

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

March 10, 2026

9:00 AM

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

**Richard Doody
PRESIDING**

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

NEW BUSINESS

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

VIOLATIONS: 47-19.13.(D)(3)

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

CASE NO: CE25070977
CASE ADDR: 200 NW 2 ST
OWNER: WILLIAMS COMMUNICATIONS INC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS GRAFFITI AND BEES AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-306

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

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

VIOLATIONS: 9-307(a)

THE BEDROOM WINDOW AT UNIT PH16S IS NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE IS WATER INTRUSION OCCURRING AND CAUSING DAMAGE TO THE INTERIOR WALL, FLOOR AND APRON.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25100381
CASE ADDR: 1630 NW 25 AVE
OWNER: GUZMELIZ, DAYMA R ALVAREZ
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO REPAIRED AND/OR RESURFACED. THERE ARE VEHICLES PARKED ON THE LAWN AREA THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110187 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23110187 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

VIOLATIONS: 9-306 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: CE25120300
CASE ADDR: 205 NW 11 AVE
OWNER: KMR PROPERTY INVESTMENTS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE26010031
CASE ADDR: 1209 NW 2 ST
OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRSTEE
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE25120653. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25120255
CASE ADDR: 900 SE 17 ST
OWNER: BOCA 2300 LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE CASE CE23120764 AND WILL BE BROUGHT TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION SEE CASE CE23120764 AND WILL BE BROUGHT TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT.

CASE NO: CE25120285
CASE ADDR: 414 SE 14 ST 1-8
OWNER: FLL CENTER LLC
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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25120331
CASE ADDR: 626 NW 10 TER 1-5
OWNER: MKBH PROPERTY LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR WITHIN THE SWALE, INCLUDING BUT NOT LIMITED TO TABLES, CHAIRS, MATTRESSES AND OTHER MISCELLANEOUS ITEMS LOCATED THROUGHOUT THE PROPERTY.

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

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

VIOLATIONS: 9-314 COMPLIED
CLOTHES HANGING ON THE CHAIN LINK FENCE ON THE SOUTH SIDE OF THE PROPERTY.

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

CASE NO: CE26020072
CASE ADDR: 716 NW 17 AVE
OWNER: MAXHAUS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING COMPONENTS THAT ARE DETERIORATED AND NOT BEING PROPERLY MAINTAINED. AREAS OF THE WALLS AND FASCIA ARE STAINED WITH DARK MARKS. THIS IS A RECURRING VIOLATION FROM CASE CE23120539 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT, WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED ON THE NORTHEAST SIDE OF THE FENCE. THIS IS A REPEAT VIOLATION SEE CASE CE25060580. 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.

CONTINUED

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VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT IN THE NORTHEAST AND SOUTHWEST AREAS OF THE PROPERTY. ADDITIONALLY, THERE IS A GOLD 4-DOOR VEHICLE PARKED ON THE GRASS, A NON-APPROVED SURFACE. THIS IS A REPEAT VIOLATION; SEE CASE CE25090074. 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 OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION SEE CASE CE25090074. 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 OR NOT IT COMES INTO COMPLIANCE.

CASE NO: CE26020074
CASE ADDR: 704 NW 17 AVE
OWNER: MAXHAUS LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED AND THERE ARE MISSING SECTIONS OF THE FENCE. THE REAR RIGHT SIDE OF THE HOUSE HAS A POLE THAT IS NOT CONNECTED PROPERLY. THIS IS A REPEAT VIOLATION SEE CASE CE25060580. 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 OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A WHITE 4-DOOR TOYOTA VEHICLE PARKED ON THE GRASS/LAWN AREA, A NON-APPROVED SURFACE. THIS IS A REPEAT VIOLATION; SEE CASE CE25090074. 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 OR NOT IT COMES INTO COMPLIANCE.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE. THIS IS REPEAT VIOLATION SEE CASE# CE25090074, 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.

CONTINUED

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VIOLATIONS: 9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING PROPERLY MAINTAINED. THERE ARE STAINS AND DARK MARKS ON THE FASCIA OF THE BUILDING.

CASE NO: CE25060581
CASE ADDR: 2930 SW 11 ST
OWNER: BRAND, CHERYL EST
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, A METAL OBJECT AND CERAMIC TILES IN THE CARPORT, A SOFA BUCKETS, TOTES AND OTHER MISCELLANEOUS ITEMS IN THE REAR OF THE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE IN THE FRONT AND THE REAR OF THE PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS BROKEN WINDOW ON THE WEST SIDE OF THE PROPERTY FACING THE STREET.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS HOLES AND CRACKS THROUGHOUT.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THE ROOF HAS BLACK STAINS.

VIOLATIONS: 9-313 (a)

PROPERTY IS MISSING ADDRESS NUMBERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25110475
CASE ADDR: 121 SW 28 TER
OWNER: THEODORE, STEVE; CHARLES, CARLINE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH PICK UP IS THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE OF CLOTHES, BULK FURNITURE, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. SOME OF THE SLATS HAVE BEEN REMOVED FROM THE FENCE AT THIS PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS FADED WITH CRACKS 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

March 10, 2026

9:00 AM

CASE NO: CE26010091
CASE ADDR: 2848 SW 7 ST
OWNER: WRIGHT, MURPHEL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE GARBAGE BAGS ON THE FRONT LAWN OF THIS PROPERTY BEING COVERED BY THE OVERGROWTH OF VEGETATION.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE OR ON THE PROPERTY. A GREY MERCEDES TWO-DOOR SEDAN IS PARKED IN THE DRIVEWAY OF THIS PROPERTY WITH NO OR EXPIRED LICENSE PLATE.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS BEEN PUSHED INTO THE ADJOINING PROPERTY DUE TO THE OVERGROWTH OF VEGETATION. THE WOODEN FENCE HAS BROKEN SLATS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS CRACKED AND HAS HUGE POTHOLE.

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 PLANTS, BUSHES AND TREES SURROUNDING THE PROPERTY ARE NOT BEING MAINTAINED AND HAVE OVERGROWN COVERING THE ENTIRE FRONT LAWN AND SWALE OF 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.

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

CITY OF FORT LAUDERDALE
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March 10, 2026

9:00 AM

CASE NO: CE26010921
CASE ADDR: 3736 JACKSON BLVD
OWNER: GANDIA DOMINICI, MARIA JOSE; GANDIA, MICHEAL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS UNDER-ROOF STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO TOOLS, SPORTS EQUIPMENT AND MISCELLANEOUS ITEMS, 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 CONSTRUCTION/CONCRETE DEBRIS COVERING THE FLOOR ON THE REAR OF THIS PROPERTY.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A RED 2011 CHRYSLER WITH AN EXPIRED GA TAG #CQK1267 EXPIRED 05-22.
- VIOLATIONS: 25-14
WITHDRAWN
- VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TOOLS, TIRES, BRICKS AND MISCELLANEOUS ITEMS STORED ON THE SIDES AND REAR OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 9-279 (g)
THE PLUMBING IS IN DISREPAIR, CAUSING WATER TO BACK UP IN THE REAR UNIT'S BATHROOM SHOWER.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS AT THE REAR UNIT ARE IN DISREPAIR AND NOT SEALED PROPERLY. THIS IS RECURRING VIOLATION, SEE CASE CE24060132. 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 FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD AND SOME SECTIONS HAVE A BROKEN/MISSING PANELS.

CONTINUED

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

VIOLATIONS: 9-305 (b)
THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE AREAS OF DEAD OR MISSING GROUND COVER. THE LAWN IN THE REAR AND SIDE YARDS IS MISSING, AND IN SOME AREAS WHERE GRASS SHOULD BE PRESENT, IT HAS BEEN REPLACED WITH GRAVEL.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE REAR OF THE PROPERTY EXTERIOR ARE STAINED WITH A YELLOW COLOR AND ALSO HAVE DIRT AND VEGETATION GROWING ON IT.

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

CASE NO: CE25090827
CASE ADDR: 2381 SW 34 AVE
OWNER: PEREZ, YAMIL
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.5.D.5. WITHDRAWN
THERE IS A BUFFER WALL ON THE REAR PROPERTY THAT NEEDS REPAIR. THE REAR RETAINING WALL IS LEANING UNTO THE NEIGHBOR PROPERTY.

CASE NO: CE25120225
CASE ADDR: 3805 SW 13 CT 1-4
OWNER: GIL, MARIA BELEN
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
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9:00 AM

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

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS DISCOLORED OR STAINED AND COVERED WITH LEAVES. THE PAVER DRIVEWAY HAS GRASS OR WEEDS GROWING BETWEEN THE PAVERS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE WATERWAY IN THE REAR OF THE PROPERTY. THERE ARE VINES GROWING OVER AND HANGING OVER THE WATER IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21090075. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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March 10, 2026

9:00 AM

CASE NO: CE25120321
CASE ADDR: 2678 GULFSTREAM LN
OWNER: CLEAR SAILS PROPERTIES LLC
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 PIECES OF WOOD, WOODEN HEADBOARDS, GLASS CIRCLE, A ROLLED-UP PIECE OF METAL AND OTHER MISCELLANEOUS ITEMS.

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

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

VIOLATIONS: 9-308 (b)
THE ROOF HAS BLACK STAINS.

CASE NO: CE26010230
CASE ADDR: 2525 FLAMINGO LN
OWNER: HARRIET G SCHORN REV LIV TR; SCHORN, HARRIET G TRSTEE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.
THERE IS OUTDOOR STORAGE UNDER CARPORT ROOF AT THIS RS-6.85A PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS STORAGE CONSISTING OF BUT NOT LIMITED TO BUCKETS, BOXES, SPORTS EQUIPMENT AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFER TO CASE CE25020457. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTDOOR STORAGE OF A BLUE ROLLED UP ITEM NEXT TO THE HOUSE.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. A SILVER MERCEDES BENZ AND A GRAY JEEP.

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

March 10, 2026

9:00 AM

CASE NO: CE26010380
CASE ADDR: 1821 SW 23 TER
OWNER: ADAMS, RANDALL ANDREW
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTDOOR STORAGE UNDER THE CARPORT AT THIS RS-8 ZONE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. OUTDOOR STORAGE ITEMS INCLUDING BUT NOT LIMITED TO LAWN MOWER, BOXES, TARP, VACUUM AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION REFERENCE CASE CE25080739. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND THE CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION HAS COME INTO COMPLIANCE.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT RECREATIONAL VEHICLE ON THE PROPERTY. THE WHITE RECREATIONAL VEHICLE DOES NOT HAVE A LICENSE TAG. THERE IS ALSO A DERELICT WHITE FORD VAN WITH ADVERTISING; TAG RURM83 (EXP. 06/25), VIN #1FTNE24W16HA69775. ADDITIONALLY, THERE IS A DERELICT BLACK MOTORCYCLE/SCOOTER WITH AN EXPIRED TAG MZHI73 (EXP. 11/25), VIN #LL0TCAPH3RY360812.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS AN RV/MOBILE HOME 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: 9-280 (h) (1)
THE WOOD FENCE IS NOT BEING MAINTAINED. THE WOOD GATE IS IN DISREPAIR, IT IS BROKEN.

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.

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

CASE NO: CE25080119
CASE ADDR: 1001 NE 13 ST
OWNER: 4R CH FLL OWNER LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE25010852. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE FURNITURE PIECES INCLUDING BUT NOT LIMITED TO BINS AND OTHER MISCELLANEOUS ITEMS.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

VACATION RENTALS

CASE NO: CE26010639
CASE ADDR: 1243 NW 3 AVE
OWNER: VAN LOGTENBURG, NICOLE; WHITE, MARILYN ANN
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-278 (7)
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE
ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. ADVERTISEMENT IS FOR MORE THAN
THE PERMITTED OCCUPANCY. THE MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

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

CASE NO: CE26020043
CASE ADDR: 440 MOLA AVE
OWNER: 440 MOLA LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (1) a.
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25080467 -
PARKING & RESPONSIBLE PARTY CE26010323- AMPLIFIED SOUND.

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

VIOLATIONS: 15-282. (d) (1) (b)
THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 365 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25080823 -
PUBLIC NUISANCE, PARKING, MAXIMUM OCCUPANCY AND NON-AMPLIFIED SOUND.

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

HEARING TO IMPOSE FINES

CASE NO: CE25070601
CASE ADDR: 1700 N DIXIE HWY
OWNER: ILANA LLC
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: CE25120620
CASE ADDR: 2112 NE 68 ST
OWNER: 2112 NE 68 STREET LLC;#DAFFODIL HAMILTON
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS
PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10:00 PM.

CASE NO: CE25120172
CASE ADDR: 1517 NE 17 TER
OWNER: HAPPY SEAHORSE LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 1

VIOLATIONS: 15-275(5)
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1)
HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT
OFFICER, EMERGENCY PERSONNEL OR THE CITY. THIS VIOLATION IS CONSIDERED
TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY OF \$250.00.

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS
PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10:00PM. THIS IS A
REPEAT VIOLATION PER CASE (CE25080432). THIS VIOLATION IS CONSIDERED
TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY OF \$1000.00.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE26010328
CASE ADDR: 2281 SW 26 AVE
OWNER: AMAYA DIOR ENTERPRISES LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

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

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

CASE NO: CE26010714
CASE ADDR: 2425 BIMINI LN
OWNER: BLAIR, DAVID
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10:00PM.

CASE NO: CE26010746
CASE ADDR: 2425 BIMINI LN
OWNER: BLAIR, DAVID
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.1.a
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET FROM THE PROPERTY LINE BEFORE 10:00PM. THIS IS A RECURRING VIOLATION (SEE CASE CE26010714) AND AS SUCH WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

CASE NO: CE26010779
CASE ADDR: 2531 KEY LARGO LN
OWNER: DANESHVAR, ALI
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.(1)(e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE ARE THREE VEHICLES PARKED IN THE GRASS AND TWO VEHICLES PARKED IN THE RIGHT-OF-WAY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE25050804.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE26010187
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD
OWNER: EL-AD FL BEACH CR LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

CASE NO: CE26010188
CASE ADDR: 213 S FORT LAUDERDALE BEACH BLVD
OWNER: TRD OF FORT LAUDERDALE LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

CASE NO: CE25120756
CASE ADDR: 239 S FORT LAUDERDALE BEACH BLVD
OWNER: 237 S FT LAUDERDALE BEACH LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47 22.9.
THERE ARE MULTIPLE UNPERMITTED BANNER AND SANDWICH SIGNS ON SITE.

VIOLATIONS: 25-4
THERE ARE MULTIPLE SIGNS ON THE SIDEWALK AT THIS LOCATION. THE SIDEWALK CAFÉ CHAIRS, TABLES, SIGNAGE, HOST TABLES AND OTHER ITEMS ARE REQUIRED TO BE IN THE DESIGNATED AREA. THERE ARE GOLD MEDALLIONS OR METAL THAT IDENTIFY A 13FT CLEARANCE. ONLY ONE SANDWICH BOARD IS ALLOWED WITH A PERMIT.

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

VIOLATIONS: 17-7.6
THERE IS SOUND COMING FROM THE HEATING, VENTILATION, AND AIR CONDITIONING "HVAC" EQUIPMENT ON THIS RMH-60 RESIDENTIAL MULTIFAMILY HIGH RISE/HIGH DENSITY PROPERTY IN EXCESS OF ALLOWABLE LIMITS:
SEC. 17-6. - MAXIMUM PERMISSIBLE SOUND LEVELS:
7:00 A.M. TO 10:00 P.M. 60 DBA
10:00 P.M. TO 7:00 A.M. 40 DBA
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 7:40 AM ON 3/30/2025. EACH READING READ OVER 60 DBA (73, 73 AND 73)
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 11:09 PM ON 4/3/2025. EACH READING READ OVER 40 DBA (51, 52 AND 51)
THREE 30 SECOND READINGS WERE TAKEN AT APPROXIMATELY 12:27 AM ON 5/9/2025. EACH READING READ OVER 40 DBA (51, 52 AND 52)

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25040256
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC; %RYAN LLC - DIVINA TAVERAS
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS LITTER, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OR OCCUPANT OF ANY REAL PROPERTY, INCLUDING ANY LOT, TRACT OR PARCEL OF LAND, IMPROVED OR UNIMPROVED IN THIS CITY TO MAINTAIN SUCH PROPERTY, INCLUDING SWALE AREAS, SIDEWALKS AND WATERWAYS ABUTTING SUCH REAL PROPERTY, OR PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THERE IS ANY ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; ANY OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; ANY TRASH, RUBBISH, PAPER, REFUSE, GARBAGE, YARD WASTE, OR DEBRIS; ANY ABANDONED OR DERELICT MOTOR VEHICLE OR VESSEL; ANY DISCARDED MACHINERY, APPLIANCES, FURNITURE OR SIMILAR ARTICLE; ANY STAGNANT WATER; ANY OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER; OR TO ALLOW ANY OF THE CONDITIONS AS DESCRIBED IN SECTION 18-1 TO EXIST.

VIOLATIONS: 25-56(b) (3)
THE SIDEWALKS AT THIS LOCATION ARE STAINED, DIRTY, HEAVILY SOILED WITH EMBEDDED GUM AND DEBRIS.

VIOLATIONS: 47-22.6.F
THERE IS A SIGN ONSITE IN DISREPAIR; "BEACH PLACE" SIGNAGE HAS MISSING, PEELING, CHIPPED, FADED PAINT AND/OR IN DISREPAIR. ALL SIGNS AND ADVERTISING DISPLAYS MUST BE KEPT IN GOOD CONDITION AND A GOOD STATE OF REPAIR AND MUST FURTHER BE WELL PAINTED AND NEATLY MAINTAINED. ANY SIGN OR ADVERTISING DISPLAY WHICH BECOMES OR HAS BECOME AT LEAST FIFTY PERCENT (50%) DESTROYED SHALL BE DEEMED A PUBLIC NUISANCE AND SHALL BE REMOVED BY THE OWNER OF THE SIGN OR ADVERTISING DISPLAY OR THE OWNER OF THE PREMISES UPON WHICH THE SAME IS SITUATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN SUBSECTION H.

VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE. ALL ELECTRICAL WIRING AND ACCESSORIES SHALL BE MAINTAINED IN GOOD, SAFE WORKING CONDITION.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING, BUT NOT LIMITED TO, STEPS AND RAILINGS THAT HAVE STAINS AND MISSING, PEELING PAINT, AS WELL AS BENT AND MISSING SLATS TO RAILINGS. EXHAUST GRATE(S) ARE DIRTY. YELLOW BOLLARDS ONSITE ARE DAMAGED, DIRTY AND HAVE CHIPPED PAINT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25050461
CASE ADDR: 4521 NE 21 AVE
OWNER: CORAL RIDGE LANDINGS CONDO ASSN INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles, MISALIGNED, DAMAGED WHEELSTOPS AND FADED PAINT ON WHEELSTOPS. THERE ARE MISALIGNED GARDEN PAVERS IN THE PARKING LOT.

VIOLATIONS: 9-280(h)(1)
THE PINK WOODEN FENCE AS WELL AS WHITE METAL FENCING ONSITE ARE IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THERE ARE MANY AREAS OF BROKEN SLATS ON THE WOODEN FENCE. THERE ARE BROKEN COLUMN CAPS ON POSTS SUPPORTING THE METAL PARTS OF THE FENCE. PARTS OF THE METAL FENCING ARE RUSTED AND BROKEN.

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, SOFFITS, COLUMNS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CASE NO: CE25070443
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD COMMONAREA
OWNER: LAS OLAS BEACH CLUB CONDO ASSN
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25070298
CASE ADDR: 413 SW 3 AVE
OWNER: WATER TAXI 18 LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

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

CASE NO: CE25070499
CASE ADDR: 2216 NW 6 ST
OWNER: AZTOR OF INDIA CORP
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE ITEMS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET AND OLD TELEVISION ON THE PROPERTY. THIS SAME VIOLATION WAS RECORDED ON CASE CE23100626 AND AS SUCH THIS CASE WILL BE SENT FOR IMMEDIATE ABATEMENT.

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: CE25040276
CASE ADDR: 1036 NW 5 AVE
OWNER: S LOUISMA HOLDINGS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

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

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

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

March 10, 2026

9:00 AM

CASE NO: CE25040758
CASE ADDR: 1110 NE 5 AVE
OWNER: CONTAINER BOX LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE24080345 THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25050363
CASE ADDR: 6531 NE 21 DR
OWNER: PETRECCIA, ANGELO; PETRECCIA, DANAE
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 18-4. (c)
THERE ARE TWO DERELICT UNATTACHED TRAILERS ON THE PROPERTY. THE BLACK TRAILER WITH AN EXPIRED FLORIDA TAG RQC-P03 - 4/25 AND A GRAY TRAILER WITH NO TAGS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO BUILDING MATERIALS AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO EXPOSED WIRES.

VIOLATIONS: 9-280 (h) (1)
THE PVC FENCE ON THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. MULTIPLE SECTIONS ARE DAMAGED OR MISSING. ADDITIONALLY, PORTIONS OF THE FENCE ARE DIRTY AND STAINED. THE ADJACENT CONCRETE WALL IS ALSO DIRTY AND STAINED.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

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 BUT NOT LIMITED TO THE SWALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED. STRUCTURAL ELEMENTS, INCLUDING THE SOFFITS ARE IN DISREPAIR. VARIOUS AREAS OF THE EXTERIOR SHOW SIGNS OF STAINING, PEELING OR MISSING PAINT AND DISCOLORATION, INCLUDING BUT NOT LIMITED TO THE COLUMNS.

CASE NO: CE25040439
CASE ADDR: 5741 NE 18 AVE
OWNER: VICTORIA GREENS LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 24-7 (b)
THERE IS A BULK TRASH VIOLATION. THERE IS A SOFA ON THE SWALE OF THIS PROPERTY. BULK TRASH PICK UP IS SCHEDULE FOR THE 4TH WEDNESDAY OF EACH MONTH.

VIOLATIONS: 47-19.4.C.2.
PLACEMENT/STORAGE OF CONTAINERS, RECEPTACLES OR DUMPSTERS 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 RMM-25 ZONE PROPERTY THAT ARE NOT MAINTAINED. PARKING FACILITIES ARE DISCOLORED PARKING LINES ARE 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.

CASE NO: CE25050513
CASE ADDR: 3320 NE 59 ST
OWNER: 3330 NE 59TH STREET LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS RS-8 ZONED PROPERTY AND VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THIS IS A RECURRING VIOLATION, SEE CASE CE23030159. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT REGARDLESS OF WHETHER THE VIOLATION IS COMPLIED PRIOR TO THE HEARING DATE.

CONTINUED

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

VIOLATIONS: 8-91.(c)
THERE IS A DOCK AND MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN ITS CURRENT CONDITION, IT IS UNSAFE AND IN AN UNSATISFACTORY STATE.

CASE NO: CE25060326
CASE ADDR: 850 ARIZONA AVE
OWNER: SRP SUB LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY CONSISTING OF PROPANE TANKS ALIGNED IN FROM OF THE GARAGE.

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

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK CHEVY TAHOE IS BEING PARKED ON THE LAWN AT 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25070021
CASE ADDR: 441 CAROLINA AVE
OWNER: DULCEY, NICHOLAS
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 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 OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A RED JEEP WRANGLER PARKED IN THE DRIVEWAY AND A BLUE CHEVY AVALANCHE WITH NO VISIBLE LICENSE PLATE ATTACHED.

VIOLATIONS: 25-4
THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. A BLUE CHEVY AVALANCHE PICK UP TRUCK IS ABUTTING THE SIDE AT THIS PROPERTY.

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

VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
THERE IS A WHITE COMMERCIAL VEHICLE TITLED WOOD PRODUCTS INC, BEING STORED ON THE LAWN OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE A TOTAL OF 6 VEHICLES BEING PARKED ON THE LAWN OF THIS PROPERTY. A NISSAN TITAN PICK UP, FORD F-150 WHITE PICK UP, A GRAY DODGE RAM SPRINTER VAN, A GRAY NISSAN CARAVAN, A BLUE CHEVY AVALANCHE PICK UP, AND A COMMERCIAL BOX TRUCK TITLED WOOD PRODUCTS INC.

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

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE25090145
CASE ADDR: 706 SE 12 ST
OWNER: MILLENNIUM A1A BUILDERS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE ARE MULTIPLE PILES OF DIRT, SAND AND/OR OTHER CONSTRUCTION MATERIAL PLACED IN THE MIDDLE OF THE LOT. THIS IS A REPEAT VIOLATION AS PER CASE CE24120403 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 26-129(a) (4)
THERE ARE A VEHICLE PARKED ON THE SIDEWALK FACING SE 12 ST.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RML-25 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED CONSTRUCTION AND/OR FORMWORK EQUIPMENT.

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 SWALES FACING SE 12 ST AND SE 12 CT.

CASE NO: CE25070337
CASE ADDR: 1303 MIAMI RD
OWNER: LA BELLA VACATIONS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONTAINING OF PALM FRONDS, CARDBOARD AND BROKEN BRICKS PIECES ON THE REAR OF THE PROPERTY.

VIOLATIONS: 47-19.4.C.2.
PLACEMENT DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. DUMPSTER MUST BE ON AN APPROVED HARD SURFACE.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RML-25 ZONE PROPERTY. THE ASPHALT IS WORN OUT AND THERE ARE MISSING SECTIONS AND CRACK

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 9-363

THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE25070847
CASE ADDR: 1095 SE 17 ST
OWNER: LAUDERDALE HARBORS PARKING INC;
% GOOD SERVICE REALTY INC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20.H

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

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

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-20.20.(H)

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

VIOLATIONS: 9-280(C)

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

VIOLATIONS: 9-280(h)(1)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

CASE NO: CE24120511
CASE ADDR: 700 NW 4 AVE
OWNER: FERGUSON, ERMA J
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF LITTER, LANDSCAPE DEBRIS AND BLACK TRASH BAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING A FACT.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS AREAS THAT HAVE OPENINGS AND THAT ARE LEANING OVER. THIS IS A RECURRING VIOLATION, SEE CASE CE23080202. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING A FACT.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS OF THIS SINGLE FAMILY HOME AND ITS SHED HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR, THEY ARE FALLING APART, DETACHED AND BROKEN. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING/PEELING PAINT. THIS IS A RECURRING VIOLATION, SEE CASE CE23040223 AND THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT, SEEKING A FINDING A FACT.

CASE NO: CE25070503
CASE ADDR: 1018 NW 6 ST
OWNER: CONE, WILLIAM J & ELECTA C
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 2

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS VACANT LOT. THIS IS A RECURRING VIOLATION (SEE CASES CE23120396, CE23070008, CE23030531, CE22020567 AND CE22040634). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING FACT 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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 10, 2026

9:00 AM

OLD BUSINESS

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

VIOLATIONS: 18-1.
THERE IS VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. INCLUDING BUT NOT LIMITED TO, STORAGE OF ITEMS IN THE BACKYARD EXPOSED TO THE ELEMENTS, WHICH MAY ATTRACT RODENTS AND A WATERFALL IN DISREPAIR AND COLLECTING WATER THAT CAN BECOME A BREEDING GROUNDS FOR MOSQUITOS OR OTHER ANIMALS.

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

VIOLATIONS: 9-305 (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, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

CASE NO: CE25060534
CASE ADDR: 3310 GLENDALE BLVD
OWNER: WILLIAMS, JAMES E
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE WINDOW
AWNINGS AT THIS PROPERTY ARE BADLY STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. THE CHAINLINK FENCE IN THE BACK OF THE PROPERTY HAS LARGE HOLES IN
THE MESH AND IS COVERED IN VEGETATION.

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

CITY OF FORT LAUDERDALE
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