

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

February 26, 2026

9:00 AM

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

**Roseann 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
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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NEW BUSINESS

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: 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 OCCURRING 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 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.

CONTINUED

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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 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 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.

CASE NO: CE25090694
CASE ADDR: 3050 NE 47 CT
OWNER: WINSTON HOUSE ASSOC INC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

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

CASE NO: CE25110063
CASE ADDR: 1450 N FEDERAL HWY
OWNER: FRAM FED SEVEN INC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.6.F.
THERE ARE SIGNS THAT HAVE NOT BEEN MAINTAINED.

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

CASE NO: CE25120438
CASE ADDR: 624 NW 15 TER
OWNER: SYLVESTRE, MARILYN CINDY
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT PURPLE TWO-DOOR VEHICLE WITH NO TAGS DISPLAYED AND A FLAT REAR PASSENGER TIRE LOCATED ON THE SWALE OR ON THE PROPERTY.

CONTINUED

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- VIOLATIONS: 47-20.20.(H)

THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED. THE CONCRETE/ASPHALT SURFACE HAS CRACKS, DAMAGED AREAS AND STAINS FROM DIRT OR OIL. THE WHEEL STOPS ARE DAMAGED OR NOT SECURED (FAR RIGHT WHEEL STOP NOT SECURED), AND THE STRIPING IS FADED OR MISSING. GRASS AND WEEDS ARE GROWING THROUGH THE CRACKS.

- VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. IN APARTMENT #4 THE CEILING HAS A CRACK THAT HAS STARTED AND IN DISREPAIR. ALSO, THE WINDOW IN THE KITCHEN AREA HAS GAPS AND POPS OUT OF TRACK.

- VIOLATIONS: 9-280(C)

THE WALKWAYS AT THIS PROPERTY ARE IN DISREPAIR AND NOT BEING MAINTAINED. THERE ARE CRACKS IN THE SIDEWALK AND DARK STAINS OR MARKS, AS WELL AS MISSING OR PEELING PAINT.

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

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED, AND THERE ARE MISSING SECTIONS OF FENCING THROUGHOUT THE PROPERTY. THE LEFT FRONT GATE DOES NOT SECURE PROPERLY AND IS LEANING, WITH A MISSING LATCH AND POLE TO SECURE THE GATE. THE RIGHT FRONT GATE IS MISSING A LATCH TO SECURE THE GATE. AT THE REAR OF THE PROPERTY, THE TOP FENCE POLE IS NOT SECURED AND THE FENCE IS LEANING AND IN DISREPAIR.

- 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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA AND THE REAR AND SIDE OF THE PROPERTY.

- VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR, INCLUDING BUT NOT LIMITED TO THE WALLS, FASCIA BOARDS AND SOFFITS THAT ARE STAINED AND DIRTY. THE AREAS AROUND THE AIR CONDITIONER HAS CRACKED AND HAS MISMATCHED PAINT.

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CASE NO: CE26010634
CASE ADDR: 829 NW 10 TER
OWNER: SUNMAX PROPERTIES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE TWO VEHICLES ON THE PROPERTY. THERE IS A GOLD ACURA 4-DOOR VEHICLE WITH EXPIRED TAGS PARKED IN THE FRONT PARKING LOT WITH FLORIDA TAG ECU F93, EXPIRATION 10-21.
- VIOLATIONS: 47-20.20. (H) COMPLIED
PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE PARKING SURFACE CONTAINS POTHOLES THAT HOLD STANDING WATER, WITH WEEDS AND GRASS GROWING THROUGH. IN ADDITION, THE PARKING STRIPING IS FADED AND HAS DARK STAINS AND MARKS ON THE PARKING LINE STRIPES. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. VARIOUS ITEMS, INCLUDING BUT NOT LIMITED TO, ITEMS STORED UNDER A TARP, WOOD, IRON BOARDS, BUCKETS, A SEEDER, WEIGHTS, AND OTHER MATERIALS, ARE BEING STORED AGAINST THE REAR FENCE ON THE LEFT SIDE AND ALONG THE BACK REAR OF THE PROPERTY. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-278 (G) COMPLIED
THERE ARE SEVERAL APARTMENTS ON THE PROPERTY WITH WINDOW SCREEN MESH THAT IS BROKEN, TORN, RIPPED OR MISSING.
- VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. IN APARTMENT 3 THERE ARE WALLS THROUGHOUT THE INTERIOR THAT ARE STAINED AND/OR PEELING.

CONTINUED

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- VIOLATIONS: 9-280 (f) COMPLIED
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. IN APARTMENT 3 THE TUB AND THE SINK ARE NOT DRAINING PROPERLY.
- VIOLATIONS: 9-280 (g) COMPLIED
THERE IS AN AIR CONDITIONING UNIT NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE AIR CONDITIONING UNIT IN THE REAR BEDROOM IS DRIPPING WATER OVER AN OUTLET.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE IS IN DISREPAIR THROUGHOUT THE ENTIRE PROPERTY. THE WOODEN FENCE HAS MISSING SLATS AND IS STAINED WITH DARK MARKS.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS WITH DEAD AND MISSING GROUND COVER. IN ADDITION, MULCH HAS BEEN PLACED IN AREAS WHERE GRASS OR SOD SHOULD BE PRESENT. THESE CONDITIONS EXIST ALONG THE FRONT, SIDES AND REAR OF THE PROPERTY, AS WELL AS ALONG THE WALKING PATHS. THIS IS A REPEAT VIOLATION, SEE CASE CE22100809, FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN PROPERLY MAINTAINED. THE FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WITH STAINS, AS WELL AS MISSING AND PEELING PAINT. THESE CONDITIONS EXIST ON THE FRONT, SIDES AND REAR OF THE PROPERTY. THE FASCIA HAS MARKS AND STAINS IN SEVERAL AREAS, PRIMARILY AT THE REAR OF THE PROPERTY NEAR APARTMENTS 4 AND 5.
- VIOLATIONS: 9-308 (b) COMPLIED
THERE IS A WALKER ON THE ROOF, ABOVE APARTMENT 1-2.

CASE NO: CE25050204
CASE ADDR: 801 NE 16 AVE
OWNER: HONEST GLOBAL INVESTMENTS CORP
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

- VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE IS IN DISREPAIR. THERE IS IN MISSING AND BROKEN SLATS.

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CASE NO: CE25100914
CASE ADDR: 1221 NE 3 ST
OWNER: BUCKLEY, DAVID CHEANEY
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 A MOP BUCKET ARM AND HAMMER LAUNDRY DETERGENT AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 47-21.16.A.
THE EXISTENCE OF A DEAD STUMP UPON ON THIS PARCEL OF LAND WITHIN THE CITY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

VIOLATIONS: 9-280 (C)
THERE ARE PAVERS WALKWAYS AT THIS PROPERTY THAT HAS WEEDS AND GRASS GROWING THROUGH THE WALKWAYS.

VIOLATIONS: 9-304 (b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED AND WE HAVE WEEDS AND GRASS GROWING 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 TO INCLUDE THE SWALE.

CASE NO: CE25120286
CASE ADDR: 3427 DAVIE BLVD
OWNER: REED, RONALD C
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 15-28
THE BUSINESS, RONALD C REED, AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

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CASE NO: CE25100375
CASE ADDR: 610 CAROLINA AVE
OWNER: ISLANDER'S HOMES INVESTMENT 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) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A SILVER BMW 335I, WITH AN EXPIRED LICENSE PLATE - FL DWP1802, IS PARKED ON THE SWALE OF THIS PROPERTY.

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 BUCKETS, COOLERS AND WOODEN BOARDS.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY MINI VAN IS BEING PARKED ON 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: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE26010213
CASE ADDR: 710 NW 14 WAY
OWNER: IMMANUEL CHURCH OF GOD IN CHRIST
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23120004 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE TORN SHINGLES ON THE ROOF AND MISSING GLASS IN ONE WINDOW.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH CONSISTING OF A SECTIONAL SOFA ON THE FRONT LAWN.

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CASE NO: CE25080030
CASE ADDR: 538 NW 20 AVE
OWNER: LEROY C MIZELL TR; WILCOX, EVELINE CO-TRSTEE ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.9.A.2.a. WITHDRAWN
THERE IS OUTDOOR STORAGE ON THIS RS-8 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO HOUSEHOLD FURNITURE, WOOD, BOXES AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PORTIONS OF THE FENCE THAT ARE MISSING/ DAMAGED.

VIOLATIONS: 9-304(b) COMPLIED
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 BUT NOT LIMITED TO AREAS ON THE PROPERTY AND IN THE SWALE.

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

CASE NO: CE25120816
CASE ADDR: 14 NW 11 AVE
OWNER: ANG INVESTMENTS INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-22.9.
A LARGE SIGN WITH THE WORD "BOXING" AND A FEATHER FLAG WITH THE WORD "GYM" HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CASE NO: CE25120216
CASE ADDR: 1429 MIAMI RD
OWNER: COLANER FAM PROPERTY LAND TR; COLANER, LAURA TRSTEE
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

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CASE NO: CE25070293
CASE ADDR: 1108 NW 8 AVE
OWNER: ROZANNE JOSEPH OWENS REV TR; OWENS, ROZANNE JOSEPH TRSTEE ETAL
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)
THE CONCRETE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY IT HAS
CRACKS AND BROKEN CONCRETE.

VIOLATIONS: 9-305(b)
THE GRAVEL SWALE AREA HAS WEEDS GROWING THROUGH THE GRAVEL.

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: CE25070291
CASE ADDR: 1118 NW 8 AVE
OWNER: EXUMA, DALTON D
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY APRON IS NOT BEING MAINTAINED HAVING BARE AREAS AND WEEDS
GROWING THROUGH.

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: CE25110341
CASE ADDR: 1801 SW 12 ST
OWNER: NER YITZCHAK OF HIGHLAND LAKES; INC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH OF TREES AND GRASS. ALL TRASH, RUBBISH, LEAVES AND DEBRIS
MUST BE REMOVED FROM THE PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-280(h)(1)
THE CHAINLINK FENCE AND GATES AT THIS PROPERTY IS IN DISREPAIR AND IS NOT
BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE TOP THAT ARE BENT AND
NOT CONNECTED TO SUPPORT POLE.

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CASE NO: CE25110512
CASE ADDR: 1000 SW 8 AVE 1-2
OWNER: PETROV, JOHN IVAN
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A COVERED VEHICLE WAS OBSERVED IN THE DRIVEWAY ON BRICK BLOCKS.

VIOLATIONS: 47-34.1.A.1.
ILLEGAL LAND USE IS OCCURRING AT THIS RD-15 ZONED RESIDENTIAL PROPERTY. OUTDOOR STORAGE WAS OBSERVED, INCLUDING BUT NOT LIMITED TO AUTOMOTIVE PARTS, BUCKETS, AND WOOD.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A TRAILER PARKED ON THE FRONT LAWN AREA. THE DRIVEWAY IS ALSO IN DISREPAIR HAVING HOLES, CRACKS AND WEEDS GROWING THROUGH.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THE BUILDING FASCIA WAS OBSERVED HAVING STAINS AND/OR MISSING, PEELING PAINT.

CASE NO: CE25110708
CASE ADDR: 1125 SE 6 TER
OWNER: KMNM LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 24-28(a) COMPLIED
THERE IS A LARGE ACCUMULATION OF TRASH AND FOUL ODORS IN THE DUMPSTER. THE DUMPSTER IS OVERFLOWING AND FULL OF TRASH.

VIOLATIONS: 47-19.4.D.1.
THIS RS-8 ZONED RESIDENTIAL PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE FOR THE 3-YARD DUMPSTER, AS REQUIRED BY THE ULDR.

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CASE NO: CE25120229
CASE ADDR: 808 SW 14 TER 1-4
OWNER: 808 SW 14 TERRACE LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE APARTMENT BUILDING AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25110283
CASE ADDR: 2216 SW 34 TER
OWNER: WILLIAMS, KYLE A
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A WHITE MERCURY MARINER WITH LICENSE PLATE JTQ N70 WITH EXPIRED TAGS.

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

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO KAYAKS OR CANOES, A PROPANE TANK, BRICKS AND OTHER MISCELLANEOUS ITEMS ON THIS RS-6.85B 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 ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110493. 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

THE DRIP LINE ABOVE THE GARAGE IS STAINED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110493. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25110498
CASE ADDR: 2637 WHALE HARBOR LN
OWNER: LA DATCHA LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.

THERE WERE ALTERATIONS MADE TO THE RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO THE PLANTING OF TREES AND BUSHES IN FRONT OF THE GATE AND ALONG THE FENCE LINE, AND THE ADDITION OF BRICKS IN FRONT OF THE GATE TO THE SWALE WITHOUT FIRST OBTAINING A PERMIT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110124
CASE ADDR: 1330 SW 34 AVE
OWNER: CHERY, RODICA & JAMES
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-8 ZONED PROPERTY. THE ASPHALT PARKING LOT HAS CRACKS AND HOLES. THE PARKING STRIPES ARE FADED. THE ASPHALT IS FADED. THERE IS SAND OR OTHER DEBRIS ON THE SOUTH SIDE OF THE PARKING LOT.

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

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

CASE NO: CE25110544
CASE ADDR: 2041 SW 36 AVE
OWNER: LAMB, CAROLYN
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE CARPORT AT THIS RS-8 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS A WHEELBARROW, CONCRETE MIX, WHEELBARROW, VACUUM AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY 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 PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING MAINTAINED. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE DIRTY, DISCOLORATION AND FADED BLACKTOP.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS AND SHUTTERS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SOFFITS, SHUTTERS, AND FRONT BUILDING CEMENT WALL IS STAINED.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120090
CASE ADDR: 3130 SW 22 CT
OWNER: DE LOS ANGELES BERRIOS, ALICIA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RS-6.85B ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO A PORTABLE WATER TANK, A TIRE, ORANGE CONES, PLASTIC CONTAINERS/BARRELS AND OTHER MISCELLANEOUS ITEMS. IN ADDITION THERE ARE ITEMS BEING STORED OUTDOORS IN THE REAR OF THE PROPERTY INCLUDING BUT NOT LIMITED TO WHITE PLASTIC BARRELS, LADDERS, SHEETS OF METAL, PAVERS, BLACK PLASTIC PLANTERS, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-39.A.1.b. (7) (a)1. COMPLIED
THERE IS A COMMERCIAL VEHICLE BEING STORED ON THIS RS-6.85B ZONED PROPERTY. THE COMMERCIAL VEHICLE IS A WHITE TRUCK WITH A TRAILER WITH THE MARKING PASTORA LAWN CARE LLC.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS IN THE BACK YARD 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 IN THE SWALE AREA AND IN THE BACK YARD.

CASE NO: CE25120152
CASE ADDR: 2519 TORTUGAS LN
OWNER: FRANCO, THEODORE LOUIS III; GRAUBARD, ADRIANA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A PALLET WITH WHITE SLABS ON IT AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE25020357. 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)
THERE ARE VEHICLES PARKED ON THE GRASS.

CITY OF FORT LAUDERDALE
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February 26, 2026

9:00 AM

CASE NO: CE25070927
CASE ADDR: 1304 NW 7 AVE
OWNER: ESTEVEZ, KEVIN; BRENNAN, JENNIFER NICOLE
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE MISSING AREAS OF ASPHALT IN THE DRIVEWAY.

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.

CASE NO: CE25060468
CASE ADDR: 1030 NW 7 TER
OWNER: O'LEARY, ROBERT J
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: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS CRACKS, STAINS AN MISSING AREAS OF ASPHALT.

VIOLATIONS: 6-5.
THERE ARE CHICKENS BEING STORED ON 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
February 26, 2026
9:00 AM

CASE NO: CE25100843
CASE ADDR: 2678 KEY LARGO LN
OWNER: CLEAR SAILS PROPERTIES LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VESSELS DOCKED AT THE REAR OF THIS PROPERTY. THE VESSELS ARE CONSIDERED DERELICT BECAUSE THERE ARE NO REGISTRATION NUMBERS, OR REGISTRATION STICKER, OR A NAME AND HAILING PORT DISPLAYED ON THE VESSEL.

CASE NO: CE25070233
CASE ADDR: 1201 NE 3 AVE
OWNER: JEANNA LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE MULTIPLE FURNITURE PIECES BEING STORED ON THE PROPERTY INCLUDING BUT NOT LIMITED TO, MATTRESS, PUSHING CART AND DAMAGED FURNITURE ITEMS.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ARE DAMAGED EXTERIOR WALLS, ROOF AND WINDOWS.

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THE REAR OF THE PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE APPEARS DAMAGED AND IS MISSING A WOODEN PANEL.

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.

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CITY OF FORT LAUDERDALE
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February 26, 2026

9:00 AM

CASE NO: CE25070269
CASE ADDR: 1433 NW 7 AVE
OWNER: ELZO HOLDINGS LLC; % ROY RENTAL PROPERTY MGMT
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.
THE DRIVEWAY GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS AND
GRASS GROWING THROUGH. THERE ARE CERTAIN AREAS THAT ARE MISSING ASPHALT ON
THE CONCRETE DRIVEWAY. THIS IS A REPEAT CASE, REFERENCE CASE CE21110492. THIS
CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER
COMPLIANCE IS MET OR NOT.

CASE NO: CE25080535
CASE ADDR: 1040 NW 4 AVE
OWNER: GENAO, JASMIN; LABRADOR, ROLANDO
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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 CASE, REFERENCE CASE CE24030268 THIS CASE WILL BE PRESENTED TO THE
MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

CASE NO: CE25090064
CASE ADDR: 823 NE 14 PL
OWNER: POMPEE UPPAL, LE; UPPAL, KAMAL DEV & UPPAL, SUBHIR K
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING
VIOLATION IN REFERENCE TO CASE CE25020438. THIS CASE WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE TO SEEK A FINDING OF FACT, WHETHER OR NOT THE VIOLATION
COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE IS A GREEN TOYOTA WITH AN EXPIRED TAG ON THE PROPERTY. (IYGQ51) (EXP
10-23) .

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE GREEN TOYOTA VEHICLE BEING PARKED ON THE GRASS/LAWN AREA. THE
DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE CRACKS.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25100310
CASE ADDR: 1301 NW 1 AVE
OWNER: JOSEPH, MARC EVANS; PIERRE, CARMELITA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304 (b)
THERE ARE WEEDS GROWING THROUGH THE CRACKS IN THE DRIVEWAY.

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

CASE NO: CE25100312
CASE ADDR: 1139 NW 6 AVE
OWNER: VELCY, HORLDRING
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: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND GRASS IS 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 THE SWALE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110070
CASE ADDR: 1400 NE 4 AVE 1
OWNER: 1400 NE 4TH AVE LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

CASE NO: CE25090814
CASE ADDR: 1249 NW 18 ST
OWNER: VMC REO 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. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BENT SECTIONS, DISCONNECTED PARTS AND THE MESH IS TORN. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. 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
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS AN RV PARKED ON THE GRASS/LAWN AREA. AS WELL AS THE GRAVEL DRIVEWAY IS WORN THROUGH GRASS AND WEEDS GROWING THROUGH IT. THIS IS A RECURRING VIOLATION, SEE CASE CE23050773. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363 WITHDRAWN
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 26, 2026

9:00 AM

CASE NO: CE25100118
CASE ADDR: 1631 NW 14 CT
OWNER: JAIM PROPERTIES 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. THIS A RECURRING VIOLATION PER PREVIOUS CASE CE24080418. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND HAS MISSING SECTIONS. THIS A RECURRING VIOLATION PER PREVIOUS CASE CE24080418. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE.

CASE NO: CE25100453
CASE ADDR: 1705 NW 15 AVE
OWNER: HALL, GUSSIE CORNELIUS
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.1.D.
THERE ARE UNPERMITTED CAR CANOPIES ERECTED IN THE FRONT YARD OF THIS OCCUPIED RS-8 ZONED PROPERTY. THE CAR CANOPIES DO NOT MEET THE DIMENSIONAL REQUIREMENTS PER SECTION 47-5.31.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS WORN THROUGH, GRASS AND WEEDS ARE GROWING THROUGH IT.

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

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 PAINT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25100615
CASE ADDR: 1613 NW 14 AVE
OWNER: WELLS, PATTY D
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS SORTED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A GOLD DERELICT HONDA WITH NO TAG PARKED/STORED ON THE RIGHT OF WAY AT THIS PROPERTY.

VIOLATIONS: 9-304 (b)
PARKING LAWN/DIRT SURFACE PROHIBITED. 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 RIGHT OF WAY.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS, WOODEN FENCES ARE STAINED AND 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: CE25110116
CASE ADDR: 1712 NW 18 ST
OWNER: VILDOR, HUBERSON H/E; METAYER, HENSO
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 AM

VIOLATIONS: 9-306
WITHDRAWN

CASE NO: CE25110114
CASE ADDR: 1627 NW 15 TER
OWNER: GLEENROBB LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (C)
THE FLOOR SURFACE OF THE FRONT PORCH HAS AREAS OF MISSING, PEELING BROWN PAINT.

VIOLATIONS: 9-280 (h)
THE YELLOW CONCRETE BARRIER AROUND THE FRONT YARD IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING PAINT.

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY HAS CRACKS AND 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.

CASE NO: CE25040148
CASE ADDR: 1307 NW 10 PL
OWNER: KMR PROPERTY INVESTMENTS 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: 9-304 (b) COMPLIED
THE GRAVEL DRIVEWAY AND DRIVEWAY APRON HAVE GRASS AND WEEDS GROWING THROUGH THEM.

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

VIOLATIONS: 9-363
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 26, 2026
9:00 AM

CASE NO: CE25110115
CASE ADDR: 1810 LAUDERDALE MANOR DR
OWNER: STUDIO 825 RENTALS LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS UNDER ROOF OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE, INCLUDING BUT NOT LIMITED TO: A TABLE, CHAIRS, AND A BATTERY.

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD PALM ON THE RIGHT OF WAY OF 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; TIRES, GALLONS, PIECES OF WOODS, GLASS AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED 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

February 26, 2026

9:00 AM

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)
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLE/BOAT ON TRAILER PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE IS 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.

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110112
CASE ADDR: 1639 NW 15 TER
OWNER: DIAZ, JOSE & NAOMIE M
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A GOLD HONDA PARKED ON THE GRASS AND A GOLD SEDAN WITH A DAMAGED FRONT END. THE GOLD HONDA IS CONSIDERED DERELICT BECAUSE THE GRASS IS GROWING HIGHER THAN THE BOTTOM OF THE CAR. THE GOLD SEDAN ON THE DRIVEWAY IS CONSIDERED DERELICT BECAUSE THE DAMAGED FRONT END MAKES IT INOPERABLE.

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

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

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS OR MISSING, PEELING PAINT. THE SIDE OF THE BUILDING HAS GREEN STAINS. THE FASCIA HAS STAINS OR MISSING PAINT.

CASE NO: CE25110626
CASE ADDR: 1101 SW 30 ST 1-2
OWNER: DIDTA LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION CONSISTING OF MATTRESS AND MISCELLANEOUS ITEMS ON PLACED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES AT THIS RD-15 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THE ASPHALT IS FADED, WORN OUT WITH CRACKS THROUGH IT.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25100741
CASE ADDR: 3299 SW 9 AVE
OWNER: REINVT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON REAR OF THIS PROPERTY AND ITS SWALE FACING SW 32 COURT CONSISTING OF PALM FRONDS, PLASTIC BOTTLES, GLASS BOTTLES AND PLASTIC BAGS. THIS IS RECURRING VIOLATION, SEE CASE CE24050596. 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 THREE DERELICT TRAILERS ON THE SWALE OF THIS PROPERTY. ALL TRAILERS ARE MISSING TAGS AND/OR EXPIRED TAG.

VIOLATIONS: 47-19.4.D.1. COMPLIED
THIS I ZONED PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

VIOLATIONS: 47-20.20. (H) COMPLIED
THE REAR PARKING FACILITY OF THIS I-ZONED PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS FADED WITH WEEDS AND GRASS GROWING THROUGH CRACKS, AND THERE ARE MULTIPLE POTHOLES PRESENT.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. BLUE HINO BOX TRUCK PARKED ON SWALE. FL TAG #94EDAT EXP 12-25.

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

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 FACING SW 32 COURT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 AM

CASE NO: CE25030115
CASE ADDR: 1444 NE 4 AVE
OWNER: 1444 NE 4TH AVE LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, AS PER CASE CE24090517. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE AT THIS CB ZONED PROPERTY. THERE ARE WOODEN CRATES BEING STORED OUT OF DOORS.

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 NORTH SIDE OF THE SWALE.

CASE NO: CE25100286
CASE ADDR: 1400 SW 29 ST
OWNER: DIAS, SHAREL E
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110602
CASE ADDR: SW 28 ST
OWNER: 28 SW 2ND LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT TRAILER BEARING A VESSEL ON THE SWALE OF THIS PROPERTY. THE TRAILER HAS AN EXPIRED FL TAG #16AZAH 06-22.

- VIOLATIONS: 25-7 (a) COMPLIED
THERE ARE MULTIPLE VEHICLES/TRAILERS BEING STORED ON PUBLIC RIGHT OF WAY (SWALE) .

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

- VIOLATIONS: 47-19.4.C.2. COMPLIED
THERE IS A 4 YARD DUMPSTER BEING PLACED ON THE SWALE OF THIS I ZONED PROPERTY.

- VIOLATIONS: 47-19.9.A.2.a.
THERE IS OUTDOOR STORAGE ON THIS I ZONED PROPERTY THAT CAN BE SEEN FROM THE RIGHT OF WAY FACING SW 2 AVE.

- VIOLATIONS: 47-19.9.A.4.d.
THE WATERCRAFT REPAIR SHOP/STORAGE ON THIS I ZONED PROPERTY IS NOT BEING SURFACED WITH THE APPROVED MATERIALS.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120081
CASE ADDR: 1705 W STATE ROAD 84
OWNER: GA HOSPITALITY GROUP INC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS B-2 ZONED PROPERTY. THERE IS TRASH INSIDE THE DUMPSTER ENCLOSURE ON THE GROUND AND BEHIND AND AROUND THE ENCLOSURE.
- VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY IS NOT MAINTAINED AT THIS B-2 ZONED PROPERTY. THE ASPHALT IS CRACKED AND WORN OUT AND THERE ARE POTHOLES.
- VIOLATIONS: 47-22.6.F COMPLIED
THE SIGN AT THIS B-2 ZONED PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE FRAME IS RUSTED WITH FADED PAINT.
- 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 AND THE SWALE OF DEAD AND/OR MISSING GROUND COVER.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

CASE NO: CE25120179
CASE ADDR: 281 SW 33 ST
OWNER: YALUFE INVESTMENTS
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: 47-19.4.C.2.
THERE IS A 2 YARD DUMPSTER PLACED ON PUBLIC RIGHT OF WAY (SWALE) ON THIS I ZONED PROPERTY. PLACEMENT/STORAGE DUMPSTER THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL.
- VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES AT THIS I ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THE ASPHALT IS FADED, WORN OUT WITH CRACKS THROUGH IT.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

VIOLATIONS: 9-304 (b)
WITHDRAWN

CASE NO: CE25120183
CASE ADDR: 291 SW 33 ST
OWNER: SOCO 4 HOLDINGS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE ARE BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR
BUSINESS TAX RECEIPT:
- HALDEN MARINE SERVICE
- PROMA MARINE LLC

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE MULTIPLE TRAILERS BEARING VESSELS ON THE SWALE OF THIS PROPERTY.
TRAILERS ARE EITHER WITHOUT A TAG OR WITH AN EXPIRED TAG:
1- TRAILER FL TAG EIWS09 EXPIRED 06-22. RED TAG ISSUED
2- TRAILER (NO TAG) FACING SW 3 AVE. RED TAG ISSUED

VIOLATIONS: 47-19.4.C.2.
THERE IS A 2 YARD DUMPSTER PLACED ON PUBLIC RIGHT OF WAY (SWALE) ON THIS I
ZONED PROPERTY. PLACEMENT/STORAGE DUMPSTER THAT SERVICE PRIVATE PROPERTY UPON
OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNPERMITTED.

VIOLATIONS: 47-19.9.A.2.a. COMPLIED
THERE IS OUTDOOR STORAGE ON THIS I ZONED PROPERTY THAT CAN BE SEEN FROM THE
RIGHT OF WAY FACING SW 3 AVE.

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A TRAILER BEARING A VESSEL CREATING VISIBILITY OBSTRUCTION FOR
MOTORISTS OF THE SIGHT TRIANGLE AT THIS CORNER I 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. THIS IS CREATING A
HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120580
CASE ADDR: 1425 SW 33 CT
OWNER: ZAGA 1425 LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ACROSS THE STREET NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 24-29. (a)
TRASH CARTS ARE NOT BEING MAINTAINED, LIDS ARE BROKEN AND SOME WHEELS ARE MISSING.

VIOLATIONS: 24-7 (b)
THERE IS AN ILLEGAL DUMP CONSISTING OF TRASH AND DEBRIS FROM THIS PROPERTY TO THE SWALE ACROSS SW 33 COURT.

VIOLATIONS: 47-34.4.C.1.
THERE ARE MULTIPLE RV/MOBILE HOMES PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

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

CASE NO: CE25120741
CASE ADDR: 220 SW 33 ST
OWNER: BAYSIDE REALTY LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT-YEAR BUSINESS TAX RECEIPT. THE BUSINESSES ARE PLATINUM COLLISION AND AQUA FLIGHT.

VIOLATIONS: 18-4. (c)
THERE ARE MULTIPLE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. THE VEHICLES ARE MISSING TAGS AND/OR TOTALED INCLUDING BUT NOT LIMITED TO BLACK SUV MERCEDES AND BLACK SUV INFINITY.

VIOLATIONS: 47-19.4.C.2.
THERE ARE TWO (2) AND THREE (3) YARD DUMPSTERS PLACED ON THE PUBLIC RIGHT-OF-WAY (SWALE) ON THIS I-ZONED PROPERTY. PLACEMENT OR STORAGE OF DUMPSTERS SERVING PRIVATE PROPERTY UPON OR WITHIN ANY STREET, ALLEY, OR PUBLIC RIGHT-OF-WAY IS UNPERMITTED.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120583
CASE ADDR: 1417 SW 33 CT
OWNER: ZAGA LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ACROSS THE STREET NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 24-29. (a)
TRASH CARTS ARE NOT BEING MAINTAINED, LIDS ARE BROKEN AND SOME WHEELS ARE MISSING.

VIOLATIONS: 24-7 (b) DUMP
THERE IS AN ILLEGAL DUMP CONSISTING OF TRASH AND DEBRIS FROM THIS PROPERTY TO THE SWALE ACROSS SW 33 COURT.

VIOLATIONS: 47-34.4.C.1.
THERE ARE MULTIPLE RV/MOBILE HOMES PARKED AND OR BEING STORED AT THIS RS-8 SINGLE FAMILY RESIDENTIAL ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING WHILE PARKED OR STORED WITHIN THE CITY IS NOT PERMITTED.

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

CASE NO: CE25100352
CASE ADDR: 1004 SW 24 AVE
OWNER: CECIHOME LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS RS-8 ZONED PROPERTY. THE WHEEL STOPS ARE STAINED AND MISSING PAINT. FURTHERMORE THE PARKING FACILITY HAS STAINS, GRASS GROWING THROUGH THE GRAVEL AND BARE AREAS OF MISSING GRAVEL.

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 26, 2026

9:00 AM

CASE NO: CE25120836
CASE ADDR: 1522 DAVIE BLVD
OWNER: GIBBS, CHRISTOPHER JOHN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS (PSYCHIC READER) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THIS IS A RECURRING VIOLATION OF CASE CE25040416 AND AS SUCH, THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS MULTIPLE WHITE AND RED SIGNS WITH THE WORDS "PSYCHIC READER" AND "\$10 SPECIAL READINGS" PRINTED ON THEM, LOCATED AT THE FRONT OF THE PROPERTY. THERE IS ALSO A WHITE AND BLACK SIGN WITH THE WORDS "\$10 SPECIAL READINGS" DISPLAYED ON THE WINDOW AT THE FRONT OF THIS PROPERTY.

VIOLATIONS: 47-6.12.B.9.h

THERE IS A PSYCHIC OPERATING AT THIS RS-8 ZONED PROPERTY, WHICH IS AN AREA WHERE THIS ACTIVITY IS NOT ALLOWED. PSYCHICS ARE ONLY ALLOWED TO OPERATE IN B-2, B-3 OR SRAC-SAW ZONES.

CASE NO: CE25080810
CASE ADDR: 204 SW 24 AVE
OWNER: ARIZA, ALEJANDRA BERBESI; DUQUE SANTANA, MAURICIO A
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND GRASS GROWING THROUGH THE GRAVEL AREAS ON THE PROPERTY AND SWALE. FURTHERMORE THERE IS LANDSCAPING DEBRIS THAT INCLUDES DEAD PALM FRONDS ON THE PROPERTY AND SWALE.

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 RED GAS CONTAINER, LADDERS, PLYWOOD, WHITE TUBING/ PVC, BOXES AND OTHER MISCELLANEOUS ITEMS AT THE REAR OF THE PROPERTY.

VIOLATIONS: 9-304(b)

THE DRIVEWAY HAS CRACKS AND AREAS OF MISSING, FADED 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 IN THE SWALE AREA.

CONTINUED

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

VIOLATIONS: 9-306

THERE IS AN AREA WITH MISSING PAINT AROUND THE WINDOW LOCATED ON THE NORTH SIDE OF THE PROPERTY.

CASE NO: CE25100277
CASE ADDR: 1431 SW 21 AVE
OWNER: NOREEN BRYAN REV TR; BRYAN, NOREEN C TRSTEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFERENCE CASE CE21100242. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. 1997 WHITE CHEVY VAN WITH AN EXPIRE TAG. 88ASTF 12/24 FL VIN# 1GCGG25R0V1011756.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS I-GENERAL INDUSTRIAL ZONE PROPERTY. OUTDOOR STORAGE INCLUDES BUT NOT LIMITED TO PALLET JACK, SOFA, PLYWOOD, SHOPPING CARTS, TOOLS, PIPES, CHAIRS, BICYCLES, BOXES, BINS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR BRICK WALL AND GARAGE DOOR THAT HAVE STAINS. THE AWNING IS NOT BEING MAINTAINED. THE AWNING HAS HOLES.

CASE NO: CE25100577
CASE ADDR: 82 SW 24 AVE
OWNER: LOUIS CHARLES, JOHN STEVE; JOB, KETIA E
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ALONG THE FENCE AND ON THE SWALE. THIS IS A RECURRING VIOLATION TO CASE CE22030038. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAIN LINK FENCE ON THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS DAMAGED AND HAS COLLAPSED. THE POSTS ARE LEANING, THE TOP BAR IS BROKEN AND HAS COME APART FROM THE MESH, AND THE MESH IS CRUSHED AND LOOSE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH AND WELL-GRADED CONDITION AS REQUIRED. THE DRIVEWAY HAS DAMAGED AREAS OF MISSING CONCRETE, CRACKS THROUGHOUT THE DRIVEWAY AND GRASS GROWING THROUGH IT. FURTHERMORE THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE AND THE PAVERS ARE LOOSE AND LIFTED. THIS IS A RECURRING VIOLATION TO CASE CE23010284. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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 A RECURRING VIOLATION TO CASE CE22030038. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25100952
CASE ADDR: 2722 DAVIE BLVD
OWNER: LA SEGUNDA REALTY CORP
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THE SIGNS ARE DESCRIBED AS A RED, WHITE, AND GREEN FEATHER FLAG BANNER WITH THE WORD PIZZA PRINTED ON IT AND A BLUE FEATHER FLAG BANNER WITH THE WORDS "RIVERLAND MEDICAL CENTER IMMIGRATION EXAMS" PRINTED ON IT, LOCATED ON THE SWALE ABUTTING DAVIE BLVD. THIS IS A REPEAT VIOLATION OF CASE CE24120494 AND FINES WILL BEGIN TO ACCRUE DAILY FROM THE DAY THE VIOLATION WAS FIRST OBSERVED AND ACCRUE DAILY UNTIL COMPLIANCE IS MET.

CASE NO: CE25110410
CASE ADDR: 1520 SW 13 ST
OWNER: VICKERS, GARY & RUTH
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-8 ZONED PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE COMMERCIAL TRUCK WITH THE WORDS "MATCO TOOLS" "GARY VICKERS (PHONE NUMBER)" PRINTED ON THE SIDES AND REAR OF THE VEHICLE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110010
CASE ADDR: 709 IDLEWYLD DR
OWNER: FPY IDLEWYLD DEVELOPMENTS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 2

VIOLATIONS: 15-278 (1) (e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THIS VIOLATION IS TRANSIENT IN NATURE, THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-278. (2)b
THERE ARE MORE GUESTS AT THIS VACATION RENTAL THAN ARE ALLOWED. THE MAXIMUM OCCUPANCY IS 1.5 TIMES THE MAXIMUM NUMBER OF OCCUPANTS (2 PER BEDROOM AND IN NO EVENT SHALL A GATHERING EXCEED TWENTY (20) PERSONS. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 15-33. (a)
THIS PROPERTY IS OPERATING OUTSIDE THE SCOPE OF ITS BUSINESS TAX RECEIPT (BTR). THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 PM. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

CASE NO: CE26010016
CASE ADDR: 2500 W BROWARD BLVD
OWNER: RIVERBEND WM LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THE EAST SIDE OF THIS PROPERTY AND ITS SWALE ALONG SW 24 AVENUE. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO FURNITURE, CLOTHES, PLASTIC BAGS, DISCARDED BANNER, SHOPPING CARTS, LITTER AND OTHER MISCELLANEOUS TRASH/ DEBRIS. THIS IS A RECURRING VIOLATION TO CASE CE24050660. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 AM

CASE NO: CE25110518
CASE ADDR: 112 SW 21 WAY
OWNER: GORDON, GEORGIA
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

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 A PILE OF LANDSCAPING DEBRIS IN THE REAR YARD AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY AND REAR PATIO.

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

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY LEADING UP TO THE FRONT OF THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b) COMPLIED
THE PAVED DRIVEWAY IS 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 AND OBSTRUCTING THE ROAD SIGN (AMTRAK KEEP LEFT) AT THE REAR SWALE OF THIS PROPERTY.

VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR WALLS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF FADED, MISSING PAINT ON ALL SIDES OF THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120337
CASE ADDR: 1001 SW 22 TER
OWNER: ALTRIA TRADE LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS/LAWN AREA OF THIS RS-8 ZONED PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE25040791. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25120807
CASE ADDR: 651 SW 26 AVE
OWNER: INDUS LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THIS PROPERTY. THE VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH EXPIRED FL TAG #DM55AJ "12/25"

VIOLATIONS: 47-34.4.A.1. COMPLIED

THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH FL TAG #DM55AJ "12/25" THIS IS A RECURRING VIOLATION TO CASE # CE25040570 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS LOCATION. THE COMMERCIAL VEHICLE IS DESCRIBED AS A 2 DOOR WHITE AND BLUE CHEVROLET W5500 HD WITH FL TAG #DM55AJ "12/25" AND THE WORDS INDUSTRIAL ROOFING ON THE VEHICLE. THIS IS A RECURRING VIOLATION TO CASE CE25040570 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

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 REPEAT VIOLATION TO CASE CE23060402 AND WILL BEGIN TO ACCRUE FINES DAILY, FROM THE DAY THE VIOLATION WAS FIRST OBSERVED UNTIL THE DAY COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO IMPOSE FINES.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25080142
CASE ADDR: 550 S ANDREWS AVE
OWNER: BLACKHAWK PROPERTIES & INVESTMENTS LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.11.A. WITHDRAWN
TWO ROYAL PALMS TREES ON THE NORTHWEST PROPERTY LACKS INADEQUATE
MAINTENANCE.

VIOLATIONS: 47-21.15.1
ONE (1) PIGEON PLUM TREE WAS REMOVED FROM THIS ZONED RAC-CC CITY CENTER
DISTRICT RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A PERMIT.

VIOLATIONS: 47-21.15.D.
A TOTAL OF SIX (9) LIVE OAK TREES HAVE BEEN ABUSED AND EFFECTIVELY DESTROYED.
ADDITIONALLY, FOUR (4) DATE PALM TREES ON ANDREWS AVENUE WERE ALSO ABUSED AND
HAVE BEEN EFFECTIVELY DESTROYED. THIS CASE WILL BE BROUGHT TO SPECIAL
MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND
IRREVERSIBLE VIOLATION.

CASE NO: CE25080620
CASE ADDR: 500 S ANDREWS AVE OLD
OWNER: BLACKHAWK PROPERTIES & INVESTMENTS LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.D.
A TOTAL OF TWELVE (9) LIVE OAK TREES HAVE BEEN ABUSED AND EFFECTIVELY
DESTROYED. ADDITIONALLY, TWO (2) ROYAL PALM TREES ON ANDREWS AVENUE WERE ALSO
ABUSED AND HAVE BEEN EFFECTIVELY DESTROYED. THIS CASE WILL BE BROUGHT TO
SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR
IRREPARABLE AND IRREVERSIBLE VIOLATION.

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 OCCURRING 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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25100230
CASE ADDR: 601 S FEDERAL HWY
OWNER: FORT PRUF ROCK LAND TR %OKO GRP; FORT PRUF ROCK TRUSTEE LLC TRSTE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-7. (b)
WITHDRAWN

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS THAT ARE BOARDED UP AND HAVE MISSING GLASS OR WINDOWS THAT ARE COMPLETELY MISSING FROM THE BUILDING.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING WALLS, 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 FOLIAGE AROUND THE ROOFLINE THAT NEEDS TO BE REMOVED.

CASE NO: CE25100280
CASE ADDR: 540 SE 6 ST
OWNER: FORT PRUF ROCK LAND TRUST; FORT PRUF ROCK TRUSTEE LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-20.20. (H)
PARKING FACILITY ON THIS RAC-CC PROPERTY IS NOT BEING PROPERLY MAINTAINED. THERE IS A LARGE POTHOLE IN THE PARKING LOT.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS THAT ARE BOARDED UP AND HAVE MISSING GLASS OR WINDOWS THAT ARE COMPLETELY MISSING FROM THE BUILDING. THERE IS A SIGN THAT REQUIRES TO BE CLEANED AND CLEARED.

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE
ROOF. THERE IS FOLIAGE AROUND THE ROOFLINE THAT NEEDS TO BE REMOVED.

CASE NO: CE25110326
CASE ADDR: 2711 SW 16 ST
OWNER: BUNCH, MARK A
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE AT THIS RS-8 SINGLE FAMILY ZONE PROPERTY CONSISTING
OF BATTERY, BUCKETS, COOLER, VEHICLE PARTS, TIRES, FUEL TANK AND OTHER
MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING
MAINTAINED IN SUCH A MANNER THAT 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: 9-278 (e)
THE HURRICANE SHUTTER LOCATED ON THE NORTHEAST REAR PROPERTY OF THIS OCCUPIED
RESIDENTIAL PROPERTY DOES NOT PROVIDE VENTILATION BY AN OPENABLE AREA TO 50
PERCENT OF THE REQUIRED MINIMUM WINDOW.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT
BEING MAINTAINED. THERE ARE CRACKS, FADED ASPHALT AND UNEVEN SURFACES.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT EXTERIOR
SHUTTER THAT HAVE STAINS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120141
CASE ADDR: 2800 DAVIE BLVD
OWNER: FEDERAL NATIONAL MORTGAGE ASSN; %CELINK
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT, GREEN WATER AND CONTAINS TRASH AND DEBRIS. THE FENCE AROUND THE POOL IS IN DISREPAIR, THEREFORE IT IS NOT A SUFFICIENT SAFEGUARD. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

CASE NO: CE25120785
CASE ADDR: 200 SW 1 AVE
OWNER: 200 BRICKELL LTD; %STILES CORPORATION
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 25-5

THERE IS A BROKEN TREE GRATE ON THE SIDEWALK AT THIS LOCATION, ALONG WEST LAS OLAS BOULEVARD. THE CONDITION OF THIS TREE GRATE IS CREATING AN OBSTRUCTION ON THE SIDEWALK.

CASE NO: CE26010106
CASE ADDR: 1515 E LAS OLAS BLVD C
OWNER: MICHAEL H GORDON REV LIV TR; GORDON, MICHAEL H TRSTEE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS "SUSHI ROCK LAS OLAS" IS OPERATING WITHOUT A CURRENT-YEAR BUSINESS TAX RECEIPT. THE BUSINESS'S SIDEWALK CAFE BUSINESS TAX IS DELINQUENT.

CASE NO: CE25100281
CASE ADDR: 604 SE 6 ST
OWNER: FORT PRUF ROCK LAND TRUST; FORT PRUF ROCK TRUSTEE LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25110235
CASE ADDR: 1112 SW 22 TER
OWNER: DELEON, MELZAR & ROSEMARY R
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING AT THIS RS-8 ZONE PROPERTY BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM. A WHITE FORD 750 COMMERCIAL TRUCK WITH BUCKET TRUCK WEIGHING OVER 5,000 LB.

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 INCLUDING THE SWALE.

CASE NO: CE26010177
CASE ADDR: 301 E LAS OLAS BLVD 120
OWNER: S/OP ASSOCIATES LTD & THIRD; AVE ASSOC LTD % STILES CORP
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

CASE NO: CE26010268
CASE ADDR: 1112 SW 22 TER
OWNER: DELEON, MELZAR & ROSEMARY R
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING AT THIS RS-8 ZONE PROPERTY BEING STORED BETWEEN THE HOURS OF 9:00 PM AND 6:00 AM. A WHITE FORD 750 COMMERCIAL TRUCK WITH BUCKET LIFT WEIGHING OVER 5,000 POUND AND A F-350 SUPER DUTY 2 DOOR WHITE TRUCK WITH SIX TIRES PARKED ON THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE25110235. 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

February 26, 2026

9:00 AM

VACATION RENTALS

CASE NO: CE25120823
CASE ADDR: 1209 NE 13 AVE 1-2
OWNER: BARNETT, SABRINA; SABRINA BARNETT TR
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE26010051
CASE ADDR: 605 NE 10 AVE 2
OWNER: ESCALANTE, MARIO ALEJANDRO; GARCIA, ADRIANA
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: CE26010166
CASE ADDR: 124 S GORDON RD
OWNER: NAVARRO PARTNERS LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CASE NO: CE25120681
CASE ADDR: 4040 GALT OCEAN DR 800
OWNER: LUCAS PROPERTIES FLORIDA LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE26010080
CASE ADDR: 1528 NE 17 TER
OWNER: MOTWALY, SUZANNE
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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25120641
CASE ADDR: 1549 SW 30 TER
OWNER: JOSEPH, MARIE MORANISE
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: CE25120679
CASE ADDR: 1328 CORDOVA RD
OWNER: 1328 CORDOVA FLL LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE25120722
CASE ADDR: 700 SE 12 CT
OWNER: 1232 SCJJC 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.

CASE NO: CE26010216
CASE ADDR: 2711 MAYAN DR
OWNER: ACHONG, CHRIS
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE26010502
CASE ADDR: 2530 FLAMINGO LN
OWNER: ELK RIDGE INVESTMENTS LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE NUMBER CE25120715. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE26010052
CASE ADDR: 508 COCONUT ISLE DR
OWNER: 508 COCONUT LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

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

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 50 FEET OF THE PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25040461
CASE ADDR: 1729 SE 11 ST
OWNER: DIXON, CLARA
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS
AN EXTERIOR DOOR THAT MAY BE MISSING OR IN DISREPAIR LOCATED ON THE WEST SIDE
OF THE PROPERTY.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES
AND SHRUBBERY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A
SHRUBBERY THAT IS LOCATED NEXT TO THE SEAWALL THAT IS OVERGROWN AND REQUIRES
TO BE TRIMMED BACK FROM THE SEAWALL.

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 BARREL CLAY ROOF ON THE PROPERTY IS DIRTY AND STAINED.

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE INCLUDING BUT NOT LIMITED TO OVERGROWN VEGETATION AND TRASH NEAR THE BUILDING AND ALONG ALL FENCING. THIS IS RECURRING VIOLATION, SEE CASE CE23081003. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25010706
CASE ADDR: 1121 SW 30 ST
OWNER: HOLLAND, KENNETH DOYLE; HOLLAND FAM REV TR
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.
THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO CUSHIONS, BUCKETS AND MISCELLANEOUS ITEMS SCATTERED ON THE FRONT AND THE SIDE OF 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: 47-20.13.B.1.b
WITHDRAWN

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, FISH TANK, MINI FRIDGE, TOOLS AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION PER CASE CE24030094, AND WILL BE FINED THE FIRST DAY THE AMENDED REPORT IS POSTED (02/28/25) UNTIL COMPLIANCE IS MET.

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

VIOLATIONS: 9-304(b)
THE CONCRETE DRIVEWAY IS NOT MAINTAINED. THERE ARE CRACKS AND STAINS. THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS WORN THROUGH AND THERE ARE WEEDS/GRASS GROWING THROUGH IT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, AS PER CASE CE24030094. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

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

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

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

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

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY 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 OF DEAD AND MISSING GROUND COVER.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25050504
CASE ADDR: 1101 SW 19 ST
OWNER: MONAST, PAMELA JEAN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25010284. 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 DATE.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HURRICANE SHUTTERS ON THE EAST SIDE OF THE PROPERTY THAT ARE COVERING SOME OF THE WINDOWS ARE LEANING.

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

CASE NO: CE25050761
CASE ADDR: 2500 SW 2 AVE
OWNER: TARMAC AMERICA LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 25-14
THERE IS AN OFFENSIVE DISCHARGE OF MATERIALS FROM THIS PROPERTY TO PUBLIC STREETS. THE PUBLIC STREETS ADJACENT TO THE PROPERTY IS COVERED WITH DUST, SLURRY OR PARTICULATE MATTER.

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

CASE NO: CE23100344
CASE ADDR: 1025 NE 16 TER
OWNER: THOMAS, CAROL LE; THOMAS, ALINE
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)
THE SOUTHSIDE WOODEN SIDEWALK (DECKING) IS BROKEN IN PLACES, A TRIP HAZARD AND HAS UNSAFE STAIRS THAT ARE BROKEN.

VIOLATIONS: 9-280 (h)
THE FENCE AND GATE(S) AT THIS LOCATION IS IN DISREPAIR. THE GATES AND LATCH DOES NOT CLOSE PROPERLY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

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

VIOLATIONS: 24-27. (b)
THERE ARE WASTE CONTAINERS LEFT ALONGSIDE THE DRIVEWAY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH CARTS MAY NOT BE OUT IN FRONT OF THE BUILDING EXCEPT WHEN ON THE STREET FOR COLLECTION.

VIOLATIONS: 47-20.20. (H) WITHDRAWN
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND NEW STRIPES PAINTED, ALONG WITH PAINTING THE WHEELSTOPS.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA NEXT TO THE PARKING AREA AND THE DRIVEWAY IS IN DISREPAIR. THE SURFACE IS UNEVEN AND THERE ARE SECTIONS OF MISSING CONCRETE.

VIOLATIONS: 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: 9-363
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: CE25080176
CASE ADDR: 411 SW 31 AVE
OWNER: ALVAREZ, YAMILET;
ZAMORA, ENILBER QUESADA
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25040611
CASE ADDR: 925 NW 12 AVE
OWNER: SPRINGFIELD MISSIONARY BAPTIST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND DEBRIS THROUGHOUT THE ENTIRE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. A LOT OF THE TRASH IS AT THE REAR OF THE PROPERTY BY THE FENCE AND REAR PARKING AREA.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS IN DISREPAIR. THE PARKING LINES ARE FADED, THE WHEEL STOPS ARE FADED. THERE ARE CRACKS WITH GRASS AND WEEDS GROWING THROUGH THE CRACKS. ALSO STAINS AND DARK MARKS THROUGHOUT THE PARKING LOT. THIS WOULD INCLUDE THE ENTIRE PARKING FACILITY OF THE CHURCH.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WALLS ARE STAINED AND MAILBOX STRUCTURE AND SIGN HAS CHIPPED CRACKED PAINT. THE VENTS ON THE SIDE OF THE BUILDING ARE BENT, THE CANOPY IN THE FRONT AND REAR OF THE PROPERTY ARE IN DISREPAIR AND MISSING THE COVERS.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE LANDSCAPE HAS WEEDS OVERGROWING IN THE FRONT OF THE PARKING LOT AND MISSING AND DEAD GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THERE ARE WEEDS AND GRASS GROWING THROUGH THE CRACKS THROUGHOUT THE PARKING LOT PROPERTY.

CASE NO: CE25050666
CASE ADDR: 621 SE 6 ST
OWNER: EDEWAARD, CABOT & SHERI
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A
IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A RED SWAMP MAPLE TREE LOCATED IN THE FRONT OF THE PROPERTY, THE SWALE/RIGHT-OF-WAY AREA WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25040081
CASE ADDR: 1301 NW 2 ST
OWNER: IRIGOYEN GREY REV LIV TR; IRIGOYEN, JOSUETH M TRSTEE ETAL
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

VIOLATIONS: 24-7 (b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY INCLUDING MATTRESSES, HEADBOARDS, CARDBOARD AND MISCELLANEOUS ITEMS IN THE SWALE AREA.

VIOLATIONS: 47-20.13.F. WITHDRAWN
THERE IS PROHIBITED GRAVEL FOR MULTIFAMILY PROPERTY IN RIGHT OF WAY. THIS PROPERTY IS ZONED RMM-25.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE CRACKED/BROKEN OR MISSING ASPHALT AND WEEDS GROWING THROUGH GRAVEL SECTIONS AT THIS RMM-25 ZONED PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO STOVES, REFRIGERATORS, FURNITURE, TOILETS, ETC. BEING STORED/STAGED THROUGHOUT THE PROPERTY.

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

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 26, 2026

9:00 AM

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

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

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

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

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

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

VIOLATIONS: 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

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

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THE FRONT AND REAR OF THIS RAC-SMU ZONED PROPERTY
ARE NOT MAINTAINED. THE ASPHALT SURFACE IS IN DISREPAIR SHOWING MULTIPLE
CRACKS, POTHOLES AND MISSING SECTIONS.

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

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

CASE NO: CE23100475
CASE ADDR: 1437 NW 10 PL
OWNER: KING, MOLLY PEARL
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING ON THE
GRAVEL 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 INCLUDING
THE SWALE AREA.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

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

- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT HONDA WITH NO TAG PARKED/STORED ON THIS PROPERTY.
- VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES AND THE BLACKTOP FADED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CASE NO: CE24080467
CASE ADDR: 1301 NW 9 AVE
OWNER: THROWER, CALVIN
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE ARE TABLES, BUCKETS, PAINT CANS AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.
- VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS AT THE REAR OF 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; PIECES OF METAL AND WOOD. THIS IS NOT PERMITTED PER THE ULDR ON THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 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.
-
- CASE NO: CE25050351
CASE ADDR: 1532 NW 2 AVE 1-2
OWNER: 1532 NW 2 AVENUE LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT BLACK NISSAN VEHICLE ON THE PROPERTY WITH NO LICENSE PLATE (TAG).
- VIOLATIONS: 47-20.20. (H)
PARKING FACILITIES ON THIS RDS-15 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEELSTOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE IS DETACHED FROM THE POST.
- 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: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE THE SAME COLOR OF THE EXTERIOR PAINT OF THE BUILDING AND IS UNIDENTIFIABLE FROM STREET VIEW.
- 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.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

February 26, 2026

9:00 AM

CASE NO: CE25060362
CASE ADDR: 16 NW 16 ST
OWNER: WESLEYAN CHURCH
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: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RDS-15 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.

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)
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.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
February 26, 2026
9:00 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.

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 26, 2026

9:00 AM

OLD BUSINESS

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

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

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THE FENCE IN THE FRONT YARD, SIDE YARD AND REAR OF PROPERTY BY THE ALLEWAY.

VIOLATIONS: 9-304 (b)
THE GRAVEL APRON OF THE DRIVEWAY HAS WEEDS GROWING THROUGH.

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

VIOLATIONS: 9-306
THE STRUCTURAL PARTS INCLUDING FASCIA, ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CASE NO: CE25010067
CASE ADDR: 1748 SW 20 ST
OWNER: 1748 RIVER OAK CORNER LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22090784. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD PALLETS, FENCE MESH, PLASTIC BUCKETS, CARDBOARD BOXES, PLYWOOD, TARPS, LADDER, POLES, BRICKS, WOOD BEAMS, CONSTRUCTION DEBRIS AND OTHER MISCELLANEOUS ITEMS.

CONTINUED

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CITY OF FORT LAUDERDALE
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VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS THAT ARE BROKEN, MISSING, AND 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: 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)
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)
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.

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

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

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

VIOLATIONS: 24-7 (B)
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 INCLUDING THE RIGHT OF WAY.

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

CASE NO: CE25010552
CASE ADDR: 363 W DAYTON CIR
OWNER: MORGAN, TAMMY
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 25-4
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A PICK UP TRUCK IS PARKED ACROSS THE SIDEWALK.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, CRACKED, POTHOLES AND STAINS.

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

VIOLATIONS: 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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CITY OF FORT LAUDERDALE
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February 26, 2026

9:00 AM

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

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

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

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

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

CASE NO: CE25020540
CASE ADDR: 641 NE 11 AVE
OWNER: R2C LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A PARKING FOR HOA ONLY SIGN NOT PERMITTED ON THE PUBLIC RIGHT-OF-WAY.

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

CONTINUED

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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: CE25060123
CASE ADDR: 424 NW 14 AVE
OWNER: GOGGINS, LEONARD
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1.

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

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

WITHDRAWN

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. INCLUDING BUT NOT LIMITED TO THE CHAIN LINK FENCE ON THE PROPERTY WITH MISSING GATE.

VIOLATIONS: 9-304 (b)

DRIVEWAY IS CHIPPED/BROKEN AND HAS DIRT/OIL STAINS. 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.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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