

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

February 10, 2026

**9:00 AM**

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

**Richard Doody  
PRESIDING**

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

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

**COMMUNITY SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
TELEPHONE (954) 828-6520  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

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**NEW BUSINESS**  
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CASE NO: CE25100055  
CASE ADDR: 421 NE 6 ST  
OWNER: 421 NE 6TH ST LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 9-307(a)  
THE BEDROOM WINDOW AT UNIT PH16S IS NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE IS WATER INTRUSION OCCURING AND CAUSING DAMAGE TO THE INTERIOR WALL, FLOOR AND APRON.

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CASE NO: CE25070995  
CASE ADDR: 1327 NE 14 PL  
OWNER: BULACLAC, EMMANUEL; FRIEDMAN, PHILIP  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

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

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

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

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  
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CASE NO: CE25100607  
CASE ADDR: 1851 NW 28 AVE  
OWNER: FKH SFR PROPCO B-HLD LP; %FIRST KEY HOMES LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE AT THIS RS-8 RESIDENTIAL PROPERTY SUCH AS BUT NOT LIMITED TO CHAINLINK FENCING MATERIAL, WOOD, LADDERS, PLASTIC MATERIALS, A CHAIR AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY WORN WITH CRACKS AND NEEDS TO BE REPAIRED AND RESURFACED. THERE IS A TRAILER PARKED ON THE 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.

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CASE NO: CE25060780  
CASE ADDR: 430 N ANDREWS AVE  
OWNER: 430 N ANDREWS LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED  
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 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: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS FURNITURE, WOODEN PALLETS, A STORAGE POD, ETC BEING STORED AT THE REAR OF THE PROPERTY.

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

CONTINUED

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

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

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CASE NO: CE24090487  
CASE ADDR: 427 MOLA AVE  
OWNER: HINSON, WILLIAM M JR & JOYLYN  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13.(D)(3)  
THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.

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CASE NO: CE25110773  
CASE ADDR: 835 SOLAR ISLE DR  
OWNER: SEBRING, JUDITH L; JUDITH L SEBRING TR  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.1.F  
THERE IS A TEMPORARY FENCE THAT HAS BEEN ERECTED ON THE DOCK/SEAWALL OF THIS RS-8 PROPERTY THAT IS PROHIBITED WITHIN 5 FEET OF THE WATERWAY.

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CASE NO: CE25120123  
CASE ADDR: 201 S GORDON RD  
OWNER: SHVARTS BURD, MARK  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

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

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CASE NO: CE25100661  
CASE ADDR: 112 SW 19 AVE 1-2  
OWNER: LAGANA, GABRIELA MENDEZ  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS ZONED RM-15 RESIDENTIAL PROPERTY HAVING STAINS, CRACKS 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 FRONT YARD AND SWALE AREAS.

VIOLATIONS: 9-313.(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS CLEARLY VISIBLE FROM THE PUBLIC RIGHT OF WAY.

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

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CASE NO: CE25110589  
CASE ADDR: 1124 SW 2 ST  
OWNER: EDAM DEVELOPMENT LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.3 WITHDRAWN  
THERE IS NOISE ONGOING RELATED TO SANITATION OCCURRING OUTSIDE OF THE HOURS OF 7:00 AM AND 10:00 PM DAILY. WASTE MANAGEMENT WAS OBSERVED CONDUCTING SANITATION COLLECTION TODAY AT 4:43 A.M.

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CASE NO: CE26010128  
CASE ADDR: 1509 SW 1 ST  
OWNER: 5215 NW 96 LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND LANDSCAPE DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23070653 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CASE NO: CE25080029  
CASE ADDR: 540 NW 20 AVE  
OWNER: ROYAL ASSEMBLY CHURCH OF; THE LIVING GOD INC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 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.

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CASE NO: CE25120047  
CASE ADDR: 633 NW 14 AVE  
OWNER: OASIS OF HOPE COMMUNITY; DEVELOPMENT CORP INC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.  
THERE IS BARE AND MISSING GROUND COVER WITH PILES OF DIRT AND DEBRIS ON THIS RC-15 ZONED VACANT LOT. A VACANT LOT MAY NOT HAVE ANYTHING ON IT OTHER THAN LIVING GROUND COVER.

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CASE NO: CE25110204  
CASE ADDR: 1515 E SUNRISE BLVD  
OWNER: HOLIDAY PARK PLAZA LTD; % WALGREEN CO/TAX DEPT  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE AREAS IN FRONT BUS STOP.

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: CE25090355  
CASE ADDR: 908 NE 17 TER 1-6  
OWNER: BUY RENT SELL NOW LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21030801 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT. THE WHEEL STOPS ARE DAMAGED, NOT SECURE AND DISCOLORED.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO BUCKETS, WASHER, DRYER FURNITURE, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-276 (c) (3)  
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

VIOLATIONS: 9-280 (f)  
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE IS NO HOT WATER AT THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, 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 TO INCLUDE THE SWALE.

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

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

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

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CASE NO: CE25100056  
CASE ADDR: 433 NE 11 AVE  
OWNER: VP DEVELOPERS 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: 9-305 (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: CE25070733  
CASE ADDR: 3660 DAVIE BLVD  
OWNER: VMN GROUP LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.4.b.1.  
THERE IS A 2 YARD DUMPSTER ON THIS CB ZONED PROPERTY THAT IS VISIBLE FROM THE RIGHT OF WAY.

VIOLATIONS: 47-22.3.U.1  
THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT ON THIS CB ZONED PROPERTY EXCEED 20% OF THE SURFACE OF THE WINDOW. UNIT NUMBER 3664 HAS ELECTRONIC WINDOW SIGNS AND A DOOR SIGN EXCEEDING 20% OF EACH OF THE WINDOWS. UNIT NUMBER 3662 HAS WINDOW SIGNS COVERING MORE THAN 20% OF THE WINDOWS AND DOOR.

VIOLATIONS: 47-22.9  
THERE ARE SIGNS ON THIS CB ZONED PROPERTY THAT DO NOT HAVE A PERMIT. THERE IS AN A-FRAME SIGN STATING "VAPE SMOKE SHOP" BANNER SIGNS UNDER UNIT NUMBER 3662 STATING "GRAND OPENING" AND "DOLLAR STOP" BANNER SIGN UNDERNEATH UNIT NUMBER 3664 STATING "CALI SMOKE SHOP" AND AN ADDITIONAL INFLATED SIGN STATING "RAW" ON IT.

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CITY OF FORT LAUDERDALE  
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CASE NO: CE25090471  
CASE ADDR: 2091 SW 36 TER  
OWNER: A&R PAVING SOLUTIONS LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25070836. 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: CE25090410  
CASE ADDR: 3671 SW 23 CT  
OWNER: FORBES, BEATRIZ  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES AND TRAILERS PARKED ON THE PROPERTY. THE VEHICLES AND TRAILERS ARE DERELICT BECAUSE THEY HAVE EXPIRED TAGS. THE VEHICLES ARE DESCRIBED AS A WHITE TOYOTA SOLARA WITH LICENSE PLATE JPI E59 AND A BOAT TRAILER WITH LICENSE PLATE CE6 3KQ.

VIOLATIONS: 47-34.4.A.1. COMPLIED  
THERE IS A BOAT TRAILER PARKED ON THE SWALE AT THIS RS-8 ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY HAS GRAFFITI ON IT.

VIOLATIONS: 9-304 (b)  
THERE ARE TRAILERS, SOME WITH BOATS, SOME WITH JET SKIS AND SOME THAT ARE EMPTY, PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS FADED AND HAS AREAS WITH HOLES IN THE APRON. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22031098. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22031098. 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 COMPLIED  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA HAS STAINS OR MISSING PAINT.

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February 10, 2026

9:00 AM

CASE NO: CE25090411  
CASE ADDR: 2321 SW 37 TER  
OWNER: LIRANZO LUNA, CRISTIAN MICHEL  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THIS PROPERTY. THE DERELICT VEHICLES ARE A WHITE CHEVY TAHOE WITH NO LICENSE PLATE, A BLACK HONDA CIVIC WITH NO LICENSE PLATE, AND A BOX TRUCK WITH NO LICENSE PLATE.

VIOLATIONS: 47-34.4.B.1 COMPLIED  
THERE IS A WHITE BOX TRUCK COMMERCIAL VEHICLE WITH LICENSE PLATE 53D GSE PARKED OVERNIGHT 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 SWALE.

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

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CASE NO: CE25090540  
CASE ADDR: 3131 SW 18 ST  
OWNER: ARANGO, JUAN GUILLERMO; ARANGO, PAOLA A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP ON THE FRONT OF THIS RS-6.85B ZONED PROPERTY.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-280(h)(1)  
THE GARDEN WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE BRICK OF THE GARDEN WALL THAT HAVE STAINS AND MISSING OR PEELING PAINT.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE FASCIA AND DRIP LINE HAVE STAINS. ALSO, SOME OF THE SHUTTERS HAVE STAINS.

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CASE NO: CE25100036  
CASE ADDR: 3210 RIVERLAND RD  
OWNER: MANGONI, GIANCARLO J  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS IN DISREPAIR. THERE ARE AREAS WHERE THE BLACKTOP HAS FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100233. 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 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE SCHOOL SPEED LIMIT SIGN ON THE CORNER OF BIMINI LANE AND RIVERLAND ROAD IS OBSTRUCTED. THERE IS OVERGROWTH OBSTRUCTING THE SIDEWALK ON RIVERLAND ROAD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23100233. 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: CE25100158  
CASE ADDR: 2041 SW 38 AVE  
OWNER: DEFALLE, JAIME C; BARNES, DALLAS G  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, BOXES, FURNITURE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)  
THERE IS A VEHICLE AND A TRAILER WITH A BOAT ON IT PARKED ON THE GRASS TO THE NORTH SIDE OF THE DRIVEWAY. THE DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT. THE GRAVEL DRIVEWAY ON THE SOUTH SIDE OF THE PROPERTY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY AND THERE IS GRASS GROWING THROUGH THE REMAINING GRAVEL.

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

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February 10, 2026

9:00 AM

CASE NO: CE25100729  
CASE ADDR: 2412 TORTUGAS LN  
OWNER: LEHMAN, FREDERICK & WILLETTE B C  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH IN THE REAR OF THIS PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4 (c)  
THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY. THE VESSEL WAS CONFIRMED DERELICT DUE TO NOT FINDING A CURRENT REGISTRATION USING THE REGISTRATION NUMBERS ON THE VESSEL. THE VESSEL IS A BOAT WITH REGISTRATION NUMBER MN 3862 GQ. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24011042. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS DISCOLORED OR STAINED AND COVERED WITH LEAVES. THE PAVER DRIVEWAY HAS GRASS OR WEEDS GROWING BETWEEN THE PAVERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. 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 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE WATERWAY IN THE REAR OF THE PROPERTY. THERE ARE VINES GROWING OVER AND HANGING OVER THE WATER IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. 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: CE25100852  
CASE ADDR: 1990 SW 37 AVE  
OWNER: ROBOTHAM, AUDREY  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25050739. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

February 10, 2026

9:00 AM

CASE NO: CE25100823  
CASE ADDR: 3500 SW 14 ST  
OWNER: TELLEZ, MARVIN E  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PLASTIC BAGS, HOSES, TARPS, PLASTIC PLANTERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE20101283. 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  
THE GRAVEL DRIVEWAY ON 14TH STREET 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 ON THE PROPERTY AND ON THE SWALE.

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CASE NO: CE25100824  
CASE ADDR: 3411 SW 19 ST  
OWNER: MADRID, KILBERT  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)  
WITHDRAWN

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT HAVE MISSING SLATS AND SOME SLATS ARE 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 ON THE SWALE.

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE MISCELLANEOUS ITEMS ON THE SOUTH SIDE OF THE ROOF THAT ARE NOT PERMANENTLY ATTACHED TO THE BUILDING. THE ROOF HAS STAINS.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25100840  
CASE ADDR: 3775 SW 19 ST  
OWNER: VAN BUREN, HUNTER H/E; TOWNSEND, SUSAN  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE DEAD BRANCHES PALM FRONDS AND CARDBOARD BOXES THROUGHOUT THE PROPERTY AND THE SWALE.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE ARE BAGS OF MULCH, BROWN FOAM AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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 CE23090413. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE25110689  
CASE ADDR: 3131 SW 18 ST  
OWNER: ARANGO, JUAN GUILLERMO; ARANGO, PAOLA A  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE IN THE FRONT AND THE BACK YARD. THE TRASH, RUBBISH AND DEBRIS ARE PILES OF DEAD PALM FRONDS IN THE BACK YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25090540. 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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25110278  
CASE ADDR: 2300 SW 34 TER  
OWNER: LEWIS, ASHLEY MICHELLE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 25-13 WITHDRAWN  
A GRAVEL DRIVEWAY WAS CONSTRUCTED ON THE SOUTH SIDE OF THIS RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

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.

VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A VEHICLE AND A TRAILER WITH A BOAT ON IT PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110336. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110336. 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: CE25110276  
CASE ADDR: 2316 SW 34 TER  
OWNER: DELIGHTFULFL4 LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO, A TIRE, WHEEL, AN INDOOR CHAIR AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE DERELICT VEHICLE IS A WHITE SEDAN IN THE CARPORT. IT IS CONSIDERED DERELICT BECAUSE IT IS UP ON JACKS AND MISSING A TIRE.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

VIOLATIONS: 9-304 (b) COMPLIED  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY HAS HOLES WHERE THE GRAVEL UNDERNEATH IS SHOWING THROUGH. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110342. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110342. 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: CE25110166  
CASE ADDR: 636 NW 14 TER  
OWNER: SANTOS, EMILIANO; SANTOS, MATTHEW  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS WAS SEEN ON BOTH THE RIGHT AND LEFT SIDE OF THE PROPERTY. THE TRASH CONSISTS OF, BUT IS NOT LIMITED TO, BOTTLES AND BAGS OF TRASH. THE OVERGROWTH IS ALONG THE FENCE AREA.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL PARKING AREA HAS GRASS AND WEEDS GROWING THROUGH AND THE GRAVEL NEEDS TO BE REPLENISHED.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED. THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS WAS OBSERVED ON THE LEFT AND RIGHT SIDE OF THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THERE IS A BLACK TRAILOR PARKED ON THE GRASS/LAWN AREA, WHICH IS NOT ON AN APPROVED PARKING SURFACE.

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 OF THE PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25120049  
CASE ADDR: 509 NW 23 AVE 4  
OWNER: FED VENTURE LP; % MRK PARTNERS INC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-20.20.(H) COMPLIED  
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. I OBSERVED THE WHEEL STOPS AND PARKING LINES FADED WITH DARK MARKS AND STAINS. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE CONCRETE PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING CONCRETE AND WEEDS AND GRASS GROWING THROUGH.

VIOLATIONS: 9-280(b) COMPLIED  
THERE ARE BUILDING PARTS THAT ARE DETERIORATED AND NOT MAINTAINED. THE FLOORS BY THE DOORS, REAR SLABS, WALL IN FRONT OF THE PARKING AREA, AND WALKWAYS ALL HAVE DARK STAINS AND MARKS. ALSO, IN APARTMENT 4, THE CEILINGS ARE STAINED, AND THERE ARE CRACKS IN THE LIVING ROOM AREA, HALLWAY, AND BATHROOM.

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 TO INCLUDE THE SWALE. THERE IS MISSING SOD/GRASS THROUGHOUT THE PROPERTY AND SIDES.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25110168  
CASE ADDR: 647 NW 14 TER  
OWNER: BLOUNT, VIOLA B EST; % MR BERES E MUSCHETT  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. I OBSERVED BOXES, WOOD, YARD DEBRIS, TRASH AND A TARP ON THE GROUND OF THIS RM-15 PROPERTY.

VIOLATIONS: 47-21.9.M.  
THE LANDSCAPING ON THIS RM-15 - RESIDENTIAL MULTIFAMILY LOW RISE/MEDIUM DENSITY VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THIS IS TO INCLUDE BUT NOT LIMITED TO THE SWALE OF THE PROPERTY.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS NOT CONNECTED PROPERLY AND IT DOES NOT CLOSE PROPERLY.

VIOLATIONS: 9-304 (b)  
PARKING ON THE GRASS/LAWN PROHIBITED ON THIS RM-15 VACANT LOT. OBSERVED A GREEN AND WHITE PICK-UP TRUCK ON THE VACANT LOT.

CASE NO: CE25100510  
CASE ADDR: 805 NW 19 AVE  
OWNER: BUTLER, MARCIA N  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE TWO VEHICLES PARKED ON THE GRASS AND NOT ON AN APPROVED SURFACE. (A SILVER CHARGER AND A WHITE WORK VAN).

VIOLATIONS: 9-305 (b)  
THERE ARE AREAS OF DEAD MISSING GROUND COVER WHERE GRASS SHOULD BE, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR WALLS, DOOR AND FASCIA BOARD THAT HAVE DARK MARKS AND STAINS.

VIOLATIONS: 9-308 (b)  
THERE ARE STAINS AND DARK MARKS WHICH ARE NOT PERMANENT ON THE ROOF.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25070671  
CASE ADDR: 710 NW 57 ST  
OWNER: HEG FLL 57 LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

CASE NO: CE25080099  
CASE ADDR: 6420 NW 5 WAY  
OWNER: TMT PROPERTIES INC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

CASE NO: CE25050228  
CASE ADDR: 1750 NE 49 ST  
OWNER: ZERO ONE PROPERTY SOLUTIONS INC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-11.(b) COMPLIED  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE TWO PALLETS OF BLACK BAGS BEING STORED ON THE DRIVEWAY OF THIS PROPERTY.

VIOLATIONS: 9-304(b)  
THE ASPHALT AND CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS CRACKED, DAMAGED, AND DISCOLORED.

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.

COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE25080173  
CASE ADDR: NE 51 ST  
OWNER: ROSELLI HOLDINGS X LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE,  
INCLUDING BUT NOT LIMITED TO INSIDE THE HEDGES.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONED PROPERTY.  
THE PARKING FACILITY IS DISCOLORED AND THE PARKING STRIPS ARE FADED.

VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL  
KEPT APPEARANCE.

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CASE NO: CE25080745  
CASE ADDR: 810 NW 57 CT  
OWNER: MOCHA MONARCH LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

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

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

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CASE NO: CE25090332  
CASE ADDR: 5099 DUPONT BLVD  
OWNER: ROSELLI HOLDINGS X LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.  
THE BLACK TOP AND STRIPING ARE FADED. THE WHEEL STOPS ARE FADED AND OUT OF  
PLACE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE25090524  
CASE ADDR: 4725 N FEDERAL HWY  
OWNER: HOLY CROSS HOSPITAL INC; ATT: LEGAL AFFAIRS  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-19.5.D.5.  
THERE IS A BUFFER WALL ON THIS CF ZONED PROPERTY THAT NEEDS REPAIR.

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.

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CASE NO: CE25100610  
CASE ADDR: 1730 NE 62 ST  
OWNER: ANTHONY PERAZZELLI REV TR; LISETTE C PERAZZELLI REV TR ETAL  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RM-15 ZONED PROPERTY. THE PARKING FACILITIES IS FADED.

VIOLATIONS: 9-276(C)(1)  
THE WALKWAYS ARE DISCOLORED/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.

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

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CASE NO: CE25100817  
CASE ADDR: 3007 W COMMERCIAL BLVD 101  
OWNER: ITPMV8 REAL ESTATE LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28  
THE BUSINESS (ANDRE'S JAMAICAN KITCHEN) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

VIOLATIONS: 47-22.9.

SIGN(S) HAS BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A NON-PERMITTED FEATHER FLAG, A ADVERTISEMENT SIGN ON THE SWALE AND A BANNER AT THE TOP OF THE BUSINESS WITHOUT A PERMIT ON FILE.

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CASE NO: CE25110196  
CASE ADDR: 5451 NE 22 AVE  
OWNER: PJ VACATION 111 LLC; PEREIRA,EUZEBIO ETAL  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a) COMPLIED  
THERE IS RUBBISH AND PALM FRONDS 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 DRIVEWAY AT THIS PROPERTY IS NOT BEIG MAINTAINED IN A WELL KEPT APPEARANCE. THE DRIVEWAY HAS OIL STAINS AND IS DISCOLORED.

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CASE NO: CE25050168  
CASE ADDR: 5600 NW 9 AVE  
OWNER: TIITF/STATE OF FLORIDA; POMPANO BEACH CONVICT CAMP  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

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

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED ON SEVERAL BUILDINGS ON THE PROPERTY. 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  
February 10, 2026  
9:00 AM

CASE NO: CE25110216  
CASE ADDR: 5731 NE 17 TER  
OWNER: R REAL SERVICES LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE WOODEN PALLETS, GLASS DOORS, BRICKS AND A REFRIGERATOR BUT NOT LIMITED TO ALL OTHER ITEMS STORED ON THE PROPERTY.

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CASE NO: CE24080132  
CASE ADDR: 321 SW 29 TER  
OWNER: REYNOLDS, LEROY  
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)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK MERCEDES BENZ, WITH FRONT END DAMAGE AND GRASS COVERED TIRES LIC- FL AKO 3UU EXP. 05-25. ALSO, A BLACK HYUNDAI SEDAN, LIC- DIF J50 EXP. 11/23. A TRAILER WITH NO WHEELS OR LICENSE PLATE FILLED WITH MISCELLANEOUS BULK TRASH.

VIOLATIONS: 25-4 COMPLIED  
THERE IS TRAILER FILLED WITH BULK TRASH OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY CONSISTING OF A SET OF LARGE TIRES, A SCAFELL AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE, HAS CRACKS THROUGHOUT AND WEEDS GROWING THROUGH THE CRACKS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE24100730  
CASE ADDR: 2781 SW 2 CT  
OWNER: GADSON, BARBARA; JACKSON, SHAKIRA  
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)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AROUND THE HOME IS DETERIORATED. THE FENCE IS ALSO LEANING TOWARDS THE HOME. ALSO, THE GARDEN WALL IN FRONT OF THE HOME IS CRACKED AND DAMAGED.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH OIL, AND HAS POTHOLES AND CRACKS THROUGHOUT.

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

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CASE NO: CE25090619  
CASE ADDR: 3461 AUBURN BLVD  
OWNER: EVERGLADES HEIGHTS APTS 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. A TRASH CART WAS OVERTURNED AND HAS SPILLED TRASH ONTO THE SWALE OF THE PROPERTY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE24110503  
CASE ADDR: 230 KENTUCKY AVE  
OWNER: 230 TRUST NO 1302013; L6 LLC TRSTEE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 26-164 (b) 1 (c) COMPLIED  
THERE ARE VEHICLES AT THIS PROPERTY, AN RV, AND A PICK-UP TRUCK, DISPLAYED FOR SALE IN WHICH THIS PROPERTY IS NOT ZONED TO CONDUCT SUCH BUSINESS. A VEHICLE IS SUBJECT TO IMMEDIATE REMOVAL WITHOUT WARNING IF IT BEARS A TELEPHONE NUMBER THAT HAS BEEN DISPLAYED ON THREE (3) OR MORE VEHICLES OFFERED FOR SALE WITHIN A TWELVE-MONTH PERIOD.

VIOLATIONS: 47-39.A.1.b(9) (e) (1) COMPLIED  
THERE ARE TWO RECREATIONAL VEHICLES BEING PARKED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE IS THE OPEN AIR STORAGE OF BOARDS, BOXES, PLANKS AND MISCELLANEOUS ITEMS AT 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 METAL FENCE AT THIS PROPERTY HAS THE MESH DETACHED FROM THE POLE IN AREAS AROUND THE FENCE.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A TRAILER, AN RV, A CAMPER, AND A PICK UP TRUCK IS BEING PARKED ON THE LAWN AREA.

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

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

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

February 10, 2026

9:00 AM

CASE NO: CE25060836  
CASE ADDR: 557 W DAYTON CIR  
OWNER: LEWIS, RODERICK J; HUTCHINS, AMBER  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO COOLERS, BUCKETS, SHOVEL 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: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BOARDS, AND WOODEN CRATES AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE.

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

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

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.

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CASE NO: CE25070903  
CASE ADDR: 3661 SW 3 ST  
OWNER: 2017-1 IH BORROWER LP; %INVITATION HOMES - TAX DEPT  
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 IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

- VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE CHEVY EQUINOX- FL - PWZ X78 EXP. 1/23, IS PARKED IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- 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(C) COMPLIED  
THE WALKWAY ONTO THE PORCH IS IN DISREPAIR. THE PAVERS ARE MISSING AND HAS TREE ROOTS AND DIRT, AS WELL AS GRASS COVERING IT.
- VIOLATIONS: 9-280(h)(1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY HAS VEGETATION GROWING ON IT AND ITS SLATS ARE CROOKED, AND SOME SLATS ARE SLIDING INTO OTHER SLATS.
- VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET. ALSO, THE DRIVEWAY IS ALSO STAINED WITH A BLACK SUBSTANCE.
- VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE ON THE SWALE HAS GROWN INTO THE SIDEWALK OBSTRUCTING FREE PASSAGE.
- 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 A RECURRING VIOLATION PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- 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 PER CASE NUMBER CE22010310 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25100650  
CASE ADDR: 3820 SW 9 CT  
OWNER: JENKINS, EDWARD & SYLVANIA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-11. (a)  
THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.
- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE BACKYARD OF THIS PROPERTY IS OVERGROWN WITH VEGETATION.
- 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 PLASTIC BINS, BOARDS, PLASTIC WRAPS AND OTHER MISCELLANEOUS ITEMS THAT WAS COVERED IN VEGETATION. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACKYARD OF THIS PROPERTY HAS FALLEN INTO THE NEIGHBORING YARDS. THE FENCE ALSO HAS VEGETATION GROWING ON IT, AND HAS MISSING AND BROKEN SLATS. THIS IS A RECURRING VIOLATION PER CASE NUMBER, CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AND NOT BEING MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE REAR EXTERIOR OF THE PROPERTY HAS UNPAINTED FASCIA BOARDS AND PLASTER ON THE PROPERTY IN SOME AREAS. THIS IS A RECURRING VIOLATION PER CASE NUMBER, CE24040684 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-307 (a) WITHDRAWN  
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. A WINDOW IN THE EXTERIOR OF THE PROPERTY IS BEING COVERED WITH PLASTIC MATERIAL.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25100942  
CASE ADDR: 750 CAROLINA AVE  
OWNER: ARROJO BENITEZ, DANAYME; RODRIGUEZ ARROJO, RAYDEL  
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 TRASH PICK UP THE 2ND 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 WOODEN PALLETS, TRASH BAGS, SOFA, SINKS, CABINETS AND MISCELLANEOUS ITEMS NOT AUTHORIZED TO BE STORED OUTSIDE.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GREY HONDA CIVIC, IS BEING PARKED ON THE LAWN OF THIS PROPERTY. ALSO, THE DRIVEWAY OF THIS PROPERTY HAS WEEDS GROWING THROUGH AND CRACKS 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: CE25120279  
CASE ADDR: 1050 ALABAMA AVE  
OWNER: ESPINOSA, ALVA ELIZA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040272 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE ON BOTH SIDES OF THE PROPERTY IS DETTACHED FROM THE FENCE POLES.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER SUV AND A BEIGE SEDAN ARE BEING PARKED ON THE LAWN OF THE PROPERTY. ALSO, THE DRIVEWAY OF THE PROPERTY HAVE BLACK STAINS WITHIN THE ASHPALT. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040272 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24040272 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

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VACATION RENTALS  
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CASE NO: CE25120044  
CASE ADDR: 3320 NE 15 CT  
OWNER: ECKSTEIN, CAMILLA & CRAIG; ECKSTEIN, ANASTASIA & RICHARD  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATION: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE25120289  
CASE ADDR: 39 CASTLE HARBOR ISLE DR  
OWNER: MCDONALD, NATALIE J  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATION: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE25120330  
CASE ADDR: 1709 NE 15 AVE 1-4  
OWNER: QUOCATION LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

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

-----  
CASE NO: CE25120569  
CASE ADDR: 5250 NE 28 AVE  
OWNER: YOUNG, JACQUELINE S; YOUNG, JOHN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE25120728  
CASE ADDR: 1401 NE 14 CT  
OWNER: MEDINA, ARALIZ MERCEDES; REYES, NELVIS & REYES, LUIGI  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CE25070786. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE26010243  
CASE ADDR: 2600 NE 15 ST  
OWNER: LAS OLAS INVESTMENT & CONSTRUCTION GROUP LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-282. (d) (1) a.  
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST  
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25100133 -  
AMPLIFIED SOUND, NON-AMPLIFIED SOUND & RESPONSIBLE PARTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: CE25070098  
CASE ADDR: 408 SW 4 AVE  
OWNER: RAINTREE 18 LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

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CASE NO: CE25070100  
CASE ADDR: 408 SW 4 AVE  
OWNER: RAINTREE 18 LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS ZONED RAC-SMU PROPERTY. THERE IS A VESSEL THAT IS DOCKED/MOORED ON THIS VACANT LOT/PROPERTY WATERWAY AREA.

-----  
CASE NO: CE25010940  
CASE ADDR: 1725 SW 4 ST  
OWNER: JONES, JOHN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

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

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CASE NO: CE25030691  
CASE ADDR: 2240 E SUNRISE BLVD  
OWNER: CONSOLIDATED SUNRISE LLC  
%CVS HEALTH #4201-02  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 1

VIOLATIONS: 8-91. (c)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

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

VIOLATIONS: 47-20.20.(H)

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

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CASE NO: CE25050497  
CASE ADDR: 2601 NW 16 CT  
OWNER: EXQUISITE HOMES & INVESTMENTS INC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-305(b)

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

-----  
CASE NO: CE25040134  
CASE ADDR: 715 W SUNRISE BLVD  
OWNER: 715 SUNRISE LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE SHOPPING CARTS FULL OF ITEMS, TRASH BEHIND DUMPSTER, LITTER THROUGHOUT SWALE AREAS AND ON PERSONAL PROPERTY AND IN PARKING LOT.

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

VIOLATIONS: 15-28

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE24120231  
CASE ADDR: 131 FLORIDA AVE  
OWNER: SAPP, CALVIN & LUCILLE K  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE IS STORAGE OF TIRES, CRATES, AND MISC ITEMS IN THE OPEN AIR AT THIS  
RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS AT  
THE PROPERTY ARE CROOKED.

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

VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES  
ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE PALM TREE ON THE SWALE LEAVES  
ARE OBSTRUCTING THE TRAFFIC SIGN AND HAS ENCROACHED ONTO THE 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.

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: CE25070202  
CASE ADDR: 2157 NW 20 ST  
OWNER: EDWARDS, ALBERTA EST ETAL  
INSPECTOR: KAREN PROTO  
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 FROM CASE CE23100257 AND AS SUCH THIS  
CASE WILL BE SCHEDULED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE CASE  
IS BROUGHT INTO COMPLIANCE.

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

-----  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE24030710  
CASE ADDR: 2340 NW 11 ST  
OWNER: COLEMAN, HENRY L  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY INCLUDING BUT NOT LIMITED TO WOOD SLATS, DOLY, METAL SCREEN DOOR, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS CHAIRS AND A LARGE TRUCK TOOLBOX.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE AWNINGS ON HOUSE ARE STAINED AND DIRTY.

VIOLATIONS: 9-280(h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT ON HOUSE IS IN TOTAL DISREPAIR. THE STRUCTURE MISSING PARTS THE ROOF IS SERVERLY DAMAGED.

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

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

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CASE NO: CE25020634  
CASE ADDR: 2201 NW 6 PL  
OWNER: BABOOLAL, PRAKASH  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

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

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COMMUNITY SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE25100568  
CASE ADDR: 2041 SW 36 AVE  
OWNER: LAMB, CAROLYN  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 24-5. (a) (1)  
THERE WAS THE BURNING OF A WOODEN DESK IN THE BACK YARD OF THIS PROPERTY ON  
NOVEMBER 7 2025.

-----  
CASE NO: CE25060454  
CASE ADDR: 2406 KEY LARGO LN  
OWNER: THABIT, NORMAN W;  
NORMAN W THABIT REV TR ETAL  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.3.R  
THERE ARE MULTIPLE SNIPE SIGNS ON THIS RS-6.85 ZONED PROPERTY.

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

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

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CASE NO: CE25060813  
CASE ADDR: 2961 SW 17 PL  
OWNER: VERRAN, FREDERICK G  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS (PALM FRONDS) ON THIS PROPERTY  
AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE24031069. 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: 47-39.A.1.b. (6) (b)  
THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY. THERE ARE ITEMS  
INCLUDING BUT NOT LIMITED TO A KAYAK, WHITE POLES, CUSHIONS, A GREY PLASTIC  
TOTE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE24100489  
CASE ADDR: 3716 SW 14 ST  
OWNER: LECLERC, PAUL & VERONIQUE  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD E-150 WITH NO TAGS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF INCLUDING BUT NOT LIMITED TO LADDERS, TIRES, BUCKETS, AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-304(b)  
THERE IS A BOAT ON A TRAILER, A RED JEEP, A BLACK DURANGO AND A WHITE FORD E-150 PARKED IN THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL HAS WORN AWAY AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

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

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CASE NO: CE24090617  
CASE ADDR: 413 NE 5 TER  
OWNER: ROLLER PLACE LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 25-56(B)  
\*WITHDRAWN\*

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE25040476  
CASE ADDR: 1400 NE 4 AVE  
OWNER: 1400 NE 4TH AVE LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THE BUSINESS (THE INSTITUTE FOR FINANCIAL WELLNESS) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25050059  
CASE ADDR: 737 N ANDREWS AVE  
OWNER: FLAGLER GATEWAY OWNER LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE ARE TWO PILES OF CONSTRUCTION DEBRIS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS RECURRING VIOLATION, SEE CASE CE22070470. 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 ITS SWALE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS NWRAC-MUE ZONED PROPERTY. THERE ARE MULTIPLE CRACKS. THERE ARE MISSING WHEEL STOPS AND MARKINGS.

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SECTIONS OF THE FENCE ARE MISSING.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 10, 2026

9:00 AM

CASE NO: CE24120507  
CASE ADDR: 2710 NE 56 CT  
OWNER: E P NORTH FTL LLC  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

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

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 REAR OF THE PROPERTY.

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

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT GREY INFINITY G35, NO DECAL, TAG 8GCC880 ON THE PROPERTY. VEHICLE HAS HIGH VEGETATION GROWING UNDER.

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

VIOLATIONS: 9-304 (b)  
THERE IS A GREY G35 INFINITY CAR PARKED ON THE LAWN OF THIS PROPERTY TAG 8GCC880. THE DRIVEWAY AT THE PROPERTY HAS DEBRIS ON THE SURFACE, DISCOLORED, AND NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE.

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

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

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

VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS 721.

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CASE NO: CE25050540  
CASE ADDR: 1535 S PERIMETER RD  
OWNER: CITY OF FORT LAUDERDALE;  
% FT LAUD EXECUTIVE AIRPORT  
INSPECTOR: SHAYQWAN KENDRICK  
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT RED CHEYENNE EXPRIED TAG HZKI90 (01-20) WITH FLAT FRONT TIRES ON THE PROPERTY. SHELTAIR 37 (CHARTER AIRLINES)

VIOLATIONS: 47-19.4.D.1.  
THERE IS A 4 YARD REPUBLIC SERVICE DUMPSTER ON SHELTAIR 36 (1535 S. PERIMETER RD) ON THIS GAA ZONED PROPERTY NOT INSIDE AN ENCLOSURE.

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS GAA ZONED LOCATION UNIT 32 ( 1631 N.W 51ST PLACE). DUMPSTER ENCLOSURE HAS BROKEN AND MISSING SLATS. THE INSIDE OF THE ENCLOSURE IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE. DUMPSTER ENCLOSURE HAS PALLETS, TRASH, BUT LIMITED TO ALL OTHER ITEMS.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES AT THIS GAA - GENERAL AVIATION AIRPORT DISTRICT ZONED PROPERTY THAT ARE NOT MAINTAINED. PARKING FACILITIES FADED, DISCOLORED, BROKEN WHEEL STOPS AND MISSING PARKING STRIPS. THIS VIOLATION INCLUDING ALL BUSINESS/ADDRESS OF THE FOLLOWING:  
-SHELTAIR 31 (1635 N.W 51ST PLACE)  
-SHELTAIR 32 (1631 N.W 51ST PLACE)  
-SHELTAIR 33 (1707 S. PERIMETER RD)  
-SHELTAIR 34 (1641 S. PERIMETER RD)  
-SHELTAIR 35 (1621 S. PERIMETER RD)  
-SHELTAIR 36 (1535 S. PERIMETER RD)  
-SHELTAIR 37 (CHARTER AIRLINES)  
-SHELTAIR 38 ( 5151 E. PERIMETER RD)

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 47-34.1.A.1.  
THERE IS OUTDOOR STORAGE OCCURRING AT THIS GAA ZONED PROPERTY.  
THERE IS OUTDOOR STORAGE OCCURRING AT THE FOLLOWING ADDRESS/BUSINESS:  
**COMPLIED** - SHELTAIR 31 (1635 N.W 51ST PLACE) THERE IS A WOODEN BOX STACKED ON  
PALLETS STORED ON THE FRONT OF THE UNIT.  
**COMPLIED** - SHELTAIR 36 (1535 S. PERIMETER RD) THERE IS A WOODEN BOX AND  
PALLETS STORED ON THE FRONT OF THE UNIT.  
- SHELTAIR 37 (CHARTER AIRLINES) THERE ARE PAVERS BEING STORED AT THE FRONT  
OF THE BUSINESS LAWN AREA.

VIOLATIONS: 9-280(C)  
DIRTY, DISCOLORED EXTERIOR WALKWAYS ON THE FOLLOWING UNITS:  
-SHELTAIR 31 (1635 N.W 51ST PLACE)  
-SHELTAIR 32 (1631 N.W 51ST PLACE)  
-SHELTAIR 34 (1641 S. PERIMETER RD)  
-SHELTAIR 35 (1621 S. PERIMETER RD)  
-SHELTAIR 36 (1535 S. PERIMETER RD)  
-SHELTAIR 37 (CHARTER AIRLINES)

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  
VIOLATION INCLUDED THE FOLLOWING BUSINESS/UNIT:  
-SHELTAIR 31 (1635 N.W 51ST PLACE)  
-SHELTAIR 32 (1631 N.W 51ST PLACE)  
-SHELTAIR 34 (1641 S. PERIMETER RD)  
-SHELTAIR 35 (1621 S. PERIMETER RD)  
-SHELTAIR 36 (1535 S. PERIMETER RD)  
-SHELTAIR 37 (CHARTER AIRLINES)  
-SHELTAIR 38 ( 5151 E. PERIMETER RD)

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 FOLLOWING UNIT/  
BUSINESS :  
-SHELTAIR 31 (1635 N.W 51 ST PLACE)  
-SHELTAIR 35 (1621 S. PERIMETER RD)

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

CASE NO: CE25020509  
CASE ADDR: 1640 NE 15 AVE  
OWNER: VALES,ARTURO H/E; VALES,ISABEL  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS INCLUDING FASCIA, SOFFITS AND THE EXTERIOR WALLS THAT ARE DIRTY AND STAINED.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONING. PROPERTY INCLUDING, BUT NOT LIMITED TO AUTOMOTIVE REPAIR WORK,

VIOLATIONS: 9-280 (C)  
THE FRONT STEP IN FRONT OF THIS PROPERTY IS DIRTY AND STAINED.

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED DIRTY AND STAINED.

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

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CASE NO: CE25070140  
CASE ADDR: 742 NE 17 TER  
OWNER: WRIGHT, MOREY  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280 (C)  
THE PAVER WALKWAYS AND SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.

VIOLATIONS: 9-304 (b)  
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND STAINED.

CONTINUED

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

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

-----  
CASE NO: CE25070275  
CASE ADDR: 11 N ANDREWS AVE PRKG  
OWNER: BACHOW FAM OZ FUND LLC; IRE ANDREWS AVE LLC  
INSPECTOR: JESSICA MARTINEZ  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-305(a)  
THERE ARE PALM FRONDS ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

-----  
CASE NO: CE18042212  
CASE ADDR: 1309 NW 8 AVE  
OWNER: PINE SHADOWS HOME OWNERS ASSN PHASE  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12(a)  
THERE IS UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; AN ACCUMULATION OF TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, OR DEBRIS; DISCARDED FURNITURE OR SIMILAR ARTICLE; STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 10, 2026  
9:00 AM

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

VIOLATIONS: 47-20.20.H  
PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE POTHOLES NEAR QUARTERDECK AND IN OTHER AREAS. THE STOP BARS NEAR VILLAGE WELL PUB AND OTHER LOCATIONS ARE FADED. THE ASPHALT HAS NUMEROUS CRACKS. THE PARKING SURFACE IS DISCOLORED, AND THE STRIPING IS FADED OR MISSING. WHEEL STOPS ARE MISSING OR BROKEN. THE HANDICAP PARKING SPACE STRIPING IS ALSO FADED.

-----  
CASE NO: CE24070226  
CASE ADDR: 1423 HOLLY HEIGHTS DR  
OWNER: THE CASCADE AT HOLLY HEIGHTS CON  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, CRACKS, POTHOLES AND DISCOLORATION.

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

CITY OF FORT LAUDERDALE  
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