CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CITY OF
FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING AGENDA

January 29, 2026

8:30 AM

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

Rose-Ann Flynn
PRESIDING

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

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

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

CITY OF FORT LAUDERDALE
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NEW BUSINESS

CASE NO: FC25090009
CASE ADDR: 1450 SE 17 ST
OWNER: ESA C2 PORTFOLIO LLC
INSPECTOR: KARL PETERSEN

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

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

CASE NO: CE25120496
CASE ADDR: 1207 SW 21 ST
OWNER: 1207 SW 21ST LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.6
THERE IS NOISE THAT EXCEEDS THE 40DBA FOR A VENTILATION/HVAC SYSTEM AFTER 10 P.M. THE DBA MEASUREMENT WAS 55 DBA.

CASE NO: CE25110279
CASE ADDR: 1628 NE 15 AVE
OWNER: 2017-1 IH BORROWER LP; %INVITATION HOMES - TAX DEPT
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 47-25.3.A.3.a
LIGHTS ARE DIRECTED AT AND ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES.

CASE NO: CE25120175
CASE ADDR: 2833 SW 8 ST
OWNER: BUCHANAN, DANE M
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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.

CONTINUED

CITY OF FORT LAUDERDALE
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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 TRANSIENT IN NATURE, AND AS SUCH, 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.

VIOLATIONS: 26-129(a)(4)
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. VEHICLES ARE PARKED ON AND OBSTRUCTING THE SIDEWALK. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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.

VIOLATIONS: 9-304(b)
THERE ARE MULTIPLE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, 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: CE25100478
CASE ADDR: 901 SW 15 TER
OWNER: ATARI LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY SWALE ALONG SW 9TH STREET.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS ZONE RM-15 RESIDENTIAL PROPERTY HAVING CRACKS, STAINS AND HOLES.

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

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CASE NO: CE25090659
CASE ADDR: 4521 NE 21 AVE
OWNER: CORAL RIDGE LANDINGS CONDO ASSN INC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 24-7(b) WITHDRAWN
THERE IS BULK TRASH INCLUDING BUT NOT LIMITED TO FURNITURE ON THE RIGHT OF WAY IN THE REAR ALLEY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS INCLUDING BUT NOT LIMITED TO FURNITURE ON THE PROPERTY ALONG THE REAR ALLEY.

CASE NO: CE25120122
CASE ADDR: 623 NW 9 AVE
OWNER: 6 WEST APARTMENTS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE SWALE. ALSO, THERE IS OVERGROWTH AND TRASH IN FRONT AND AT THE REAR BACK YARD OF APARTMENT 3. ALSO, THERE IS OVERGROWTH GROWING BETWEEN THE FENCE. THIS IS A RECURRING VIOLATION PER CASE CE24090684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280(b)
THE WINDOW IN APARTMENT 3 IS NOT SECURING PROPERLY AND THE LOWER KITCHEN CABINET BESIDE THE STOVE HAS BROKEN WOOD AND GAPS.

VIOLATIONS: 9-280(h)(1)
THE WOODEN GATE DOOR, FOR APARTMENT 3 DOESN'T LATCH PROPERLY AND THERE ARE BROKEN SLATS ALSO THE FENCE IN THE BACK YARD HAS DARK STAINS AND MARKS THAT NEED TO BE MAINTAINED AND CLEANED. THIS IS TO INCLUDE THE FENCING WITH GRAFFITI ON THE MAIN WOODEN GATE DOOR.

VIOLATIONS: 9-305(b)
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. ALSO, THE BACK YARD OF APARTMENT 3 HAS AREAS OR MISSING GROUND COVER WHERE SOD/GRASS SHOULD BE.

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CASE NO: CE25030495
CASE ADDR: 1451 N FEDERAL HWY
OWNER: BH PLAZA DEL MAR LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.3
THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF 7:00 AM AND 10:00 PM DAILY. REPUBLIC SERVICES WAS OBSERVED CONDUCTING TRASH COLLECTION AT APPROX 3:40AM TODAY. THIS IS A RECURRING VIOLATION, PER CASE CE25090615. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25110071
CASE ADDR: 625 NE 17 TER
OWNER: 1025 PARK LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 24-29.(a)
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER PAD AREA. DUMPSTER IS FREQUENTLY OVERFLOWING WITH LIDS LEFT OPEN. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE24120537. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.13.B.1.c.
THE GRAVEL ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR. THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL. THERE ARE AREAS WHERE GRAVEL IS MISSING ON HE PUBLIC RIGHT AWAY.

CASE NO: CE25100652
CASE ADDR: 2060 NW 30 TER
OWNER: WEIT, RICHARD C & MELANIE
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR; THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEED TO BE RESURFACED.

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

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CASE NO: CE25080688
CASE ADDR: 2731 NW 16 CT
OWNER: DIMANCHE, ETIENNE
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. BLACK NISSAN NO TAG AND A BLUE NISSAN NO TAG AND A GOLD TOYOYA PLATE NUMBER 24EVAG ON A JACK WITH NO FRONT TIRE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: BCZ-39-275(6)(B) COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RIC- COUNTY PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE OF THIS PROPERTY SUCH AS BUT NOT LIMITED TO CINDER BLOCKS. CAR PARTS, CAR TOOLS, WOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060117 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE25100743
CASE ADDR: 2373 NW 19 ST
OWNER: INSPIRED EVOLUTION; INVESTMENTS LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25040531 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE25090178
CASE ADDR: 937 NW 11 PL
OWNER: ORTIZ, JUAN EST
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304(b)
THE CEMENT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY.

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

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

CASE NO: CE25090278
CASE ADDR: 3030 HARBOR DR
OWNER: 3030 HARBOR DR HOLDINGS LLLP
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESS, BARLEY HOUSE HOTEL, AT THIS LOCATION IS OPERATING WITHOUT AN ACTIVE BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMH-60 ZONE PROPERTY. THERE IS A STATIONARY FOOD TRUCK OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT.

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CASE NO: CE25110136
CASE ADDR: 1719 NW 18 ST
OWNER: JACKSON, BERNARD EMANUEL; JACKSON, CHRISTINE C
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 47-19.1.B
THERE IS A WHITE TARP CANOPY FRAME ERECTED ON THE NORTHWEST SIDE OF THIS RS-8 ZONE PROPERTY. NO ACCESSORY USE OR STRUCTURE MAY BE LOCATED WITHIN THE REQUIRED YARD UNLESS PERMITTED BY THE ULDR.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP ON THE SWALE AT THIS PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 SINGLE FAMILY ZONE PROPERTY. THERE IS OUTDOOR STORAGE CONSIST OF BRICKS, BUCKETS, WOOD AND OTHER MISCELLANEOUS ITEMS NOT SCREEN FROM VIEW. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE ON THE REAR IS LEANING. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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 ALONG NW 18 ST. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SOFFIT AND FASCIA THAT ARE DISCOLORED. THIS IS A RECURRING VIOLATION REFER TO CASE CE21030814. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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CASE NO: CE25110148
CASE ADDR: 1542 NW 17 ST
OWNER: BEST QUAD INC; % WEICHOU CHEN
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)
THERE ARE AREAS OF THE ASPHALT DRIVEWAY THAT HAVE HOLES AND CRACKS. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020058. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

CASE NO: CE25110320
CASE ADDR: 2650 SW 16 ST
OWNER: GUERRA, ANA MARIA; JORGENSEN, JOHN H
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE ON THE WEST SIDE OF THE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS OBSERVED HAVING DISCOLORATION AND ROTTED SLATS.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. THERE ARE CRACKS AND HOLES AND THE BLACK TOP IS FADED.

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 WALLS, CHIMNEY, SOFFITS AND FASCIA HAVE STAINS AND PEELING PAINT.

VIOLATIONS: 9-308(b)
THE ROOF IS NOT BEING MAINTAINED. THE ROOF HAS DARK STAINS AND NEEDS TO BE CLEANED.

CASE NO: CE25100701
CASE ADDR: 1217 SE 1 ST
OWNER: REPP, F ETHAN
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.D.
A BLACK OLIVE TREE WAS ABUSED FROM THIS ZONED - RM-15 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY WITHOUT FIRST OBTAINING A PERMIT AND/OR AN ARBORIST REPORT. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE TO REQUEST IMPOSITION OF FINES UP TO $15,000.

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CASE NO: CE25090444
CASE ADDR: 330 SW 19 ST 1-5
OWNER: MERIDIAN PARTNERS I LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF SHRUBS AND VINES GROWING OVER THE FENCE.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING FACILITIES HAS OIL STAINS, MISSING ASPHALT, CRACKS, STRIPING IS FADED AND THE WHEEL STOPS ARE DIRTY, STAINED AND 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.

CASE NO: CE25100416
CASE ADDR: 904 S ANDREWS AVE
OWNER: 904 ANDREWS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 25-4 COMPLIED
THERE IS AN OBSTRUCTION OF AN "A" FRAME SIGN OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 47-22.9.
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. AN "A" FRAME SIGN AND LARGE SIGN WITH THE WORDS "THE GATHERING PLACE" WRITTEN ON IT.

CASE NO: CE25110353
CASE ADDR: 610 SW 19 ST
OWNER: BARTELL, JEAN M
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: 9-304(b)
THE DRIVEWAY IS IN DISREPAIR. IT IS MISSING GRAVEL OR ASPHALT.

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CASE NO: CE25110517
CASE ADDR: 1207 SE 17 ST
OWNER: W D CORDOVA LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH, DEBRIS AND SHOPPING CARTS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE CASE CE25070178 AND WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE.

CASE NO: CE25120262
CASE ADDR: 1625 CORDOVA RD
OWNER: W D CORDOVA LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE CASE CE24030762 AND WILL BE PRESENT TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

CASE NO: CE25040348
CASE ADDR: 538 NW 8 AVE
OWNER: FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO SHOPPING CARTS, CLOTHING, BOXES AND FURNITURE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY INCLUDING BUT NOT LIMITED TO: A WHITE RECREATIONAL VEHICLE (RV) WITH NO TAG PARKED ON THE PROPERTY.

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

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CASE NO: CE25070446
CASE ADDR: 424 NW 15 TER
OWNER: MISHPAJA 424 LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER ENCLOSURE IS BROKEN WITH MISSING SLATS.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS IN DISREPAIR. THE PARKING LOT HAS CRACKS AND LARGE POTHOLES AND NEEDS TO REPAIRED, RESTRIPED AND RESURFACED.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS IN FRONT OF THE PROPERTY THAT HAS GRAVEL THAT NEEDS TO BE REPLACED WITH LIVING GROUND COVER.

CASE NO: CE25100007
CASE ADDR: 645 NW 15 AVE
OWNER: HOSPITALITY ESTATE LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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 INCLUDING BUT NOT LIMITED TO THE SMOKE DETECTOR INSIDE UNIT 3. (SMOKE DETECTOR IS MISSING); NEW ELECTRIC PANEL IN UNIT 3; AND ALL EXTERIOR ELECTRIC BOXES.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE WOODEN FENCE ON THE PROPERTY IN DISREPAIR, DIRTY, STAINED AND DISCOLORED.

VIOLATIONS: 9-304(b)
THE PARKING FACILITIES ARE NOT SMOOTH OR WELL-GRADED. PARKING SURFACES ARE FADED AND DISCOLORED.

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CASE NO: CE25100473
CASE ADDR: 5340 NW 10 TER
OWNER: A&H REAL ESTATE GROUP LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 1

VIOLATIONS: 15-28
THERE ARE BUSINESSES OPERATING AT THIS LOCATION WITHOUT A CURRENT BUSINESS TAX RECEIPT. THESE ARE OUT OF TIME TOWING & RECOVERY, DBA EXECUTIVE TOWING & RECOVERY, RPC AUTO, LLC AND GOLD COAST AUTO SALES INC.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE RIGHT OF WAY OF THIS PROPERTY. TRASH CAN BE SEEN WHERE THE VEHICLES ARE PARKED ALONG THE FENCE. ADDITIONALLY, THERE IS OVERGROWTH OF THE LANDSCAPING INSIDE THE FENCED IN YARD.

VIOLATIONS: 26-8(a)(5) COMPLIED
THERE ARE TEN DERELICT VEHICLES PARKED ON THE RIGHT OF WAY. A BLACK LEXUS ES330 WITHOUT A TAG, VIN JTHBA30G055140448, A RED BMW MINI COOPER, NO TAG, VIN UNREADABLE, A WHITE TOYOTA COROLLA, NO TAG, VIN INXBR32E73Z736398,A GREY HONDA HR-V, NO TAG, VIN 3CZRU5H53JG703981, A WHITE FORD F150 PICKUP TRUCK, NO TAG, VIN UNREADABLE, A WHITE BMW, FL TAG BZ20CW, EXP. 6/25, A BLACK ALTIMA, NO TAG, VIN 1N4AL3AP0HC200451, A BLACK FORD SEDAN, NO TAG, VIN UNREADABLE, A SILVER LEXUS RX330, NO TAG, VIN 2T2HA3LU86CL00389, AND A BLACK BUICK VERANO, NO TAG, VIN 1G4PP5SK3G4163360.

VIOLATIONS: 47-22.9.
SIGNS HAVE BEEN ERECTED ON THIS I-ZONED INDUSTRIAL PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. ALL SIGNS ARE REQUIRED TO HAVE A PERMIT BEFORE BEING PLACED ON THE PROPERTY.

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

CASE NO: CE25070702
CASE ADDR: 1209 NW 2 ST 1-4
OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRSTEE
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-279(g) COMPLIED
UNIT #3: TOILET IS NOT FLUSHING PROPERLY. POSSIBLE OBSTRUCTION PREVENTING FLUSHING OF PAPER AND WASTE.

VIOLATIONS: 9-280(C)
THE WALKWAYS ARE DIRTY, DISCOLORED WITH DARK STAINS AND STAGNANT WATER.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100832
CASE ADDR: 914 W SUNRISE BLVD
OWNER: JN & SONS REALTY LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 15-28.
THE BUSINESS AT THIS PROPERTY, UP CLOUD SMOKE SHOP (UNIT 930), IS OPERATING WITHOUT A CURRENT BUSINESS TAX RECEIPT (BTR) FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1 COMPLIED
THE SIGNS IN THE WINDOWS EXCEED 20% OF THE WINDOW SPACE.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE AT THE INSURANCE OFFICE (922), BARBER SHOP (926) SCOOTER STORE (928) AND THE SMOKE SHOP (930). THERE ARE MULTIPLE SIGNS ON THE BUILDING AND IN THE WINDOWS, INCLUDING NEON SIGNS, FOR WHICH PERMITS HAVE NOT BEEN OBTAINED.

CASE NO: CE25080378
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS; NORTH AMERICA LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO BLACK TRASH BAGS, CONSTRUCTION/YARD DEBRIS AND CLOTHING.

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

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PIECES OF THE CHAIN LINK FENCE MISSING. THE FENCE IS LEANING, UNSUPPORTED, MISSING POSTS AND IN DISREPAIR.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25070885
CASE ADDR: 401 NW 15 AVE
OWNER: BOLDEN, TOMMY LEE H/E; BOLDEN, MILDRED MAXINE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR, DIRTY AND DISCOLORED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS INCOMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE PAVERS IN THE DRIVEWAY ARE IN DISREPAIR AND GRASS IS PROTRUDING THROUGH THE PAVERS.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING, BUT NOT LIMITED TO THE SWALE AREA SURROUNDING THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060286. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25070889
CASE ADDR: 509 NW 15 AVE
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY INCLUDING BUT NOT LIMITED TO ANY AND ALL INOPERABLE VEHICLE, VEHICLES WITHOUT VALID TAGS AND TRAILERS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO VEHICLE PARTS AND MISCELLANEOUS EQUIPMENT, TARPS, BRICKS, ETC. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. EACH FENCE IS DAMAGED, HAS TARP AROUND THE FENCE WHICH IS NOT PERMITTED. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS/CAMPERS/ RECREATIONAL VEHICLES PARKED ON THE GRASS/LAWN AREA. THERE ARE BROKEN AND MISSING PAVERS AND STAINS ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b) 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. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE CE22090718. 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
January 29, 2026
8:30 AM

CASE NO: CE25080451
CASE ADDR: 436 NW 15 WAY
OWNER: STS GROUP USA INC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT BEING MAINTAINED AS REQUIRED. IT IS MISSING A DOOR/GATE AND THE FENCING IS DIRTY AND STAINED. THERE IS ALSO GARBAGE OUTSIDE OF THE ENCLOSURE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITIES ARE IN DISREPAIR INCLUDING BUT NOT LIMITED TO SURFACES THAT ARE UNEVEN AND MISSING ASPHALT. THERE ARE ALSO GREASE STAINS AND FADED LINES.

VIOLATIONS: 9-280(C)
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS AND CHAIRS PLACED ON THE WALKWAYS/PORCH AREAS.

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

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

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

CASE NO: CE25070886
CASE ADDR: 404 NW 15 AVE
OWNER: LOPEZ ACOSTA, ANDY A
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

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

CITY OF FORT LAUDERDALE
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January 29, 2026
8:30 AM

CASE NO: CE25070882
CASE ADDR: 1448 NW 4 ST
OWNER: CITYFLATS LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THERE ARE WEEDS GROWING UP THROUGH THE GRAVEL AND THE GRAVEL IS NOT DEFINED.

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

CASE NO: CE25020414
CASE ADDR: 1434 NW 5 ST
OWNER: TUFF, SEBASTIAN
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090456
CASE ADDR: 545 NW 8 AVE
OWNER: 6TH ON POWERLINE LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. ALL AREAS OF THE PROPERTY INCLUDING THE SWALE HAS AN ACCUMULATION OF FURNITURE, BUCKETS, TARPS, ETC.

VIOLATIONS: 47-19.5.H.3 COMPLIED
BARBED WIRE FENCING SHALL NOT BE VISIBLE FROM ANY STREET.

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

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

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

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

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

VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE. RMM-25 – RESIDENTIAL MULTIFAMILY BUILDING DOES NOT HAVE A LANDLORD REGISTRATION ON FILE.

VIOLATIONS: 24-7(b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. YOUR SCHEDULED DAY FOR BULK PICK UP IS EVERY THIRD MONDAY OF EACH MONTH.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090836
CASE ADDR: 400 NW 15 AVE
OWNER: FEDD, MELINDA ANN &; FEDD, ELLIOTT NAT
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO THE APPLIANCES, DISCARDED WOOD AND BUCKETS IN THE REAR OF THE PROPERTY. (S.E. SIDE OF THE PROPERTY.)

VIOLATIONS: 47-21.11.D. COMPLIED
THERE IS/ARE PLANT MATERIALS THAT ARE BLOCKING VISIBILITY OF ONCOMING TRAFFIC.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE CE22060450. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306
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, INCLUDING BUT NOT LIMITED TO THE DETACHED STRUCTURE IN THE REAR OF THE PROPERTY (EAST SIDE). THIS IS A RECURRING VIOLATION REFER TO CASE CE22060450. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313.(a) COMPLIED
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. NUMBERS AFFIXED ON THE BUILDING MUST BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE APPLIED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25060530
CASE ADDR: 1209 NW 3 ST
OWNER: GOMEZ,MARIA DE LA PAZ; JACOBSON,LARS AXEL
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS A WHEELED STRUCTURE PARKED/STORED IN THE REAR OF THIS RC-15 ZONED PROPERTY WHICH IS AN UNPERMITTED LAND USE PER THE ULDR.

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

CASE NO: CE25080084
CASE ADDR: 2790 SW 3 CT
OWNER: MAXINAUD, SANTHIA H/E; MAXINAUD, GARY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF BOARDS, TIRES, EQUIPMENT AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. A COMMERCIAL TRAILER IS BEING PARKED ON THE SWALE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030697 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES AND WEEDS GROWING THROUGH THE PAVERS.

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

VIOLATIONS: 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
January 29, 2026
8:30 AM

CASE NO: CE25070442
CASE ADDR: 1067 IROQUOIS AVE
OWNER: MIAMI GARDENS EIGHT LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-39.A.1.b.(7)(a)1.
A WHITE COMMERCIAL BOX TRUCK IS BEING PARKED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS BROKEN ON THE SOUTHSIDE OF THE PROPERTY AND IS UNEVEN/BENT ON THE NORTHSIDE OF THE PROPERTY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS LARGE POTHOLES, AND IS STAINED WITH A BLACK SUBSTANCE. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE COMMERCIAL BOX TRUCK IS BEING PARKED ON THE LAWN OF THIS PROPERTY.

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

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: 9-363
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
January 29, 2026
8:30 AM

CASE NO: CE25070532
CASE ADDR: 418 E EVANSTON CIR
OWNER: MAXHAUS LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) WITHDRAWN
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A VEHICLE COVERED BY A CAR COVER BEING STORED ON THE SWALE OF THE PROPERTY.

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

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

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

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

CASE NO: CE24120156
CASE ADDR: 831 SW 39 AVE
OWNER: SANDS 26 INVEST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090288
CASE ADDR: 740 E EVANSTON CIR
OWNER: RELOCATION SERVICES TRUST SE SOWERS TRSTEE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BURGUNDY MINIVAN BACKED INTO THE DRIVEWAY OF THIS PROPERTY, WITH A FLAT TIRE ON THE BACK DRIVER SIDE OF THE VEHICLE.

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO COOLERS, HAND TROLLEY, STROLLERS, BUCKETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THE DRIVEWAY OF THIS PROPERTY HAS GRASS AND WEEDS GROWING THROUGH THE CRACKS OF THE CEMENT. ALSO, THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH CRACKS THROUGHOUT. THIS IS A RECURRING VIOLATION PER CASE CE24030443 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE24030443 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090343
CASE ADDR: 631 E EVANSTON CIR
OWNER: EDWARDS, KIRK
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BUCKETS, BOARDS AND MISCELLANEOUS ITEMS 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)
THERE IS THE OUTSIDE STORAGE OF A TIRE, PLASTIC BINS AND MISCELLANEOUS ITEMS STORED ON THE OUTSIDE OF THE CARPORT AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER RAM PICK UP TRUCK IS BEING PARKED ON THE LAWN OF THIS PROPERTY. ALSO, THE DRIVEWAY AT THIS PROPERTY IS CRACKED, STAINED, AND HAS GRASS GROWING THROUGH IT.

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

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

VIOLATIONS: 9-308(a)
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF CEILING IS HANGING, AND SOME PIECES OF THE ROOF HAS FALLEN INTO THE CARPORT.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090353
CASE ADDR: 141 SW 31 AVE
OWNER: FKH SFR C1 LP; %FIRST KEY HOMES LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO COOLERS, PLASTIC BINS, BUCKETS AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22050414 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A SILVER SUV, AND A WHITE PICK-UP TRUCK BEING PARKED ON THE LAWN. ALSO, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE THROUGHOUT.

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: CE25090359
CASE ADDR: 1136 TENNESSEE AVE
OWNER: BENATAR, YIZHAK; URIM, EVGENIA HANA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS VEGETATION GROWING ON THE CHAIN LINK FENCE. ALSO, THE CHAINLINK FENCE IS BENT.

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
January 29, 2026
8:30 AM

CASE NO: CE25100045
CASE ADDR: 661 ALABAMA AVE
OWNER: ROCHA, GARY; MARTINEZ, YUDE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

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

CASE NO: CE25080084
CASE ADDR: 2790 SW 3 CT
OWNER: MAXINAUD, SANTHIA H/E; MAXINAUD, GARY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF BOARDS, TIRES, EQUIPMENT AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. A COMMERCIAL TRAILER IS BEING PARKED ON THE SWALE OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23030697 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES AND WEEDS GROWING THROUGH THE PAVERS.

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

VIOLATIONS: 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
January 29, 2026
8:30 AM

CASE NO: CE25100631
CASE ADDR: 671 SW 28 WAY
OWNER: PALMER, STEVEN; SPENCER, ANDREA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE PARKED ON THE RIGHT OF WAY AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY, OAKLEY TRANSPORT INC. COMMERCIAL TRUCK WITH FLORIDA LICENSE PLATE XE03F EXP. JULY 3.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THERE IS A COMMERCIAL VEHICLE PARKED INSIDE THE GATE AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY, OAKLEY TRANSPORT INC. COMMERCIAL TRUCK WITH FLORIDA LICENSE PLATE XE03F EXP. JULY 3. IT WAS REMOVED FROM THE RIGHT OF WAY AND PARKED INSIDE THE GATE.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A COMMERCIAL TRUCK IS BEING PARKED ON THE LAWN OF THIS PROPERTY. WHITE COMMERCIAL TRUCK, OAKLEY TRANSPORT INC. IS PARKED ON THE LAWN.

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALM TREES ON THE SWALE ARE OBSTRUCTING THE STREET SIGNS IN FRONT OF THIS PROPERTY.

CASE NO: CE25100868
CASE ADDR: 2856 SW 4 ST
OWNER: SPENCER, WILLIE J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. GREY FORD FOCUS WITH NO LICENSE PLATE IS BEING PARKED ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A DARK GREY FORD FOCUS AND A NAVY BLUE TOYOTA CAMRY ARE BEING PARKED ON THE GRASS/LAWN AREA OF THIS PROPERTY. ALSO, THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, CRACKS AND BLACK STAINS THROUGHOUT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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: CE25100775
CASE ADDR: 331 SW 38 TER
OWNER: SCHULTER, JEROME F
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT MOBILE HOME PARKED ON THE PROPERTY. THE MOBILE HOME HAS FLAT TIRES. THIS IS RECURRING VIOLATION, SEE CASE CE21070652. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED; THE ASPHALT IS FADED, WORN OUT WITH GRASS/WEED GROWING THROUGH IT. THIS IS RECURRING VIOLATION, SEE CASE CE21070652. 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 FRONT LAWN OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR INCLUDING SOFFITS AND FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

CASE NO: CE25060070
CASE ADDR: 2860 SW 2 ST
OWNER: STERLING, BOOZ & MARIE N
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BINS, WOOD AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY LOCATION. A WHITE FREIGHTLINER, COVENANT LOGISTICS, LICENSE PLATE NUMBER, INDIANA 3761944, S BEING PARKED ON THE SWALE OF THIS PROPERTY.

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

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

CASE NO: CE25090280
CASE ADDR: 1501 SW 22 ST
OWNER: SMITH ESTATE TR; SMITH, JAMIE M & SAMUEL T TRSTEES
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RD-15 ZONE RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 82 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 15 AVENUE AND SW 22 STREET.

VIOLATIONS: 47-21.15.A COMPLIED
THERE ARE TWO ARECA PALM TREES REMOVED FROM THIS RD-15 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPLANEMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO $15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOODEN FENCE AT WESTSIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE MISSING AND BROKEN PANELS

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT AND FADED. THERE ARE MULTIPLE CRACKS.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25050759
CASE ADDR: 501 NE 15 ST
OWNER: ELISE, JULIEN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 2

VIOLATIONS: 18-4(b) COMPLIED
THERE IS A COMMERCIAL VEHICLE ON THIS PRIVATE PROPERTY.

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

VIOLATIONS: 47-20.13.B.1.b
THE GRAVEL ON THE SWALE OF THIS RM-15 ZONED PROPERTY IS NOT IN A WELL-GRADED CONDITION. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THE REAR OF THIS RM-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO CARPET, FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS LOCATION. THERE IS A TRACTOR BEARING FL TAG # XE047I PARKED ON THE DRIVEWAY.

VIOLATIONS: 9-280(C)
THE TILES AT THE FRONT PORCH IS IN DISREPAIR, THERE ARE MULTIPLE CRACKS. THE FLOOR IS NOT LEVELED.

VIOLATIONS: 9-304(b)
THE DRIVEWAY APPROACH FACING NE 5 AVE AND NE 15 ST ARE IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING NE 5 AVE OF DEAD AND MISSING GROUND COVER.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080763
CASE ADDR: 900 SW 12 ST
OWNER: RIO NUEVO A CONDO ASSN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE AWNING, FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

CASE NO: CE25090188
CASE ADDR: 933 MANDARIN ISLE
OWNER: ZUBIZARRETA, CHARLOTTE PAIGE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.3(h) COMPLIED
THERE IS A BLUE JUPITER WATERCRAFT AT THIS RS-8 ZONED PROPERTY DOCKED ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE 5 FEET SIDE SETBACK LINES.

VIOLATIONS: 9-280(d)
THE FRONT PORCH IS STAINED AND DIRTY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND DIRTY.

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

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS FROM WATERWAY RIGHT OF WAY AND FROM STREET.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090604
CASE ADDR: 1304 TANGELO ISLE
OWNER: HOWARD, KENNETT R & HAZEL M
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESS, FLAMINGO YACHT CHARTER, IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS A YACHT CHARTER BUSINESS BEING OPERATED FROM THIS SINGLE-FAMILY HOME RESIDENCE. MULTIPLE YACHTS ARE MOORED AT THIS PROPERTY AND ADVERTISED ON FLAMINGO YACHT CHARTER WEBSITES INCLUDING:
1-DEBT/ NO REGISTRATION NUMBER
2-NO NAME/AL1018RM

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION SEE CASE CE24090222 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IN COMES INTO COMPLIANCE FOR A FINDING OF FACT.

VIOLATIONS: 9-308(b) COMPLIED
THERE ARE STAINS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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

CASE NO: CE25100061
CASE ADDR: 1347 SW 30 ST
OWNER: HOLLAND, ANDREW
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON REAR AND THE SIDE OF THIS PROPERTY CONSISTING OF OVERGROWN VINES AND JUNK.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF BRICKS, TOOLS, CONSTRUCTION MACHINERY AND MISCELLANEOUS ITEMS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090699
CASE ADDR: 901 SW 16 ST 1-2
OWNER: RMG INVESTMENTS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS RS-8 ZONED CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 61 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 9 AVENUE AND SW 16 STREET.

VIOLATIONS: 9-280(d)
THE WALKWAY INFRONT OF THIS PROPERTY IS STAINED AND/OR DISCOLORED

VIOLATIONS: 9-304(b)
THE DRIVEWAY TO THE EAST OF THE PROPERTY HAS UNEVEN, LIFTED AND DISPLACED PAVERS CAUSING MISALIGNMENT.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE PLANTS GROWING THROUGH THE TREES BLOCKING THE VIEW OF ONCOMING TRAFFIC.

CASE NO: CE25100665
CASE ADDR: 600 SW 12 CT
OWNER: 600 SW 12 COURT LAND TR; MOREIRA, LAURIE E TRSTEE ETAL
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 26-129(b)(4)
THERE ARE MULTIPLE VEHICLES PARKED WITHIN 30 FEET FROM A STOP SIGN ON THIS PROPERTY.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY OF THIS RD-15 ZONED PROPERTY. THERE IS A WHITE CHEVROLET BOX TRUCK BEARING FL TAG #RFSU63 EXP. 12-25.

VIOLATIONS: 9-304(b)
THE DRIVEWAYS ON THIS PROPERTY ARE NOT BEING MAINTAINED AS REQUIRED. THE CONCRETE IS CRACKED, CHIPPED AND STAINED. THE GRAVEL ON THE DRIVEWAY APPROACHES ARE WORN OUT WITH GRASS/WEED GROWING THROUGH IT.

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 SWALE FACING SW 6 AVE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090700
CASE ADDR: 1405 SW 9 AVE
OWNER: COFFMAN, WILLIAM J H/E; COFFMAN, CAROL A
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE SURFACE IS UNEVEN WITH CRACKS AND MISSING/BROKEN CORNER.

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. THIS IS RECURRING VIOLATION, SEE CASE CE23050658. 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 AT THE FRONT LAWN AND THE SWALE OF DEAD AND MISSING GROUND COVER.

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

CASE NO: CE25110411
CASE ADDR: 1454 SW 33 ST 1-2
OWNER: ORLE, STEVE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THERE IS A 2009 DODGE CHARGER WITH AN EXPIRED TAG 63ADPW EXP 05-25 AND MISSING A TIRE AND 2010 CHRYSLER TOWN AND COUNTRY MISSING A VALID TAG.

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SOME OF THE PANELS ARE MISSING/BROKEN AND SOME SECTIONS OF THE FENCE ARE MISSING.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT WITH CRACKS AND POTHOLES. THE WHEEL STOPS ARE DIRTY/STAINED AND SOME OF THE MARKINGS ARE FADED.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100345
CASE ADDR: 1419 SW 30 ST
OWNER: HEARN, WILLIAM JR & TAMMY D
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF BUT NOT LIMITED TO AUTO PARTS, TOOLS, TIRES 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: 18-4(b) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS PRIVATE PROPERTY. THE VEHICLE IS HALF DISMANTLED.

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

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

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

CASE NO: CE25100669
CASE ADDR: 2915 SW 15 AVE
OWNER: FIDELIS SOLUTIONS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE (HEDGES/SHRUBS/TREES) MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK) FACING SW 30 ST. THIS IS RECURRING VIOLATION, SEE CASE CE25070444. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100452
CASE ADDR: 1712 SW 10 AVE
OWNER: GRIFFITH, JOAN A
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF BUT NOT LIMITED TO TOOLS, BUCKETS 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: 9-278(e)
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304(b)
THE DRIVEWAY AND ITS APPROACH ARE NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE STAINED AND THE GRAVEL IS WORN OUT.

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.

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

VIOLATIONS: 9-313.(a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE COLOR OF THE NUMBERS IS NOT CONTRASTING WITH THE BACKGROUND.

CASE NO: CE25110344
CASE ADDR: 1488 SW 32 ST
OWNER: SEFFERLY DEVELOPMENT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE25030132 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100546
CASE ADDR: 1104 CITRUS ISLE
OWNER: SANFORD B & L MICHELE NELSON TR; NELSON, SANFORD & L M TRSTEE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDERROOF STORAGE CONSISTING OF DERELICT GOLF CART AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS RECURRING VIOLATION, SEE CASE CE23120325. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY. THE FORD PICK UP AND FORD MUSTANG ARE WITH FLAT TIRES AND EXPIRED TAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23120325. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY IS IN DISREPAIR. THE STONES ARE CRACKED AND UNEVEN CAUSING SURFACE DAMAGE AND MISALIGNMENT.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED, THE ASPHALT IS FADED WITH WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-308(b) COMPLIED
THERE ARE STAINS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-313.(a) COMPLIED
THE HOUSE NUMBERS ARE OBSTRUCTED AND CANNOT BE SEEN FROM THE RIGHT OF WAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100738
CASE ADDR: 991 SW 32 CT
OWNER: 991 SW LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF TOOLS AND MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS STAINED. THIS IS A RECURRING VIOLATION, SEE CASE CE23110270. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS RECURRING VIOLATION, SEE CASE CE23110270. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100790
CASE ADDR: 1780 SW 30 PL
OWNER: FOX, BRIDGETTE H/E; BONABY, JOHN FITZGERALD
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE OF TOOLS, TRAILERS, BOATS 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. THIS IS A RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED, THE ASPHALT IS WORN OUT, CRACKED AND FADED. THIS IS RECURRING VIOLATION SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS RECURRING VIOLATION, SEE CASE CE23080324. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25090177
CASE ADDR: 939 NW 12 ST
OWNER: SYL ENTERPRISES LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25060766 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25040124
CASE ADDR: 1301 NW 10 PL
OWNER: MEDEON, SMITH
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

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

CASE NO: CE25040373
CASE ADDR: 1355 W SUNRISE BLVD
OWNER: FIELD APARTMENTS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.5.D.5.
THE BUFFER WALL ON THE PROPERTY FACING NW 10 PLACE NEEDS REPAIR. THE WALL IS CRACKED AND IS LEANING/FALLING OVER.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, HOLES AND THE PARKING LOT NEEDS TO BE RESTRIPED AND RESURFACED.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080126
CASE ADDR: 1000 NW 11 CT
OWNER: GILBOA REAL ESTATE LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS A TABLE, CHAIRS, A COUCH, SHOES AND OTHER MISCELLANEOUS ITEMS STORED UNDER PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS, GAS CAN, TRASH BAG, HELIUM GAS TANK ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS, BROKEN PARTS AND THE BLACK TOP IS FADED. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23020934. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080289
CASE ADDR: 2001 NW 14 AVE
OWNER: MICHAEL P GUETZKOW REV TR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

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 SWALE AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND FRONT DOOR ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE23010558 AND WILL BE HEARD AT THE NEXT AVAILABLE MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

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: CE25090335
CASE ADDR: 901 W SUNRISE BLVD
OWNER: CROWN LIQUORS BROWARD INC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO SHOPPING CARTS, PIECES OF WOODS AND OTHER MISCELLANEOUS ITEMS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE25010131. THIS CASE WILL GO BEFORE A SPECIAL MAGISTRATE WHETHER OR NOT THE CASE COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100454
CASE ADDR: 1822 NW 16 AVE
OWNER: RICHARDS, JOSEPH JR; RICHARDS, LYDIE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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 FASCIA BOARDS THAT HAVE STAINS AND MISSING, PEELING PAINT.

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: CE25080486
CASE ADDR: 1000 NW 12 ST
OWNER: RASCON-MORALES, AARON
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, TREE BRANCHES, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE AS WELL AS THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24020726. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS CASE COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)
THE GRAVEL APRON DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT, AND THE ASPHALT IS BROKEN, UNEVEN AND NOT WELL DEFINED.

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: CE25100090
CASE ADDR: 1749 NW 18 ST
OWNER: CHANG, XIAO MING
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22040202. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080636
CASE ADDR: 1613 NW 15 CT
OWNER: NO NONSENSE INVESTOR LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
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: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN PARTS AND MISSING PARTS.

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

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

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: CE25090273
CASE ADDR: 1752 LAUDERDALE MANOR DR
OWNER: GARCIA, MELANIE MICHELLE
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 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.

VIOLATIONS: 9-308(b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. INCLUDING BUT NOT LIMITED TO A BROOM.

CASE NO: CE25060737
CASE ADDR: 1536 NW 12 TER
OWNER: WHITE, TIMOTHY T
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 25-5
THERE ARE FLOWER POTS OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

VIOLATIONS: 47-34.4.A.1.
THERE IS A TRAILER VEHICLE ON RIGHT OF WAY.

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

VIOLATIONS: 9-308(B)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. INCLUDING BUT NOT LIMITED TO TARPS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25100621
CASE ADDR: 1531 NW 12 ST
OWNER: JAMES, DONALD
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE ARE BOXES, CAR PARTS, BATTERIES, AN AIR COMPRESSOR, REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c)
THERE IS A WHITE DERELICT HYUNDAI SEATED ON JACKS STORED ON THIS PROPERTY.

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25110118
CASE ADDR: 1242 NW 15 TER
OWNER: PESSOA, EVANILDA P
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE AND A DERELICT TRAILER ON THE PROPERTY. A PICKUP TRUCK AND A TRAILER ARE BEING USED FOR STORAGE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO JUNK, TOOLS, TOYS AND OTHER MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE23040242. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 9-304(b)
THE DRIVEWAY ON THIS PROPERTY IS BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT AND STAINED.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A REPEAT VIOLATION AS PER CASE CE23040242 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE CE23040242. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25110134
CASE ADDR: 1744 NW 18 ST
OWNER: TAYAN ALLIANCES INC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 26-129(a)(4) COMPLIED
THERE IS A VEHICLE AT THIS PROPERTY PARKED/OBSTRUCTING SIDEWALK.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO INDOOR FURNITURE, TIRES, A LADDER AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS DISCONNECTED, THE FENCE IS LEANING FORWARD AND MISSING A PROPER SUPPORT. THIS IS RECURRING VIOLATION SEE CASE CE23100871. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE CONCRETE IS STAINED.

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. THIS IS A RECURRING VIOLATION, SEE CASE CE23100871. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25110135
CASE ADDR: 1733 NW 18 ST
OWNER: 2771 LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS YARD DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF LEAVES AND PALM FRONDS. THIS IS RECURRING VIOLATION, SEE CASE CE23120684. 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: 24-27.(b) COMPLIED
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-280(C) COMPLIED
THE DOORSTEP IN NOT BEING MAINTAINED. THERE ARE STAINS, MISSING OR PEELING PAINT.

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

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

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

VIOLATIONS: 9-305(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 REPEAT VIOLATION AS PER CASE CE23120684 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23120684. 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: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

CASE NO: CE25110250
CASE ADDR: 900 NW 14 CT
OWNER: ROCK TR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF INCLUDING BUT NOT LIMITED TO A BLUE TARP.

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: CE25110044
CASE ADDR: 1113 NW 15 CT
OWNER: CARMENATES, YONLENO; SOTO, CATALINA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1
THERE IS A COUCH, RUGS, TRASH BAGS AND OTHER MISCELLANEOUS ITEMS STORED OUTSIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

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

VIOLATIONS: 9-304(b)
THE ASPHALT APRON DRIVEWAY IS IN DISREPAIR. THE APRON DRIVEWAY HAS CRACKS AND HOLES.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 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 INCLUDING RIGHT OF WAY.

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

CASE NO: CE25080637
CASE ADDR: 1817 NW 15 ST
OWNER: 1817 NW 15TH STREET LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/BOAT ON TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, POTHOLES IN THE DRIVEWAY, GRASS AND WEEDS GROWING THROUGH IT AND THE BLACK TOP IS FADED.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

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

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

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

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

VIOLATIONS: 9-305(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 PROPERTY AND SWALE.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080007
CASE ADDR: 2521 SW 3 ST
OWNER: PIERSALL, PATRICIA J SMITH
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY

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

VIOLATIONS: 9-280(h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF MISSING/FADED PAINT.

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS AREAS WERE THE SLATS ARE MISSING, BROKEN, WARPED, AND STAINED.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. FURTHERMORE THERE IS GRASS GROWING THROUGH AREAS OF THE DRIVEWAY.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080361
CASE ADDR: 2664 SW 7 ST
OWNER: BRUCE, SEAN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO SHOPPING CART, BOXES, PLASTIC TRASH BAGS AND MISCELLANEOUS LITTER.

VIOLATIONS: 25-14 COMPLIED
THERE IS AN RV DISCHARGING OFFENSIVE FLUIDS AND MATTER (WASTEWATER) INTO THE STREETS AND SEWERS AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY HAS HOLES, BLACK STAINS AND FADED STRIPES. THE WHEEL STOPS HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 47-34.4.C.1.
THERE IS AN RV/MOBILE HOME PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE RV IS DESCRIBED AS A 2000 WHITE MALLARD CARRY-ON RV WITH OHIO TAG #UBD2707. THIS IS A RECURRING VIOLATION TO CASE CE25030515. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIED PRIOR TO THE HEARING DATE TO SEEK A FINDING OF FACT.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080381
CASE ADDR: 425 SW 24 AVE
OWNER: MAXHAUS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PLASTIC STORAGE CONTAINER, PROPANE TANK, PLASTIC BUCKET, CLOTHES, LAUNDRY HAMPER, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE AND MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH GROWING THROUGH THE AREAS OF DECORATIVE GRAVEL ON THE PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A 4-DOOR BLUE CHRYSLER PACIFICA WITH EXPIRED FL TAG 58AWSW "6/25".

VIOLATIONS: 47-21.9.K COMPLIED
THERE IS GRAVEL ON THE FRONT LAWN EXCEEDING 10% OF THE TOTAL LANDSCAPE AREA ON THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 47-5.11 COMPLIED
AUTO REPAIRS BEING DONE IN FRONT OF THIS RS-8 ZONED PROPERTY. 4 DOOR BLUE CHRYSLER PACIFICA RAISED ON AUTOMOBILE JACKS WITH PARTS REMOVED ALONG WITH OIL CATCH PAN UNDER VEHICLE.

VIOLATIONS: 9-280(c) COMPLIED
THE RED PAVED WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS CRACKS, STAINS AND AREAS OF FADED, MISSING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL. FURTHERMORE, GRASS IS GROWING THROUGH THE DRIVEWAY AND DRIVEWAY APRON. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE

VIOLATIONS: 9-306 COMPLIED
THE BUILDING EXTERIOR IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FASCIA THAT ARE DAMAGED, STAINED AND MISSING PAINT. THIS IS A RECURRING VIOLATION TO CASE CE22100117. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

CASE NO: CE25080025
CASE ADDR: 2879 SW 14 ST
OWNER: RIVERA, SANDRA RAUDA, GILMA PATRICIA
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO FURNITURE AND MISCELLANEOUS DEBRIS ON THE EAST SIDE OF THE PROPERTY.

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

VIOLATIONS: 9-280(h)(1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS WERE THE SLATS ARE DAMAGED, LEANING AND HAVE MISSING PAINT.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE FASCIA AND EXTERIOR WALL (AROUND THE FRONT WINDOW) THAT HAVE STAINS AND MISSING, FADED PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080621
CASE ADDR: 1653 SW 28 AVE
OWNER: EDWARDS, JOHN BLAKE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A
A BLACK OLIVE TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO $15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-304(b)
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION AS REQUIRED. THE DRIVEWAY HAS HOLES, CRACKS AND AREAS OF MISSING ASPHALT.

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.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA THAT HAVE STAINS AND MISSING PAINT.

CASE NO: CE25080794
CASE ADDR: 2501 SW 3 ST
OWNER: MAXHAUS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(c) COMPLIED
THE WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS CRACKS, STAINS AND AREAS OF MISSING PAINT. FURTHERMORE THE FRONT PORCH ALSO HAS CRACKS, STAINS, AND AREAS OF MISSING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY APRON HAS GRASS GROWING THROUGH AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE ARE VEHICLES AND A TRAILER PARKED ON THE LAWN/ GRASS AREA AT THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE24120448. THIS 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
THE FASCIA IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION TO CASE CE24110672. THIS 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080813
CASE ADDR: 138 SW 24 AVE
OWNER: WALKENHORST, SHELLY H/E; WALKENHORST, BRIAN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE ARE ITEMS BEING STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO PAINT CONTAINERS, SPRAY CANS, MULTIPLE CONTAINERS OF MISCELLANEOUS AUTOMOBILE FLUIDS, BOXES, TARP, OIL AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-21.15.A
A MAHOGANY TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO $15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP THAT REMAINS IN THE FRONT YARD AFTER THE REMOVAL OF A TREE AT THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22080394. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25080814
CASE ADDR: 132 SW 24 AVE
OWNER: PENDAS AMADOR, MARLENE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE22090515. THIS 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: 9-305(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 CE22090515. THIS 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: CE25090053
CASE ADDR: 128 SW 24 AVE
OWNER: ISAAC, HEATHER M & TORY A
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO BOXES, PLASTIC STORAGE CONTAINERS, BAGS, RIM AND TIRE, CAR SEATS, PLASTIC HAMPER AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE24060528. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25090054
CASE ADDR: 118 SW 24 AVE
OWNER: CHARLEMAGNE, EDNA H/E; CHARLEMAGNE, EDYNE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER THE CARPORT STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PALLET OF CEMENT BAGS, PLASTIC TARP, CAGE, BUCKET, CLEANING SUPPLIES AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-34.1.A.1.
THERE IS NON-PERMITTED OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO WOOD PALLETS, AN UNINSTALLED SECTION OF WOOD SLAT FENCE, ANIMAL CAGES, CLEANING SUPPLIES, BUCKET AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)
THE PAVED DRIVEWAY HAS CRACKS AND BROKEN AREAS IN THE CEMENT. FURTHERMORE, THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

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

CASE NO: CE25090767
CASE ADDR: 1501 SW 19 AVE
OWNER: PRIOR, ALEC STEPHEN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE PARKED AT THE REAR OF THIS RS-8 ZONED PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A RED CAR WITH FLAT TIRES AND PARTS REMOVED. THE VEHICLE IS PARTIALLY COVERED BY TARPS WITH OVERGROWTH AROUND THE VEHICLE AND MISCELLANEOUS ITEMS PLACED ON THE ROOF AND TRUNK HOLDING THE TARPS DOWN.

VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO RIMS & TIRES, PLASTIC BARRELS, PADDLE BOARD, PLASTIC STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

CONTINUED

CITY OF FORT LAUDERDALE
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VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA AT THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE FASCIA THAT HAVE BLACK STAINS AND MISSING PAINT. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE23030807. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25080806
CASE ADDR: 208 SW 24 AVE
OWNER: TRAN, TUAN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THE GRAVEL AREA ABUTTING THE NORTH SIDE OF THE DRIVEWAY IS OVERGROWN WITH GRASS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-280(C)
THE WALKWAY LEADING UP TO THE PROPERTY HAS AREAS OF FADED AND MISSING PAINT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. FURTHERMORE THE GRAVEL AREA ABUTTING THE DRIVEWAY HAS BARE AREAS OF MISSING GRAVEL. THIS IS A RECURRING VIOLATION TO CASE CE22110363. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306 COMPLIED
THERE IS AN AREA OF THE EXTERIOR WALL NEAR THE FRONT DOOR THAT HAS MISSING, PEELING PAINT.

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CASE NO: CE25090770
CASE ADDR: 2600 SW 8 ST
OWNER: MCDOWELL, CEDRICK H/E; ALLEN, AUDLEY EST
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AT THE FRONT AND REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE22080362. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION 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 ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION TO PREVIOUS CASE NUMBER CE22080362. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25100115
CASE ADDR: 2601 SW 9 ST 1-8
OWNER: RIVERLAND REALTY PARTNERS LLC; RIVERLAND REALTY PARTNERS II LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES ON THIS RMM-25 ZONED PROPERTY ARE NOT BEING PROPERLY MAINTAINED. THE PARKING FACILITIES HAVE FADED AND MISSING PARKING STRIPES AND BLACK STAINS ON THE SURFACE. THIS VIOLATION APPLIES TO ALL PARKING FACILITIES (#2601, #2611, #2627, #2647, #2667, #2670).

VIOLATIONS: 47-22.9. COMPLIED
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS RED AND YELLOW FEATHER FLAG BANNERS WITH THE WORDS "NOW LEASING" PRINTED ON THEM, AND YELLOW, RED AND WHITE SNIPE SIGNS WITH "NOW LEASING 954-729-3019" PRINTED ON IT. THE SIGNS ARE LOCATED IN FRONT OF BUILDINGS 2601 AND 2670.

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

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CASE NO: CE25100202
CASE ADDR: 227 SW 22 AVE
OWNER: KHALSA, DEV DHARM; CHECO, JAZMIN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE ARE ITEMS BEING STORED UNDER THE PATIO COVER AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED UNDER THE PATIO INCLUDE BUT IS NOT LIMITED TO TARPS, RED COOLER, BOXES, BAGS AND OTHER MISCELLANEOUS ITEMS. THE UNDER ROOF STORAGE IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY 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) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION TO CASE CE24110551. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE FORD E-SERIES SHUTTLE BUS WITH A FLAT TIRE AND EXPIRED FL TAG # AT96VM "1/23".

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 PLYWOOD, TARPS, WOOD, LANDSCAPING DEBRIS, LADDER AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY HAS CRACKS, IS STAINED WITH A BLACK SUBSTANCE AND HAS GRASS GROWING THROUGH THE GRAVEL APRON. FURTHERMORE, THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION TO CASE CE24110551. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE TO OBTAIN A FINDING OF FACT.

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).

CITY OF FORT LAUDERDALE
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CASE NO: CE25100305
CASE ADDR: 1275 SW 28 RD
OWNER: SWAY 2014-1 BORROWER LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO RIMS AND TIRES, HUB CAPS, STROLLER, CINDER BLOCK, BAGS, RADIATOR AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE CE25010684. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION TO CASE CE24080286 AND 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.

CASE NO: CE25100580
CASE ADDR: 2784 SW 14 ST
OWNER: CARDONA,LIZ NATALI
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h)(1)
THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL HAS AREAS WERE THE CONCRETE IS BROKEN AND STARTING TO SEPARATE. FURTHERMORE, THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY ENTRANCE/APRON IS BARE AND MISSING GRAVEL. FURTHERMORE, THE DRIVEWAY HAS CRACKS AND STAINS.

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

CITY OF FORT LAUDERDALE
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CASE NO: CE25100581
CASE ADDR: 1613 SW 28 AVE
OWNER: LAT INVESTMENTS GROUP LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESS AT THIS LOCATION, "BEAUTIFUL DOGGIES GROOMING SALON", IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-22.9. COMPLIED
SIGNS HAVE BEEN ERECTED AT THIS RS-8 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A YELLOW FEATHER FLAG BANNER WITH THE WORDS "PET GROOMING" AND A BLACK A-FRAME SIGN WITH THE WORDS " BEAUTIFUL DOGGIES GROOMING SALON" PRINTED ON THE SIDE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE EXTERIOR FACING SIDE OF THE FENCE IS STAINED WITH AN ORANGE AND BLACK SUBSTANCE ALL AROUND.

VIOLATIONS: 9-304(b)
THE DRIVEWAYS TO BOTH UNITS ARE IN DISREPAIR. THE DRIVEWAY FOR THE REAR UNIT ABUTTING SW 16 STREET HAS AREAS OF BROKEN AND MISSING ASPHALT AND IS NOT BEING MAINTAINED IN A SMOOTH WELL-GRADED CONDITION. FURTHERMORE, THERE IS A BOAT TRAILER AND A BLACK ENCLOSED TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY APRON/ENTRANCE TO #1613 ABUTTING SW 28 AVENUE HAS A HOLE/DAMAGED AREA OF MISSING ASPHALT.

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 (IN FRONT OF THE REAR UNIT) WERE THE BLACK TRAILER IS PARKED ON THE LAWN.

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF IS NOT BEING MAINTAINED AS REQUIRED. THE ROOF TO THE MAIN HOUSE (#1613) IS STAINED WITH A BLACK SUBSTANCE.

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

CITY OF FORT LAUDERDALE
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CASE NO: CE25100804
CASE ADDR: 251 SW 21 WAY
OWNER: REDITUS 1 LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY AREAS AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION. BOTH THE PAVED DRIVEWAY SLAB AND PAVED STRIPS HAVE AREAS THAT ARE DAMAGED, CRACKED, AND LIFTED.

FURTHERMORE,

THE DRIVEWAY HAS GRASS GROWING THROUGH THE DAMAGED AREAS AND IS STAINED WITH A BLACK SUBSTANCE. ADDITIONALLY, THE GRAVEL DRIVEWAY APRON/ ENTRANCE HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. THIS IS A RECURRING VIOLATION TO CASE # CE25070582. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25100299
CASE ADDR: 212 SW 22 AVE
OWNER: ROMERO,LEONTE
INSPECTOR: RAMON OLIVERA
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 THE PROPERTY AND SWALE.

CASE NO: CE25110230
CASE ADDR: 1150 SW 27 AVE
OWNER: SUNLIGHT INVESTMENTS INC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

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

CASE NO: CE25110413
CASE ADDR: 1473 SW 16 TER
OWNER: HARRISON, MATTHEW
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

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CASE NO: CE25110073
CASE ADDR: 2661 SW 16 ST
OWNER: SGUROS,BRIAN LOUIS
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A FAN, GAS CANS 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. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A TARP, UMBRELLA STAND AND OTHER MISCELLENAOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-278(e)
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY HAS GRASS OR WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLAITON REFER TO CASE NUMBER CE25020410. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25020410. 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.

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CASE NO: CE25110173
CASE ADDR: 1117 SW 22 AVE
OWNER: BAUMERT, VINCENT ALLEN H/E; BAUMERT, EMELY C ETAL
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 25-4 COMPLIED
THERE ARE VEHICLES PARKED ON AND OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-8 ZONED PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE AND SILVER GMC COMMERCIAL TRUCK.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AT THIS RS-8 ZONED PROPERTY.

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

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VACATION RENTALS

CASE NO: CE25110125
CASE ADDR: 1112 NE 5 AVE 1-2
OWNER: HENAO INVESTMENTS LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE25110526
CASE ADDR: 1649 NE 8 AVE
OWNER: ALON, LIRON
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE25120589
CASE ADDR: 405 HENDRICKS ISLE
OWNER: LAS OLAS HIDEAWAY LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-282.(d)(1)(a)
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25100135 – PARKING, MAXIMUM OCCUPANCY GATHERING AND NOISE-NON AMPLIFIED SOUND.

CASE NO: CE25110127
CASE ADDR: 6830 NW 23 TER
OWNER: HERNANDEZ, ERIC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE24120596
CASE ADDR: 1845 SW 3 AVE
OWNER: REIDY, LIUDMYLA
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 VIOLATION IS TRANSIENT IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES.

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CASE NO: CE25100173
CASE ADDR: 1501 SW 24 ST 1-4
OWNER: PANGIA, AILEEN C; PANGIA, JOSEPH J
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE25100348
CASE ADDR: 2675 SW 15 ST
OWNER: FISHER, SAKISHA
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE25100484
CASE ADDR: 2518 WHALE HARBOR LN
OWNER: AHARON, OZ
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a) COMPLIED
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE25040042 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

CASE NO: CE25100583
CASE ADDR: 1401 SW 20 ST
OWNER: MARIA, MIGUEL
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a) COMPLIED
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE25020493 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

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CASE NO: CE25100535
CASE ADDR: 218 SW 14 CT
OWNER: PURPOSE BUILT FAMILIES; FOUNDATION INC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE25100791
CASE ADDR: 1590 SW 31 AVE
OWNER: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY
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 REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE25030009 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

CASE NO: CE25110523
CASE ADDR: 1515 NE 14 ST
OWNER: SHEETZ, JOSHUA J
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 1

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

CASE NO: CE25110524
CASE ADDR: 5251 NE 26 AVE
OWNER: KENNEDY, KATHLEEN; WEBER, DONALD
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 1

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

CASE NO: CE25110681
CASE ADDR: 2443 TORTUGAS LN
OWNER: 2443 TORTUGA LANE 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.

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CASE NO: CE25120544
CASE ADDR: 503 SW 16 ST
OWNER: GUPTA, HARSH & SHAOLI
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-282.(d)(1)(b)
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CE25060321 – TRASH CARTS & RESPONSIBLE PARTY, CE25070498- PARKING & RESPONSIBLE PARTY.

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ADMINISTRATIVE HEARING

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

VIOLATIONS: 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: CE25120199 S
CASE ADDR: 720 NE 26 AVE
OWNER: KOCSIS, ZSUZSANNA
INSPECTOR: MATTHEW FLESHER/BERNSTEIN SAIMBERT PRESENTING
COMMISSION DISTRICT 1

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THERE ARE CARS PARKED IN THE RIGHT OF WAY AT THIS VACATION RENTAL PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 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: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. APPROXIMATELY 50 VEHICLES AT THIS PROPERTY.

VIOLATIONS: 15-278.(2)b.
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. APPROXIMATELY 100 PEOPLE AT THIS PROPERTY.

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M.

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 VACTION 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.

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 COMPLIED
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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25050807
CASE ADDR: 214 SW 2 ST
OWNER: SECOND CITY ENTERTAINMENT CO
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. WITHDRAWN
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION AS PER CASE #CE24020671 AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY, SWALE AND ALLEY. THIS IS RECURRING VIOLATION, SEE CASE CE21070605. 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: 24-27(f) COMPLIED
THERE ARE DUMPSTER WITH THEIR LIDS OPEN AT THIS LOCATION.

VIOLATIONS: 25-14 WITHDRAWN
THERE IS AN ILLICIT DISCHARGE FROM THIS PROPERTY TO THE CITY'S STORM DRAINAGE.

VIOLATIONS: 47-34.1.A.1. WITHDRAWN
THERE IS ILLEGAL LAND USE OCCURRING AT THIS H-1 ZONED PROPERTY. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO MULTIPLE WOODEN PALLETS.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25050766
CASE ADDR: 1123 NW 3 AVE 1-2
OWNER: MIZRAHI, MIKE; MIZRAHI, YAFFA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BLACK 4 DOOR INFINITY VEHICLE PARKED ON THE GRASS/LAWN AREA. THE PARKING AREA HAS CRACKS SCATTERD THROUGHOUT THE PROPERTY. THERE ARE AREAS THAT ARE MISSING ASPHALT AND THE WHEEL STOPS 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.

CASE NO: CE24120315
CASE ADDR: 701 E BROWARD BLVD
OWNER: LAUDERDALE CITY CENTER ASSOC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED
THERE ARE OVERFLOWING TRASH CONTAINERS AT THIS PROPERTY THAT ARE 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) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

VIOLATIONS: 24-29.(a) COMPLIED
THERE ARE TRASH CONTAINERS ON THE PROPERTY THAT ARE OVERFLOWING WITH TRASH AND ARE NOT PROPERLY SERVICED.

VIOLATIONS: 47-19.4.C.2. COMPLIED
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THERE IS A 4 YARD DUMPSTER PLACED IN PARKING LOT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS B-1 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TRASH CONTAINERS AND LARGE STORAGE CONTAINERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25060333
CASE ADDR: 1001 SW 31 ST
OWNER: MALI-CONN INVESTMENTS LLC; SANTANA PROPERTY INVESTMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

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

VIOLATIONS: 9-308(b) COMPLIED
THERE ARE BRICKS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

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

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

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

CASE NO: CE25010578
CASE ADDR: 1625 NW 9 AVE
OWNER: EZEL LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A FORD F-150 AND A FORD F-250 WITH FLAT TIRES STORED ON THIS PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKES, HOLES, MISSING SECTIONS ON THE DRIVEWAY AND THE BLACKTOP FADED.

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

VIOLATIONS: 9-363 COMPLIED
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
January 29, 2026
8:30 AM

CASE NO: CE25020741
CASE ADDR: 1124 NW 19 ST
OWNER: NOEL, WILBERT
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE OF A REFRIGERATOR AND A TV UNDERNEATH THE CARPORT AT THIS PROPERTY, WHICH IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A WHITE DERELICT HONDA WITH FLAT TIRES STORED ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT AND BROKEN SECTIONS AND THE MESH IS IN DISREPAIR. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-304(b) COMPLIED
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE BROKEN AND MISSING SECTIONS.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, THE EXTERIOR WALLS HAVE MISSING AND/OR PEELING PAINT. THE FASCIA BOARDS ARE STAINED AND DIRTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21110653. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR THE PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25040797
CASE ADDR: 1416 NE 5 AVE
OWNER: FAITH CHURCH OF THE NAZARENE
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 18-4.(c)
THERE IS A BLACK TOYOTA PICKUP BEARING AN EXPIRED TAG THAT IS DERELICT ON THE PROPERTY. THE VEHICLE'S FRONT BUMPER IS ALSO IN DISREPAIR.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A RED FORD SUV BEARING AN EXPIRED TAG (RFBM82) DERELICT VEHICLE ON THE PROPERTY.

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

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

CASE NO: CE25060339
CASE ADDR: 1432 NW 7 TER
OWNER: BIJELONIC, BOJAN
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 9-304(b)
THE GRAVEL APRON AT THIS PROPERTY IS NOT BEING MAINTAINED.THE GRAVEL IS WORN AND IN DISREPAIR WITH WEEDS GROWING THROUGH IT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 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.

CASE NO: CE25060295
CASE ADDR: 1505 NW 7 AVE 1-2
OWNER: SAINVIL, LOUISANNA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THIS RDS-15 ZONED PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A 4 DOOR GOLD HONDA ACCORD WITH NO VALID FL TAG DISPLAYED.

VIOLATIONS: 47-20.20.(H) COMPLIED
THE PARKING FACILITITY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS HOLES AND AREAS OF MISSING ASPHALT. FURTHERMORE THE STRIPES ARE FADED AND THE WHEELSTOPS HAVE STAINS AND AREAS OF MISSING PAINT.

VIOLATIONS: 9-313(a) COMPLIED
THE ADDRESS NUMBERS ARE NOT CLEARLY VISIBLE. THE ADDRESS NUMBER IS MISSING A DIGIT, PAINTED OVER AND DOES NOT CONTRAST WITH THE BACKGROUND.

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: CE25070278
CASE ADDR: 1317 NW 7 TER
OWNER: ZOELLICK, TODD
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY HAS GRASS GROWING THROUGH IT AND BARE AREAS OF MISSING GRAVEL. FURTHERMORE THERE IS A VEHICLE AND A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING 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 ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE23090161. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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8:30 AM

CASE NO: CE25030097
CASE ADDR: 165 VERMONT AVE
OWNER: JEAN-BAPTISTE, ANGELINE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED
THERE ARE SEVERAL BOARDS BEING STORED OUTSIDE NEAR THE POOL AREA AND THE OTHER SIDE OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACK YARD IS DETERIORATED AND HAS BROKEN AND MISSING SLATS AND IS FALLING OVER.

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: CE25050114
CASE ADDR: 111 SW 27 TER 1-2
OWNER: 335 NW 28 ST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS FALLEN INWARDLY TOWARD THE ADJOINING PROPERTY IS DISCOLORED, HAS BROKEN SLATS, AND HAS VEGETATION GROWING ON IT.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD TAURUS IS BEING PARKED ON THE GRASS AT THE PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED. THIS IS A RECURRING VIOLATION PER CE21071090 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 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.

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

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

CASE NO: CE25060117
CASE ADDR: 433 SW 28 AVE
OWNER: PAMPA GALGO II LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A TRAILER, A WHITE RAM PICK UP TRUCK, A SILVER CHRYSLER AND A VEHICLE WITH A CAR COVER ARE BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY OF THIS PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE CRACKS, POTHOLES, CHIPPED CEMENT THROUGHOUT.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

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

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

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-0F-WAY.

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

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

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: 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.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25020759
CASE ADDR: 177 VERMONT AVE
OWNER: SCALI, JOSEPH S
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE BLUE HYUNDAI GENESIS WITH EXPIRED TAG ON THE PROPERTY.

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

VIOLATIONS: 9-308(a)
ROOF OVER CARPORT IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

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

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

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

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

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-0F-WAY BLOCKING ACCESS TO AN EMERGENCY FIRE HYDRANT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

OLD BUSINESS

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A ACCUMULATION OF LEAVES ON THE PROPERTY.

VIOLATIONS: 8-148(a)
THERE IS A BOAT MOORED AT THIS PROPERTY THAT IS UNSIGHTLY/DETERIORATED.

VIOLATIONS: 9-280(h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE POOL DOCK IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE. THE POOL DECK IS DIRTY AND STAINED. THERE ARE WEEDS GROWING OVER THE SURFACE.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

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

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

VIOLATIONS: 9-306 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. THE ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
January 29, 2026
8:30 AM

CASE NO: CE25070151
CASE ADDR: 1341 SW 25 AVE
OWNER: SMART SOLUTIONS INTERNATIONAL INC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, AN ACCUMILATION OF DEAD LEAVES AND LANDSCAPING DEBRIS ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY. THE TRAILER IS DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH NO VALID FL TAG DISPLAYED. THE BOAT TRAILER HAS A WHITE AND BLUE BOAT ON IT.

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

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

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

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

VIOLATIONS: 17-6.2.
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10 P.M WHEN MEASURED OUTDOORS. THE MAXIMUM READINGS WERE 60 DBA, 62 DBA, AND 60 DBA. THIS VIOLATION IS IRREVERSIBLE AND RECURRING PER CASE CE25040832, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT THE VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
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