONE, JAMES P
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A REPEAT VIOLATION, SEE CASE CE24110088, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 47-19.1.D.

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

VIOLATIONS: 47-19.2.HH.II.2

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

VIOLATIONS: 9-280(h)(1)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

VIOLATIONS: 9-305(a)

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

CASE NO: CE25040492
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THREE (3) EXTERIOR GLASS
WINDOWS WERE BROKEN AND SIX (6) WINDOW SCREENS WERE RIPPED.

VIOLATIONS: 9-279(f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS OCCUPIED RESIDENTIAL
PROPERTY.

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

VIOLATIONS: 9-280(h) (1)

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

VIOLATIONS: 47-20.20. (H)

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

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25050166
CASE ADDR: 717 W LAS OLAS BLVD
OWNER: GRINDLE, JENNIFER D
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FRONT FENCE IS BROKEN AND LEANING OVER.

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: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR WINDOW AWNINGS ARE RIPPED AND FALLING APART.

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308(b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE24120199
CASE ADDR: 1200 NE 17 TER
OWNER: GOPUL LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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)
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.

CASE NO: CE24120470
CASE ADDR: 1610 NW 16 CT
OWNER: MORRIS, ESSIE MAE
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 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.

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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

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

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

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

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

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

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

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

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

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

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT CLEARLY DEFINED. THE GRAVEL IS IN DISREPAIR.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25010459
CASE ADDR: 1601 NW 10 PL
OWNER: WORLD HARVEST COMMUNITY; CHURCH OF GOD INC
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.

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE FACING NW 17 AVE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

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

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

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 25-7
THERE ARE UNPERMITTED ITEMS ON THE SWALE CONSISTING OF METAL STICKS.

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY COMPLIANCE IS MET.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BEIGE CARGO VAN WITH AN EXPIRED LICENSE PLATE, FL -PCG P3Z EXP 04/22, IS BEING STORED ON THE NORTH SIDE OF THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE22110275, AND FINES WILL ACCRUE BEGINNING THE FIRST DAY THE VIOLATION WAS DISCOVERED UNTIL THE DAY COMPLIANCE IS MET.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE OVERGROWN BUSHES AND TREES ALONG THE FRONT AND THE SIDE OF THE HOME.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE IN THE FRONT OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY THAT HAS BEEN SEVERED INTO A STUMP.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE24120189
CASE ADDR: 1500 SE 12 ST 2A
OWNER: MARTY, DOUGLAS C
INSPECTOR: GUSTAVO CARACAS
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VESSEL BEING STORED IN BOAT SLIP NINETEEN (19) AT THIS PROPERTY. THE VESSEL IDENTIFIED AS A "STREAMLINE R 35'" WAS FOUND TO BE DERELICT AS PER THE DEFINITION OF SECTION 18-3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO NOT DISPLAYING A VISIBLE VALID REGISTRATION.

VIOLATIONS: 8-91. (e)

THE VESSEL "STREAMLINE R 35'"; HULL ID# SLB35005E325 THAT IS MOORED AT BOAT SLIP NINETEEN (19) THAT IS ENCROACHING BEYOND THE PERMITTED THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURED FROM THE RECORDED PROPERTY LINE BY APPROXIMATELY TWELVE (12) FEET WITH A TOTAL ENCROACHMENT OF FORTY-FIVE (45) FEET INTO THE CANAL OR WATERWAY. DUE TO THE GRAVITY OF THIS VIOLATION, THIS CASE WILL BE PRESENTED AT A MAGISTRATE HEARING FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION HAS BEEN COMPLIED.

VIOLATIONS: 47-19.3. (C)

THERE IS A BOAT LIFT MOORING STRUCTURE INSTALLED AT BOAT SLIP NINETEEN (19) ON THIS PROPERTY THAT EXTENDS BEYOND THE PERMITTED TWENTY-FIVE (25) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY OR TWENTY-FIVE (25) FEET OF THE WIDTH OF THE CANAL OR WATERWAY WHICHEVER IS LESS AS MEASURED FROM THE PROPERTY LINE. THE BOAT LIFT MOORING STRUCTURE WAS MEASURED TO EXTEND TO APPROXIMATELY TWENTY-EIGHT AND SIX (28.6) FEET INTO THE CANAL OR WATERWAY.

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

VIOLATIONS: 15-28

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

VIOLATIONS: 47-21.16.A.

THERE ARE TREE STUMPS IN THE FRONT OF THIS RS-15 ZONED PROPERTY.

VIOLATIONS: 47-21.15.A

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (C)

THE WALKWAY LEADING UP TO THE HOME HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF BLACK STAINING.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY IS MISSING GRAVEL COVERAGE AND THE LAWN HAS GROWN THROUGH.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-308 (b)

THE ROOF IS STAINED WITH A BLACK AND GREEN SUBSTANCE.

CASE NO: CE24120603
CASE ADDR: 2720 SW 18 ST
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

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

WITHDRAWN

VIOLATIONS: 47-21.16.A.

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

VIOLATIONS: 8-91. (c)

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

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25040641
CASE ADDR: 1600 S FEDERAL HWY
OWNER: HESS RETAIL STORES LLC; %RYAN LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON DUMPSTER ENCLOSURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

THE CONCRETE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN AND MISSING SLATS.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS MISSING, PEELING PAINT AND DUMPSTER GATE MISSING WOOD SLAT NOT MAINTAINED AT THIS LOCATION.

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

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 18-1

THERE IS AN OPEN AND UNSECURED TRAILER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS AN ENCLOSED UTILITY TRAILER BEING STORED ON THE NORTH SIDE OF THIS VACATION RENTAL PROPERTY. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

CASE NO: CE25050768
CASE ADDR: 1450 SW 33 ST
OWNER: HOEK, MICHAEL EDWARD
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. INCLUDING BUT NOT LIMITED TO OVERGROWN VEGETATION AND TRASH NEAR THE BUILDING AND ALONG ALL FENCING. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. 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.

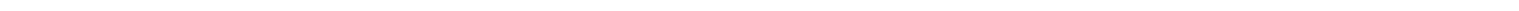
VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO FURNITURE, TOOLS AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h)(1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE THAT ARE BROKEN AND MISSING. THE FENCE APPEARS TO BE LEANING WITHOUT PROPER SUPPORT. THERE ARE VINES AND FLORA GROWING ON THE FENCE THAT IS CAUSING THE FENCE TO BE WEIGHTED DOWN.

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

VIOLATIONS: 47-20.13.G.1.
THE SWALE/RIGHT-OF-WAY AREA IN FRONT OF THIS RD-15 ZONED PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER HAS BEEN REPLACED WITH GRAVEL.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH AND LANDSCAPING DEBRIS ON THE FRONT AND REAR OF THE PROPERTY. THE LANDSCAPE MATERIAL CONSIST OF BUT IS NOT LIMITED TO AN ACCUMULATION OF LEAVES, PALM FRONTS, COCONUTS AND OTHER MISCELLANEOUS DEBRIS. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

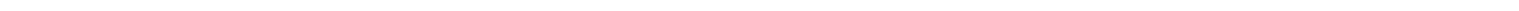
VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A GREY FORD F-150 WITH EXPIRED FL TAG #GFZM27 "2/25".

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE ENCROACHING ON THE PUBLIC RIGHT OF WAY (SIDEWALK). THIS IS A RECURRING VIOLATION PER CASE CE20090702. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 24-27 (b)
TRASH AND/OR RECYCLING CONTAINERS ARE NOT RETURNED TO THEIR CORRECT LOCATION AFTER PICKUP.

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



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-4. (c)

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

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-363 WITHDRAWN

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

CASE NO: CE24090312
CASE ADDR: 1132 NW 2 ST
OWNER: EZR PROPERTIES LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-363

FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. RMM-25 - RESIDENTIAL MULTIFAMILY BUILDING DOES NOT HAVE A LANDLORD REGISTRATION ON FILE.

VIOLATIONS: 18-12. (a)

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

VIOLATIONS: 18-4. (c)

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

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. MISSING SMOKE DETECTOR IN UNIT #3; EXPOSED ELECTRICAL WIRES IN THE BATHROOM LIGHT FIXTURE.

VIOLATIONS: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-279 (g)

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

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

December 11, 2025

9:00 AM

CASE NO: CE25020210
CASE ADDR: 1955 SW 29 AVE COMMAREA
OWNER: SHAHBAZIAN, GEVORG H/E; KRYVYCH, KARYNA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE IS IN DISREPAIR, TOP BAR AND SECTIONS OF THE SCREEN MESH, HAVE BECOME DETACHED FROM THE FENCE OR HAVE BEEN REMOVED. SECTIONS OF THE CHAIN LINK FENCES ARE BENT. THIS IS A RECURRING VIOLATION FROM CASE CE23060647 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT, ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS READS "19_5" AND THE NUMBERS ARE THE SAME COLOR AS THE BACKGROUND WALL.

VIOLATIONS: 9-308(b)
THERE ARE BLUE TARPS AND SANDBAGS ON THE ROOF.

VIOLATIONS: 47-39.A.1.B(6)(B)
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO A LARGE PILE OF BRICKS, ALUMINUM BEAMS AND OTHER MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

OLD BUSINESS

CASE NO: CE25040518
CASE ADDR: 1631 E SUNRISE BLVD
OWNER: MSQS PROPERTIES LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

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

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

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

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

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

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

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

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

CONTINUED

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VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(C)

THE SIDEWALKS ABUTTING THIS PROPERTY HAVE CRACKS AND ARE DAMAGE.

CASE NO: 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 AND 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: CE25040906
CASE ADDR: 2201 NW 6 ST
OWNER: WEST SISTRUNK PLAZE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, 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 ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS NWRAC-MUW VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY THAT HAVE MISSING OR DEAD GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

December 11, 2025

9:00 AM

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

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

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

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

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

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.

CONTINUED

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CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: 47-21.16.A.
THERE IS A 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 OCCURING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID
RISE/MEDIUM HIGH DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES
AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.

VIOLATIONS: 9-280(g)
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.

CASE NO: CE25050732
CASE ADDR: 2511 SW 2 AVE
OWNER: FIG TREE ON 2ND LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT
APPEARANCE. THERE ARE AREAS ON THE SWALE FACING SW 26 STREET OF DEAD AND MISSING
GROUND COVER.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS I ZONED PROPERTY.
THE ASPHALT LOCATED IN THE REAR OF THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 47-20.13.G.1.
THE SWALE/RIGHT-OF-WAY ADJACENT TO THIS I ZONED PROPERTY HAS BEEN PAVED WITHOUT
FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE ENGINEERING
DEPARTMENT.

VIOLATIONS: 16-83.(b)
THERE ARE MULTIPLE TRAILERS STORED ON THE PUBLIC RIGHT OF WAY (SWALE) OF THE
PROPERTY.

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

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9:00 AM

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