

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

March 26, 2026

9:00 AM

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

**Rose-Ann Flynn
PRESIDING**

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

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

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

March 26, 2026

9:00 AM

NEW BUSINESS

CASE NO: CE26010589
CASE ADDR: 901 E SUNRISE BLVD PARKING
OWNER: 901 EAST SUNRISE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.
THERE IS GRAFFITI ON THE DUMPSTER ENCLOSURE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY AND ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE22080319. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE ASPHALT PARKING FACILITY THAT IS CRACKED AND/OR HAS MISSING DAMAGE.

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

VIOLATIONS: 9-280 (C)
THE WALKWAYS AND STEPS ARE DISCOLORED AND DIRTY.

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE AND BUFFER WALL 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 BUFFER WALL IS DIRTY AND DISCOLORED AND HAS GRAFFITI ON 9TH & 10TH AVE SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE22080319. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

CONTINUED

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VIOLATIONS: 9-305(b)

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

CASE NO: CE26010222
CASE ADDR: 625 E SUNRISE BLVD
OWNER: 617 EAST SUNRISE LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

THE BUSINESS (CITY CAVE FLAGLER VILLAGE) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE26020020
CASE ADDR: 1316 E LAS OLAS BLVD 200
OWNER: BETH W GORDON REV LIV TR; GORDON, BETH W TRSTEE
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION THE SIDEWALK AT THIS LOCATION. THERE ARE MULTIPLE A-FRAME SIGNS THAT HAVE BEEN PLACED ON THE SIDEWALK AND PUBLIC RIGHT-OF-WAY AT THIS B-1 ZONE COMMERCIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020301. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE FOR FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE26010796
CASE ADDR: 71 COMPASS ISLE
OWNER: FERRANDO, JONATHAN P & KATHRYN L
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10 PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

CONTINUED

CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10PM. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.5

A PORTABLE GENERATOR WAS OBSERVED OPERATING AFTER HOURS WITHIN A RESIDENTIAL AREA. THE GENERATOR WAS BEING USED IN A NON-EMERGENCY CAPACITY TO POWER EVENT-RELATED EQUIPMENT AND WAS OPERATED OUTSIDE THE PERMITTED HOURS FOR POWERED EQUIPMENT. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 26-129(a) (8)

VEHICLES ASSOCIATED WITH THE PROPERTY WERE OBSERVED PARKED WITHIN THE PUBLIC RIGHT-OF-WAY IN A MANNER THAT OBSTRUCTED NORMAL VEHICULAR TRAFFIC AND RESTRICTED EMERGENCY VEHICLE ACCESS. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. A RESIDENTIAL PROPERTY WAS OBSERVED BEING UTILIZED AS AN UNPERMITTED EVENT VENUE. INDICATORS OF COMMERCIAL EVENT ACTIVITY INCLUDED AMPLIFIED SOUND, A LIVE BAND, PROFESSIONAL LIGHTING, A HOSTESS STAND WITH BRANDING, CATERING STAFF AND THE PRESENCE OF COMMERCIAL VEHICLES. THE USE OF THE PROPERTY FOR ORGANIZED EVENT OPERATIONS IS NOT A PERMITTED RESIDENTIAL USE. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE25100309
CASE ADDR: 2641 NW 16 CT
OWNER: DAVIS,ALPHEUS H/E; DAVIS,ANTHONY H/E ETAL
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-278 (e) COMPLIED
THERE ARE HURRICANE SHUTTERS THAT ARE CLOSED AND COVERING THE WINDOWS AT THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-280 (b)
THE GARAGE DOOR AND EXTERIOR GARAGE WALL IS COVERED WITH PLYWOOD AND NEEDS TO REPAIR AND OR REPLACED.

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS STAINS, CRACKS AND NEEDS TO CLEANED, REPAIRED AND RESURFACED.

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

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

CASE NO: CE25120274
CASE ADDR: 2430 NW 28 TER
OWNER: THOMAS, CURTIS
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS OUTSIDE STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO FURNITURE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE PROPERTY - A SILVER MITSUBISHI PLATE NUMBER 6ODGKE WITH AN EXPIRED TAG 12/23 AND A GRAY HONDA ACCORD WITH NO TAG.

VIOLATIONS: 9-278 (e)
THE HURRICANE SHUTTERS ARE CLOSED COVERING THE WINDOWS ON THIS OCCUPIED PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND RESURFACED. THERE IS A TRAILER AND VEHICLES PARKED ON THE LAWN AREA.

CONTINUED

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

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

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

CASE NO: CE25120412
CASE ADDR: 1075 W SUNRISE BLVD
OWNER: MDC COAST 26 LLC; %LUV CARWASH GROUP LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO TIRES AND CONCRETE BLOCKS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE24080050. THIS CASE WILL BE HEARD AT THE NEXT AVAILABLE SPECIAL MAGISTRATE HEARING WHETHER OR NOT THIS PROPERTY COMES TO COMPLIANCE PRIOR TO THE SPECIAL MAGISTRATE HEARING.

CASE NO: CE25110117
CASE ADDR: 1632 NW 15 TER
OWNER: MELUS, MEDICOEUR
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND SWALE. THERE IS TRASH AND DEBRIS ALONG THE FENCE AT THE FRONT OF THIS PROPERTY. THE DEBRIS CONSISTS OF BUT IS NOT LIMITED TO PIECES OF BROKEN CONCRETE, SAND BAGS AND MISCELLANEOUS LITTER.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS DESCRIBED AS A BLACK 4-DOOR KIA FORTE WITH EXPIRED FL TAG # HMTV92 "10/19" AND A FLAT TIRE.

CONTINUED

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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. THE FENCE IS DAMAGED AND FALLING OVER.

VIOLATIONS: 9-280 (h) (2)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE FASCIA AREA AROUND THE CARPORT IS DAMAGED AND HAS AREAS OF STAINS AND 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 FRONT LAWN AND SWALE AREA.

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

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

CASE NO: CE25110144
CASE ADDR: 1714 LAUDERDALE MANOR DR
OWNER: FIRST COMMERCE FINANCE LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

VIOLATIONS: 9-304 (b) COMPLIED
PARKING ON THE LAWN/DIRT SURFACE PROHIBITED. 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 COMPLIED
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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CASE NO: CE25110418
CASE ADDR: 1839 LAUDERDALE MANOR DR
OWNER: STUDIO 825 RENTALS 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 PER PREVIOUS CASE CE21010745. 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: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY AND SWALE INCLUDING NOT LIMITED TO A BLACK INFINITY DISMANTLED AND A WHITE DODGE VAN 3500 WITH EXPIRED TAG. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. 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 CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING AND BENT.

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

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. 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: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE21010745. 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: 9-306 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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CASE NO: CE25120353
CASE ADDR: 1001 SW 25 AVE
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY LEADING UP TO THE PROPERTY IS IN DISREPAIR. THE WALKWAY HAS
CRACKS THROUGHOUT AND BROKEN AREAS THAT ARE BEGINNING TO SEPARATE.
FURTHERMORE, THE WALKWAY HAS AREAS OF MISSING, CHIPPING PAINT.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND AREAS OF
BROKEN CONCRETE. FURTHERMORE, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE
AND THE DRIVEWAY APRON HAS BARE AREAS OF MISSING GRAVEL WITH GRASS GROWING
THROUGH IT. THIS IS A REPEAT VIOLATION TO CASE CE25070385. DAILY FINES SHALL
BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS
MET TO IMPOSE THE FINES ACCRUED.

CASE NO: CE26010037
CASE ADDR: 133 SW 22 TER
OWNER: MORILLO, YAIRO R
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.15.D.1
TWO ROYAL POINCIANA TREES ON THIS RS-8 ZONED PROPERTY HAVE BEEN HATRACKED.

CASE NO: CE26010407
CASE ADDR: 1821 SW 22 AVE
OWNER: FREDERICK, RYAN DAVID
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.A.1.
THERE IS A TRAILER ON THE SWALE OF THIS RS-8 ZONED PROPERTY. THE TRAILER IS
DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH FL TAG # RNZJ06 "12/26"
DISPLAYED. THE TRAILER HAS A WHITE AND BLUE BOAT ON IT WITH # FL 8379 LW
DISPLAYED.

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

CITY OF FORT LAUDERDALE
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CASE NO: CE26010221
CASE ADDR: 2664 SW 7 ST
OWNER: BRUCE, SEAN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE DERELICT VEHICLE IS DESCRIBED AS A WHITE CHEVY PICK UP WITH EXPIRED FL TAG DI48VI "8/25".

VIOLATIONS: 25-14 COMPLIED
THERE IS A WHITE CHEVY PICK-UP TRUCK DISCHARGING OFFENSIVE FLUIDS AND MATTER (WASTEWATER) INTO THE STREETS AT THIS RMM-25 ZONED PROPERTY. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TWO BROWN SOFAS, BROKEN PIECES OF CONCRETE, EXTENSION CORDS AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION TO CASE CE25030515 AND FINES WILL BEGIN TO ACCRUE DAILY FROM THE DAY THE VIOLATION WAS FIRST OBSERVED UNTIL THE DAY COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO IMPOSE FINES.

VIOLATIONS: 47-34.4.C.1. COMPLIED
THERE IS A VEHICLE PARKED AND BEING STORED AT THIS RMM-25 ZONED PROPERTY FOR THE PURPOSE OF LIVING OR SLEEPING. THE VEHICLE IS DESCRIBED AS A WHITE CHEVY PICK-UP TRUCK WITH A MODIFIED ENCLOSED ATTACHMENT ON THE REAR BED OF THE TRUCK AND FL TAG DI48VI "8/25" DISPLAYED. THIS IS A RECURRING VIOLATION TO CASE CE25030515. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIED PRIOR TO THE HEARING DATE TO SEEK A FINDING OF FACT.

CASE NO: CE26010520
CASE ADDR: 1001 SW 25 AVE
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b) COMPLIED
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE FRONT LAWN AND SWALE. THIS IS A RECURRING VIOLATION TO CASE CE24050446. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

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CASE NO: CE25120579
CASE ADDR: 412 SW 12 ST
OWNER: MILIAN, SANDRA L; QUINONES, JACOBO
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

VIOLATIONS: 24-27 (b)
THERE ARE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-22.9.
SIGNS HAVE BEEN ERECTED AT THIS RD-15 PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OF OUTDOOR STORAGE OCCURRING AT THIS RD-15 PROPERTY.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION. SEE CASE CE24080043. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED UNTIL COMPLIANCE IS ACHIEVED. THIS CASE WILL BE REFERRED TO THE SPECIAL MAGISTRATE FOR THE IMPOSITION OF FINES UP TO \$5,000.00 PER DAY DUE TO THE REPEATED NATURE OF THE VIOLATION.

VIOLATIONS: 9-305 (b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE WEEDS GROWING INTO THE GRAVEL AND AN EXCESS OF PLANT LITTER.

CASE NO: CE26010220
CASE ADDR: 811 SE 16 ST
OWNER: 811 SE 16 STREET 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.

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CASE NO: CE26020151
CASE ADDR: 805 SE 18 ST
OWNER: 802 PETS LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

CASE NO: CE25040723
CASE ADDR: 1201 NW 11 CT
OWNER: ASSET EQUITY HOLDINGS LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-276 (C) (1) COMPLIED
DIRTY, DISCOLORED DRIVEWAY(S) OR COURTS INCLUDING BUT NOT LIMITED TO THE DRIVEWAY THAT HAS CHIPPED AND FADED PAINT.

VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE EXPOSED BEAMS/RAFTERS UNDER THE ACCESSORY "CARPORT" STRUCTURE.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO THE SHRUBS, HEDGES OR VEGETATION PROTRUDING OUT OVER THE SIDEWALK ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING BUT NOT LIMITED TO THE FASCIA AND WOODEN BEAMS UNDER THE ACCESSORY ROOF STRUCTURE ARE DETERIORATED/DISREPAIR.

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

CASE NO: CE25080341
CASE ADDR: 840 NW 3 ST 1-4
OWNER: TUNNAGE, LEROY L
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 9-276(B) (3)
THERE IS EVIDENCE OF AN INFESTATION IN APT #4 INCLUDING BUT NOT LIMITED TO:
ROACHES, RATS, TERMITES AND ANTS.

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

VIOLATIONS: 9-278(C)
THERE ARE ELECTRICAL OUTLETS NOT WORKING.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING
BUT NOT LIMITED TO THE KITCHEN CABINETS AND SHOWER DRAIN INSIDE UNIT #4.

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 INCLUDING AREAS WHERE
THE SOFFIT AND FASCIA HAVE GAPS, HOLES AND IN DISREPAIR.

VIOLATIONS: 9-307(a)
THERE ARE WINDOWS/DOORS WHICH ARE NOT SECURED IN A TIGHT-FITTING &
WEATHERPROOF MANNER.

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

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: CE25100500
CASE ADDR: 537 NW 16 AVE
OWNER: AQUINO, MALAYNIE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE INCLUDING BUT NOT LIMITED TO THE EXTERIOR DOORS, PARTS AND CAR
EQUIPMENT/JACKS, ETC. THROUGHOUT THE PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS BROKEN, SAGGING AND HAS MISSING GATES AT THE ENTRANCE. THE MASONRY WALL ON THE NORTH SIDE OF THE PROPERTY IS DIRTY AND DISCOLORED.
- 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: 9-306
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: CE25060843
CASE ADDR: 1305 NW 2 ST
OWNER: TIA COMMERCIAL LLC
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

- VIOLATIONS: 9-279 (g) COMPLIED
APT. UNIT#4: TOILET IS NOT SECURED. SEAL AT THE BASE OF THE TOILET IS CRACKED/DETERIORATED AND THE TOILET MOVES.
- VIOLATIONS: 9-280 (b) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE SAGGING, BULGING OR BLISTERING IN THE CEILINGS AND WALLS INSIDE APARTMENT 4; WATERLOGGED CEILINGS AND WALLS IN THE BEDROOMS.
- VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. INCLUDING BUT NOT LIMITED TO THE ELECTRIC PANEL AND TANKLESS WATER HEATER IN APARTMENT #4;
- VIOLATIONS: 9-307 (a)
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER INCLUDING BUT NOT LIMITED TO BROKEN LIVING ROOM WINDOW IN APARTMENT #4 AND DOORS THAT DO NOT PROVIDE A WATER/WEATHER TIGHT SEAL.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25100657
CASE ADDR: 844 NW 12 TER
OWNER: MEDIA GLOBAL PUBLISHING INC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1.
ITEMS ARE BEING STORED OUTSIDE THIS RMM-25 PROPERTY, INCLUDING BUT NOT LIMITED TO COOLERS, SODA CANS, BUCKETS, GAS CANS, A SCREEN DOOR, CONES, WEIGHTS, BED MATTRESSES, A WASHING MACHINE AND OTHER MISCELLANEOUS ITEMS. THIS CONDITION IS CREATING A PUBLIC NUISANCE. THE PROPERTY IS BEING MAINTAINED IN A MANNER THAT MAY REASONABLY RESULT IN INFESTATION OR HABITATION BY RODENTS, VERMIN, OR WILD ANIMALS; MAY PROVIDE A BREEDING GROUND FOR MOSQUITOES; AND MAY OTHERWISE THREATEN OR ENDANGER THE PUBLIC HEALTH, SAFETY, OR WELFARE, OR ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)
THE ASPHALT/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT AND OIL. ADDITIONALLY, GRASS AND WEEDS ARE GROWING THROUGH THE CRACKS. (THIS APPLIES TO THE DRIVEWAY ON THE WEST SIDE OF THE PROPERTY ONLY).

VIOLATIONS: 9-305 (b)
THE LANDSCAPING 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 HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25120378
CASE ADDR: 826 NW 3 ST
OWNER: NOOR DEVELOPMENT GROUP LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

CASE NO: CE25120379
CASE ADDR: 824 NW 3 ST
OWNER: NOOR DEVELOPMENT GROUP LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

CASE NO: CE25120383
CASE ADDR: 820 NW 3 ST
OWNER: SENOGLU, TULUN; SENGUL, ERIN ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL 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.

CASE NO: CE26010615
CASE ADDR: 833 NW 2 ST
OWNER: JEAN, LOUIS MERCIER H/E; JOSEPH, MARIE NERLANDE
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL 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 FRONT OF THE HOUSE, NEXT TO THE DRIVEWAY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25120386
CASE ADDR: 812 NW 3 ST
OWNER: HOLY TABERNACLE UNITED; CHURCH OF GOD
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS STORAGE OF BUILDING MATERIALS ON THE REAR OF THE PROPERTY.

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

CASE NO: CE25120387
CASE ADDR: 804 NW 3 ST
OWNER: 808 NW3ST LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION, SEE CASE CE21100734. 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: 47-19.2.II.2 COMPLIED
THERE ARE TWO STORAGE PODS ON THIS RMM-25 RESIDENTIAL VACANT LOT WITHOUT PERMITS. STORAGE PODS ARE ONLY ALLOWED ON A PROPERTY FOR 14 DAYS AND MUST FIRST HAVE A PERMIT. STORAGE PODS CAN ONLY BE KEPT IN THE DRIVEWAY AND ONLY ONE IS ALLOWED ON THE PROPERTY AT ANY GIVEN 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.

CASE NO: CE26010620
CASE ADDR: 811 NW 2 ST 1-3
OWNER: ROPER, JAMES W & MAEHELEN
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

VIOLATIONS: 18-4.(c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE IS A GRAY NISSAN MURANO WITHOUT A TAG PARKED IN THE PARKING 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: CE26010637
CASE ADDR: 822 NW 3 ST
OWNER: SENOGLU, TULUN; SENGUL, ERIN ETAL
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE EASEMENT BEHIND THIS RMM-25 RESIDENTIAL PROPERTY.

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

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

CASE NO: CE25110391
CASE ADDR: 1816 N DIXIE HWY
OWNER: 1816 DIXIE PROPERTY OWNERS ASSN II
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-1
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THIS IS A RECURRING CASE, REFERENCE CASE CE25060800. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND MISSING, PEELING PAINT. GRAFFITI HAS BEEN PAINTED ON EXTERIOR WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

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

CASE NO: CE25070283
CASE ADDR: 1041 NW 7 TER
OWNER: MPBX LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS MISSING A TAG.

VIOLATIONS: 47-20.20.(H)
THE ASPHALT PARKING FACILITY IS NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY.
THERE ARE MULTIPLE CRACKS AND POTHOLES.

VIOLATIONS: 9-280(C)
THE PAVERS ON THE WALKWAY ARE UNEVEN WITH MULTIPLE CRACKS.

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 ON THE SWALE FACING NW 11 ST OF DEAD AND
MISSING GROUND COVER.

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

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

CASE NO: CE25070600
CASE ADDR: 29 NE 16 ST
OWNER: ROMERO, KERI B; TORRES, FABIOLA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH AND DEBRIS 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. THERE ARE AREAS OF THE
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25070288
CASE ADDR: 1130 NW 8 AVE
OWNER: JUSTIN, VILADIA
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE CONCRETE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. CONCRETE IS BROKEN AND CRACKED IN SOME AREAS, WHEEL STOPS NOT ANCHORED AND STAINED/ MISSING PAINT.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE GRASS AND WEEDS GROWING THROUGH GRAVEL.

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

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: CE25090465
CASE ADDR: 1218 NW 6 AVE 1-2
OWNER: MALEC, JOHN
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A 2 DOOR WHITE CHEVROLET VAN WITH AN EXPIRE TAG - KAJQ19 12/22.

VIOLATIONS: 47-20.20.(H)
PARKING FACILITIES 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: 9-363
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 26, 2026

9:00 AM

CASE NO: CE25090511
CASE ADDR: 1221 NE 9 AVE
OWNER: FG REAL PROPERTY LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS (GRAFFITI) AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

CASE NO: CE25080534
CASE ADDR: 1044 NW 7 AVE
OWNER: NORTH BIMINI 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. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304 (b)

THERE ARE MISSING AREAS OF ASPHALT IN THE DRIVEWAY. THIS IS A RECURRING CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET 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 CASE, REFERENCE CASE CE23070828. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS WHICH IS NOT PERMANENT ON THE ROOF.

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 26, 2026

9:00 AM

CASE NO: CE25090707
CASE ADDR: 1004 NE 14 PL
OWNER: LOUIMA PROPERTIES INC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING CASE, REFERENCE CASE CE25020440. THIS CASE WILL BE
PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS
MET OR NOT.

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

CASE NO: CE25100435
CASE ADDR: 900 NE 13 ST
OWNER: FORT YNES 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.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY,
INCLUDING BUT NOT LIMITED TO CRACKS, POT HOLES AND THE SURFACE IS UNEVEN.

CASE NO: CE25100694
CASE ADDR: 441 NW 17 PL
OWNER: GARBUZOVA, SVETLANA
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
CASE, REFERENCE CASE CE222120074. THIS CASE WILL BE PRESENTED TO THE
MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING CASE,
REFERENCE CASE CE24070652. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE
SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25110390
CASE ADDR: 1215 NE 17 CT
OWNER: TRACKSIDE BAYS LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 9-306-
GRAFFITI HAS BEEN PAINTED ON EXTERIOR WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

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

CASE NO: CE25090503
CASE ADDR: 1408 NW 9 AVE
OWNER: AA RLA 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.

VIOLATIONS: 47-21.15.F.3.
A TREE WAS REMOVED FROM THIS RM-15 PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. A FICUS TREE WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 PER TREE FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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

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

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.

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25100687
CASE ADDR: 1621 NE 3 AVE
OWNER: 1621 HOLDINGS LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

CASE NO: CE25110069
CASE ADDR: 1344 NE 4 AVE
OWNER: CHILL-VILLAGE LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-34.1.A.1.
THERE IS AN ACCESSORY STRUCTURE BEING STORED IN THIS VACANT LOT DESCRIBED AS
THE METAL FRAME OF A CANOPY.

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

CASE NO: CE26010162
CASE ADDR: 2832 SW 5 ST
OWNER: OCCEAN,WESLEY H/E; ISRAEL,IVENIE H/E & ISRAEL,WISKI
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.
THERE ARE TWO SUVS - A BLACK SUV WITH TWO FLAT DRIVER SIDE TIRES AND GRASS
GROWING OVER THE TIRES, AND A BURGUNDY ACURA SUV WITH GRASS GROWING OVER THE
TIRES, AND TOOLS UNDER THE VEHICLE.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE TWO DERELICT
VEHICLES ARE PARKED ON A PORTION OF THE GRASS. ALSO, THE DRIVEWAY HAS
POTHoles, CRACKS AND A BLACK SUBSTANCE THROUGHOUT.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 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. THE TREE AND BUSHES AT THE PROPERTY ARE OVERGROWN.

CASE NO: CE25090833
CASE ADDR: 311 FLORIDA AVE
OWNER: TAPIA, MARIA M
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON THE SWALE AND/OR PROPERTY, INCLUDING FIVE CARS WITH FLAT TIRES AND GRASS GROWN OVER THE TIRES. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

THERE IS OUTSIDE STORAGE AT THIS RS-6.7 IRREGULAR RESIDENTIAL ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO TIRES AND A TARP. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING PROPERLY MAINTAINED. THE WOODEN FENCE IS LEANING INWARD, HAS DAMAGED SLATS AND IS STAINED.

VIOLATIONS: 9-304 (b)

VEHICLES AND/OR TRAILERS ARE PARKED ON THE GRASS/LAWN AREA, INCLUDING FIVE VEHICLES. THE DRIVEWAY ALSO HAS GRASS AND WEEDS GROWING THROUGH IT AND IS MARKED WITH DARK STAINS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CONTINUED

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
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March 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. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21060553 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
-
- CASE NO: CE25100083
CASE ADDR: 81 SW 31 AVE
OWNER: NEW GLOBAL HOLDINGS INC
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 IS TRASH SCATTERED THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE21050052 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 47-19.4.D.8. COMPLIED
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED LOCATION. THE ENCLOSURE DOOR IS BROKEN AND HAS BEEN PLACED ON THE SIDE OF THE ENCLOSURE. THERE IS ALSO LOTS OF TRASH SCATTERED INSIDE THE DUMPSTER FLOOR. THIS DUMPSTER IS ALSO BEING USED FOR STORAGE OF CANS AND BOTTLES.
- VIOLATIONS: 47-19.5.D.5.
THERE IS A BUFFER WALL ON THE PROPERTY THAT IS STAINED WITH A BLACK SUBSTANCE ALONG THE BACK OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.
- VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY. THERE ARE POTHoles AND STAINS THROUGHOUT THIS PARKING LOT.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IN THE BACK OF THE PROPERTY HAS DETERIORATED SLATE, HALF PAINTED AND SOME CHIPPED AREAS.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 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. THIS IS A RECURRING VIOLATION PER CASE CE21050052 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25100253
CASE ADDR: 1078 WYOMING AVE
OWNER: DALIEN, PHITEAU
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BURGUNDY SUV WITH EXTENSIVE FRONT END DAMAGE IS BEING PARKED IN THE DRIVEWAY OF THIS PROPERTY.

VIOLATIONS: 47-39.A.1.b. (7) (a) 1.
IT WAS OBSERVED A WHITE COMMERCIAL TRACTOR TRUCK AND TRAILER PARKED ON THE STREET IN FRONT OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITH CONES SURROUNDING IT, BLOCKING TRAFFIC.

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

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

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 26, 2026

9:00 AM

CASE NO: CE26020037
CASE ADDR: 610 CAROLINA AVE
OWNER: ISLANDER'S HOMES INVESTMENT LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A BLUE VOLKSWAGEN JETTA WITH FLAT PASSENGER-SIDE TIRES AND NO LICENSE PLATE IS PARKED IN THE DRIVEWAY. THERE IS ALSO A WHITE TOYOTA COROLLA WITH NO LICENSE PLATE PARKED INSIDE THE CARPORT.

CASE NO: CE26010116
CASE ADDR: 2840 SW 3 CT
OWNER: FKH SFR R LP % FIRST KEY HOMES LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO GARBAGE, BOXES, PLASTIC BINS, BOXES AND OTHER MISCELLANEOUS 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: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE SEDAN WITH SEVERE FRONT-END DAMAGE, AND DAMAGED FRONT TIRES IS BEING PARKED ON THE SIDE OF THE HOME.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE DERELICT SEDAN IS BEING PARKED ON THE EAST SIDE OF THE HOME ON THE LAWN. ALSO, THE DRIVEWAY IS CRACKED WITH A BLACK SUBSTANCE THROUGHOUT.

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.

CONTINUED

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

CASE NO: CE26010133
CASE ADDR: 670 SW 28 DR
OWNER: DAVIS, REBECCA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) TOWED ON 2/11
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE CADILLAC ESCALADE WITH SHATTERED FRONT WINDSHIELD, FLAT DRIVER SIDE TIRES AND TREE BRANCHES GROWING ON IT IS BEING PARKED ON THE EAST SIDE OF THE HOME.

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. ALSO THE TREE BRANCHES ARE HANGING ONTO THE DRIVEWAY AND THE SIDEWALK.

CASE NO: CE26010146
CASE ADDR: 2820 SW 3 CT
OWNER: ABDULLAH, ATIBA DAOUDA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THERE IS A RED SEDAN ON CAR JACKS WITH SEVERAL TOWELS ON TOP OF IT, AND A VEHICLE PARTIALLY COVERED WITH FLATS TIRES THAT CAN BE SEEN FROM THE RIGHT OF WAY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY OF THIS PROPERTY IS CRACKED WITH POTHOLES THROUGH OUT. THERE ARE ALSO BLACK STAINS THROUGHOUT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE26010165
CASE ADDR: 2851 SW 5 ST
OWNER: FORESTAL, LOUISANAN
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 HONDA PILOT WITH AN EXPIRED TEMPORARY LICENSE PLATE- FL - DUR3952 IS BEING PARKED ON THE SIDE OF THE STREET AT THIS PROPERTY.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED AND CRACKED. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22080402, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE26010209
CASE ADDR: 3117 SW 12 PL
OWNER: DIAMOND KEY 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. THERE IS A WHITE COACHMAN RECREATIONAL VEHICLE AT THE PROPERTY WITH NO LICENSE PLATE, PASSENGER FRONT TIRE AND GRASS GROWING OVER THE OTHER TIRES.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A BLACK CADILLAC ESCALADE AND A BLACK BMW 350 BEING PARKED ON THE LAWN OF THE PROPERTY. ALSO THE DRIVEWAY AT THIS PROPERTY HAS GRASS AND WEEDS GROWING THROUGH IT.

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

VIOLATIONS: 9-363
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

March 26, 2026

9:00 AM

CASE NO: CE26010420
CASE ADDR: 2816 SW 5 ST
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (a) COMPLIED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. THERE ARE TWO DERELICT VEHICLES ON THE SWALE OF THIS PROPERTY. A WHITE ACURA WITH NO LICENSE PLATE, AND A BLACK FORD F-150 TRUCK WITH NOT LICENSE PLATE.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE ARE THREE DERELICT VEHICLES PARKED ON THE GRASS OF THIS PROPERTY - A GREEN FORD FREESTAR MINIVAN WITH NO LICENSE PLATE, A GOLD CADILLAC PICK UP TRUCK WITH NO LICENSE PLATE, AND A GREEN MERCURY WITH FLAT TIRES. ALL DERELICT VEHICLES HAVE OVERGROWTH OF VEGETATION AROUND THE TIRES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTSIDE STORAGE IS PRESENT AT THIS RS-8 RESIDENTIAL SINGLE-FAMILY/LOW-MEDIUM DENSITY ZONED PROPERTY, INCLUDING BUT NOT LIMITED TO LADDERS AND OTHER MISCELLANEOUS ITEMS IN THE BACKYARD, WHICH ARE VISIBLE FROM THE RIGHT-OF-WAY.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THREE VEHICLES ARE BEING PARKED ON THE GRASS. A MINIVAN, A PICKUP TRUCK AND A SEDAN. ALSO, THE DRIVEWAY AT THIS PROERTY IS STAINED WITH CRACKS THROUGHOUT.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25100461
CASE ADDR: 1717 SW 10 AVE
OWNER: SIMON, ROBERT L
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS DEBRIS CONSISTING OF PALM FRONDS ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 47-2.2.Q.3. COMPLIED
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS RS-8 ZONED CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 72 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 10 AVENUE AND SW 18 STREET.

VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY IS STAINED.

VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS DISCOLORED/FADED WITH CRACKS. THE DRIVEWAY APPROACH IS CRACKED 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 ON THE SWALES FACING SW 10 AVENUE AND SW 18 STREET OF DEAD AND MISSING GROUND COVER.

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25110309
CASE ADDR: 1823 SW 22 ST
OWNER: WIRTH, ADAM
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.I.1.A
THERE IS AN OAK TREE ON THIS RD-15 ZONED PROPERTY THAT BEEN IMPROPERLY PRUNED OR HATRACKED. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 9-280 (C)
THE WALKWAY IS STAINED.

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

CASE NO: CE25100828
CASE ADDR: 2371 SW 15 AVE 1-2
OWNER: TOTTEN, CLIFFORD; TOTTEN, GLEN
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A BLUE CHEVY COBALT BEARING AN EXPIRED MARYLAND TAG #2AT8951 EXP. 06/18.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE GRAVEL IS WORN OUT AND THERE IS GRASS/WEED GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE 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 AND AWNINGS THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25110367
CASE ADDR: 1416 SW 30 ST 1-2
OWNER: LEVIN, JAMES G
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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 VEHICLE ON THIS PROPERTY. THE TOYOTA CAMRY HAS NO TAG.

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

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT FRONT OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING FORWARD WITH VEINS/PLANTS GROWING THROUGH IT.

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

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

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

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

CASE NO: CE25110440
CASE ADDR: 1311 SW 28 ST 1-2
OWNER: NICHOLSON, CURTIS B
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-1. COMPLIED
THERE IS UNDER-ROOF STORAGE CONSISTING OF TOOLS, JUNK, AND MISCELLANEOUS ITEMS AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 47-20.13.B.1.b COMPLIED
THE GRAVEL ON THE SWALE IS NOT IN A WELL-GRADED CONDITION. THE GRAVEL IS WORN OUT AND THERE ARE WEEDS/GRASS GROWING THROUGH IT.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF MISCELLANEOUS ITEMS STORED AT FRONT, SIDE AND REAR OF THE PROPERTY.

VIOLATIONS: 9-280 (C)
THE WALKWAYS OF PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE UNEVEN, STAINED WITH GRASS/WEED GROWING BETWEEN THEM. THE DOORSTEPS ARE STAINED AND DIRTY.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAYS ARE IN DISREPAIR. THE CONCRETE IS CRACKED, FADED AND THE GRAVEL ON THE APPROACHES IS WORN OUT AND UNEVEN WITH GRASS/WEED GROWING THROUGH IT.

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

CASE NO: CE25110444
CASE ADDR: 100 SW 28 ST
OWNER: SUMMERSNOW LLC; % DEAN & RITA DUTOIT
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
WITHDRAWN

VIOLATIONS: 47-19.4.C.2.
THERE ARE DUMPSTERS BEING PLACED ON THE SWALE OF THIS I-ZONED PROPERTY.

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25110653
CASE ADDR: 1131 SW 32 CT
OWNER: LONQUEN ASOCIADOS LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 24-27. (b) COMPLIED
THERE ARE WASTE CONTAINERS AT THIS PROPERTY THAT ARE NOT PLACED IN AN APPROVED LOCATION. THIS IS RECURRING VIOLATION, SEE CASE CE23090727. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF MULTIPLE WOODEN PALLETS PLACED ON THE FRONT LAWN.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE WESTSIDE IS DISCONNECTED AND LEANING FORWARD. THIS IS A RECURRING VIOLATION, SEE CASE CE23090727. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

CASE NO: CE25120782
CASE ADDR: 1404 SW 33 CT
OWNER: HAGE, RAYMOND GEORGE JR
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE MULTIPLE DERELICT VEHICLES PARKED ON THE PROPERTY. VEHICLES MISSING VALID UNEXPIRED TAG. THIS IS RECURRING VIOLATION, SEE CASE CE24120554. 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: 47-34.4.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. THIS IS A RECURRING VIOLATION, SEE CASE CE24120554. 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.

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

March 26, 2026

9:00 AM

CASE NO: CE25120613
CASE ADDR: 813 SW 29 ST 1-4
OWNER: NORIEGA, LEAO
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: 24-27. (b)
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS RM-15 ZONED PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE ASPHALT IS WORN OUT, STRIPPING IS FADED, SOME WHEELSTOPS ARE CRACKED AND THE PAINT IS FADED.

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

CASE NO: CE25120576
CASE ADDR: 1424 SW 33 CT
OWNER: OPTIMUM VENTURES LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF WOODEN PALLETS/PANELS AND A TRAILER.

VIOLATIONS: 9-304 (b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS RECURRING VIOLATION, SEE CASE CE24020568. 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

March 26, 2026

9:00 AM

CASE NO: CE25120740
CASE ADDR: 1405 SW 19 ST
OWNER: BOBKAT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A CHEVROLET SUV MISSING A VALID TAG. THIS IS RECURRING VIOLATION, SEE CASE CE25040814. 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
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE25040814. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE25040814. 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: CE26010623
CASE ADDR: 1111 SW 32 CT
OWNER: VALDES, PAMELA
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A TIRE, TOOLS AND MISCELLANEOUS ITEMS STORED ON THE FRONT LAWN.

VIOLATIONS: 9-304 (b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, SEE CASE CE24120445. THE CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE26010195
CASE ADDR: 3201 SW 9 AVE
OWNER: RIVERO, ROVERSY NOGUERA
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: 18-4. (c) COMPLIED
THERE IS A DERELICT TRAILER ON THE PROPERTY. THE TRAILER IS BEING USED TO STORE CONSTRUCTION DEBRIS.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THE CONCRETE IS SEVERELY DETERIORATED AND UNEVEN WITH EXTENSIVE CRACKING.

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

VIOLATIONS: 9-306 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: CE26020521
CASE ADDR: 1220 SW 26 ST
OWNER: GREEN ARBOR MANAGEMENT CORP
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 15-33. (a)
THE RENTAL APARTMENT BUILDING 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/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23030904. 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)
THERE ARE MULTIPLE DERELICT VEHICLES ON THE SWALE. THERE IS A BLACK NISSAN AND A SILVER ACURA WITH EXPIRED TAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE23030904. 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.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

- VIOLATIONS: 26-129 (b) (4)
THERE ARE MULTIPLE VEHICLES PARKED WITHIN 30 FEET FROM A STOP SIGN ON THIS PROPERTY.
- VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE AT THIS CORNER B-2 ZONED PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND A DUMPSTER ENCLOSURE IN THE HEIGHT OF 74 INCHES. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.
- VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS B-2 ZONE PROPERTY IS IN DISREPAIR. THE ASPHALT IS WORN OUT, CRACKED AND UNEVEN. THE MARKINGS ARE FADED OR MISSING.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. ILLEGAL LAND USE CONSISTING OF BUT NOT LIMITED TO TOOLS, LADDERS, FURNITURE AND MISCELLANEOUS ITEMS BEING KEPT ON THE REAR AND SIDES OF THE PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE23030904. 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: 6-6.
A CHICKEN COOP HAS BEEN ERECTED AT THE REAR OF PROPERTY AND CHICKENS AND ROOSTERS ARE BEING KEPT AND MAINTAINED.
- 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 COURT, BACKYARD, WEST SIDE AND THE SWALE FACING SW 13 AVE OF DEAD AND/OR MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.
- VIOLATIONS: 9-363
THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
-

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

VACATION RENTALS

CASE NO: CE26010854
CASE ADDR: 1703 NE 11 ST
OWNER: 1703 NE 11TH STREET LLC
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. MAXIMUM OCCUPANCY IS TWO GUESTS
PER BEDROOM.

VIOLATIONS: 15-281 (a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS
IS A RECURRING VIOLATION OF CASE CE25020196 AND WILL PROCEED TO SPECIAL
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMPLIES OR NOT.

CASE NO: CE26010899
CASE ADDR: 735 NE 15 ST
OWNER: FANG PROPERTIES LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281 (a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS
IS A RECURRING VIOLATION OF CASE CE25020160 AND WILL PROCEED TO SPECIAL
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER IT COMPLIES OR NOT.

CASE NO: CE26010904
CASE ADDR: 401 N BIRCH RD 611
OWNER: YONG, MARGARITA; MARGARITA YONG REV TR
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281 (a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.
THIS IS A REPEAT VIOLATION, SEE CASE CE25020139, 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE26020166
CASE ADDR: 1009 NE 17 CT
OWNER: CARDWELL, GARRETT; QUIRINDONGO, VIANCA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.
THIS IS A REPEAT VIOLATION, SEE CASE CE24040185. FINES SHALL ACCRUE FROM THE
DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.
THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES
INTO COMPLIANCE OR NOT.

CASE NO: CE26020502
CASE ADDR: 801 NW 18 ST
OWNER: ROQUE, RENE DAVID GONZALEZ; RIVERA, CAROLINA
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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: CE25110669 -
AMPLIFIED NOISE, NON-AMPLIFIED NOISE, PARKING AND MAXIMUM OCCUPANCY.

CASE NO: CE26010157
CASE ADDR: 5310 NE 32 AVE
OWNER: BRUNO & MARA ANGILLETTA FAM TR; ANGILLETTA, BRUNO & MARA TRSTEEES
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE26010632
CASE ADDR: 2000 CORAL SHORES DR
OWNER: REYES, ANGEL L JR; REYES, TAINA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE
ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS
PER BEDROOM. PROPERTY IS ADVERTISING FOR 16 MAXIMUM OCCUPANCY IS 10.

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE26010863
CASE ADDR: 2136 NE 64 ST
OWNER: MCLAUGHLIN REALTY TR; MCLAUGHLIN, SEAN P TRSTEE ETAL
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE26020117
CASE ADDR: 1512 NE 14 ST
OWNER: STUKOVA, ALENA
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

CASE NO: CE25120056
CASE ADDR: 1521 NW 3 AVE
OWNER: ENRIQUEZ, JORGE IVAN
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

CASE NO: CE26010824
CASE ADDR: 2442 BIMINI LN
OWNER: 2442 BIMINI LANE LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

CASE NO: CE26020076
CASE ADDR: 3240 SW 17 ST
OWNER: REJOUIS, MICHELE ST JEAN; ST JEAN, DONARD
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE26020136
CASE ADDR: 1701 SW 22 AVE
OWNER: DUCRE, AARON BENEDICT JR
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

VIOLATIONS: 15-281 (a)
THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS
IS A RECURRING VIOLATION OF CASE CE25010757. 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: CE26020379
CASE ADDR: 2506 BIMINI LN
OWNER: FLJCG INVESTMENTS LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-282. (d) (1) a.
THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25110429 -
RESPONSIBLE PARTY, PARKING AND AMPLIFIED SOUND.

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

ADMINISTRATIVE HEARING

CASE NO: CE26020199
CASE ADDR: 617 SE 15 ST
OWNER: FREDERICK W SCHMID JR TR;
SCHMID, FREDERICK W JR TRS
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.2.a.
THERE ARE DOGS BEING LEFT AT THE BACKYARD OF THIS PROPERTY WITH NON-STOP BARKING FOR OVER 5 MINUTES THAT CAN BE HEARD FROM THE NEIGHBORING PROPERTY. CIVIL CITATION IS ISSUED.

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

CASE NO: CE26010296
CASE ADDR: STATE ROAD 7
OWNER: JOHN & P EASSEY REV LIV TR; FRANK JOHN LELI TR ETAL
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 3

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

HEARING TO IMPOSE FINES

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

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

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

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

VIOLATIONS: 47-20.20. (H)
WITHDRAWN

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

CASE NO: CE25020818
CASE ADDR: 814 SE 14 ST
OWNER: JEAN, EVE
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS VIOLATION IS TRANSIENT IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO SEEK A FINDING OF FACT.

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

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

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

March 26, 2026

9:00 AM

CASE NO: CE25040355
CASE ADDR: 509 NW 20 AVE
OWNER: YEARGIN, CHARLES W
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO JACKS, CAR PARTS/MACHINERY, DOORS AND MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-280 (b) WITHDRAWN
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE FASCIA AROUND THE HOUSE. THE WOOD IS DETERIORATED AND MISSING, DIRTY AND DISCOLORED.

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

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA AND THE DRIVEWAY IS IN DISREPAIR. THERE IS MISSING GRAVEL 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 PROPERTY AND IN 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: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25060039
CASE ADDR: 1345 NE 3 AVE
OWNER: ELDRIDGE, ERICK H
INSPECTOR: MALIK JONES
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 CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS NOT PROPERLY BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY AND IT IS NOT HARD, DUSTLESS MATERIAL. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS ENCROACHMENT OCCURRING ON THE PUBLIC ROADWAY. THIS IS A RECURRING CASE, REFERENCE CASE CE23060517. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

CASE NO: CE25070198
CASE ADDR: 806 NE 16 PL
OWNER: TITAN MIDDLE RIVER 8 LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES ARE IN DISREPAIR. THERE ARE CRACKS AND LARGE POTHOLE. THE PARKING LOT NEEDS TO REPAIRED, RESTRIPEDED AND RESURFACED. THE GRAVEL DRIVEWAY HAS MISSING GRAVEL WITH WEEDS GROWING THROUGH IT.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25050458
CASE ADDR: 1533 NW 3 AVE
OWNER: PERICLES, LUCKSON
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-1
THERE IS A REFRIGERATOR(S), STOVE(S) AND VENDING MACHINE(S) STORED UNDER THE CAR PORT 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, ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS A RUST STAIN LOCATED NEAR THE GARDENING WALL.

CASE NO: CE25070602
CASE ADDR: 3101 BAYSHORE DR 1902
OWNER: BRITANIC HILLS GROUP LLC; KINGSTON HILLS GROUP 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: CE25080206
CASE ADDR: 1110 NE 12 AVE 1-2
OWNER: RIOUX, STEPHANE; WARREN, DAVID
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25080004
CASE ADDR: 405 SW 25 TER
OWNER: HUYNH, TONY
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS UNDER THE CARPORT STORAGE OCCURRING AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT IS NOT LIMITED TO BOXES, PLASTIC STORAGE CONTAINERS, HAND CARTS AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN, 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: 47-19.2.II.2.c

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY WITHOUT A PERMIT. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE.

VIOLATIONS: 47-19.2.II.4.a

THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY BEYOND THE 14 DAYS ALLOWED. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TARPS, MULTIPLE GAS TANKS, TOOLS, TIRE, WOOD, PILE OF BLACK TRASH BAGS, PILE OF BRICKS, BED FRAME, GLASS, PLASTIC STORAGE CONTAINERS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE CE24060205. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-278 (e) WITHDRAWN

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

VIOLATIONS: 9-305 (b)

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25080312
CASE ADDR: 108 SW 24 AVE
OWNER: TML ENTERPRISES LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE24070195. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

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

CASE NO: CE25050600
CASE ADDR: 4711 NE 28 AVE
OWNER: RENOVATECH LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 18-11 (b)
THERE IS A STAGNANT SWIMMING POOL AT THIS RS-8 ZONED, UNOCCUPIED HOME.

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25050573
CASE ADDR: 911 NW 12 AVE 1-2
OWNER: 1551 SISTRUNK LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THIS PROPERTY IS ZONED RMM-25. MUD IS SHOWING IN BARE AREAS AND GRASS/WEEDS ARE GROWING THROUGH GRAVEL IN PARKING.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THIS PROPERTY IS ZONED RMM-25. OUTDOOR STORAGE PRESENT INCLUDING BUT NOT LIMITED TO TRASH CANS, TV, BAGS AND COOLER AGAINST THE BUILDING FRONT AND BACK.

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 WITH GRASS AND WEEDS GROWING IN THE GRAVEL.

VIOLATIONS: 9-306
THE EXTERIOR OF THIS PROPERTY IS IN DISREPAIR. THE PAINT IS DIRTY, STAINED, AND/OR MISSING PEELING PAINT INCLUDING BUT NOT LIMITED TO THE FASCIA.

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: CE24100613
CASE ADDR: 1060 NW 25 AVE
OWNER: FELTON, CASSANDRA; MARIE ROBINSON ALLEN TR
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS OUTSIDE STORAGE AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO BUCKETS, PLANTERS, A DRESSER, PAINT CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY IN THE BACK YARD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CONTINUED

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VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY SUCH AS BUT NOT LIMITED TO METAL SHUTTERS, WOOD, GAS CAN, BUCKETS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21100210 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD IS IN DISREPAIR. THE STRUCTURE HAS RUST AND DIRT STAINS AND THE ROOF IS DAMAGED.

VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED SUCH AS BUT NOT LIMITED TO, MISSING CHAIN LINKS, LATCHES AND SUPPORT POLES THAT ARE BENT AND NOT ATTACHED PROPERLY.

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

CASE NO: CE25070342
CASE ADDR: 1903 SW 3 AVE
OWNER: ACS 1903 LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

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

VIOLATIONS: 26-129 (a) (4)
NO PERSON SHALL STOP, STAND, OR PARK A VEHICLE ON A SIDEWALK.

VIOLATIONS: 47-2.2.Q.3.
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RM-15 ZONE RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1. THERE ARE HEDGES MEASURING APPROXIMATELY 45 INCHES IN HEIGHT LOCATED AT THE CORNER OF SW 3 AVENUE AND SW 19 STREET.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE GRASS/WEED GROWING THROUGH THE ASPHALT.

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.

CONTINUED

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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: CE25010161
CASE ADDR: 1121 NW 5 CT
OWNER: NOZINE, FABIOLA
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)

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

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 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 TO INCLUDE THE SOFFITS AND FASCIA 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 ARE CINDER BLOCKS ON THE ROOF AS WELL AS TARP COVERINGS HANGING FROM THE EAVES.

VIOLATIONS: 9-363 WITHDRAWN

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE24070126
CASE ADDR: 1111 SW 2 CT
OWNER: 2017 BETTON-SMALL FAM LAND TR;
SMALL, JOHN WINSTON TRSTEE ETAL
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)
THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS. THERE IS A SUNKEN AREA IN THE DRIVEWAY. THIS IS A RECURRING VIOLATION FROM CASE CE21010455. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION FROM CASE CE21010455. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE25020579
CASE ADDR: 1530 NW 11 ST
OWNER: PONASA 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.

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 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT WELL MAINTAINED. THE GRAVEL 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 SWALE AREA.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA BOARDS ARE ROTTEN, STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-363

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

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

VIOLATIONS: 47-19.1.D.

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

VIOLATIONS: 47-19.2.HH.II.2

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

VIOLATIONS: 9-280(h)(1)

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

CASE NO: CE24100679
CASE ADDR: 272 SW 28 TER
OWNER: GOMEZ, CAROLINA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY HAS FADED.

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE HEDGES ON THE SIDE OF THE PROPERTY ARE NOT BEING TRIMMED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE24110523
CASE ADDR: 2837 SW 3 ST
OWNER: MYERS, HERMAN H/E; SMITH, ERIC ETAL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK TWO DOOR SEDAN HAS VEGETATION GROWING AROUND THE TIRES. THE BACK TIRES ARE ALSO FLAT, HOWEVER, THE LICENSE PLATE IS VALID.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY A THIS PROPERTY HAS POTHOLES WITH WEEDS GROWING THROUGH. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE21090212 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-308 (a)
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF.
-

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25040904
CASE ADDR: 3906 SW 12 CT
OWNER: C R O W ENTERTAINMANT 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. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING APRON HAS POTHOLES AND THERE IS A BLACK SUBSTANCE ON ALL THE PARKING SPACES. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY ZONED PROPERTY. THERE ARE MATTRESSES, BED FRAMES, BOARDS AND MISCELLANEOUS ITEMS BEING STORED ALONG THE BACK GATE OF THE PROPERTY, ATTEMPTING TO BE CONCEALED BY TRASH BINS AND MOTOR VEHICLES. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GREEN PICK UP TRUCK AND A BLACK SEDAN ARE BEING PARKED ON THE GRASS OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE #CE23010534 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25050120
CASE ADDR: 2730 SW 1 ST 1-2
OWNER: 335 NW 28 ST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS UNDER ROOF STORAGE CONSISTING OF PLASTIC BINS, AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-21.16.A.
THERE IS A STUMP IN THE FRONT OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY LOCATED NEXT TO A PALM TREE.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES AND MISC ITEMS BEING STORED OUTSIDE.
- VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING AROUND THE PROPERTY IN SEVERAL AREAS.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY TOYOTA CAMRY IS BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED.
- VIOLATIONS: 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.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

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: CE24090322
CASE ADDR: 1722 NW 8 CT
OWNER: EVA OR HARDEN
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS (INDOOR FURNITURE BEING USED OUTSIDE, FURNITURE IN THE REAR WITH
TRASH, BOX WITH TRASH, CONTAINERS, PET CAGE/KENNEL, TRASH PUSHED ALONG THE
FENCE, ENGINE MOTOR/TRANSMISSION IN FRONT OF THE HOUSE, INSIDE TABLE IN FRONT
OF THE RESIDENCE AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS
CREATING A PUBLIC NUISANCE).

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE21060347. THE CASE WILL BE
PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO
THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE/GRAY GMC PICKUP TRUCK
WITH NO TAGS PARKED ON THE GRASS OF THE PROPERTY.

VIOLATIONS: 24-27. (b) COMPLIED
THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION/BEHIND
BUILDING LINE.

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

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

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

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 26, 2026

9:00 AM

OLD BUSINESS

CASE NO: CE23050197
CASE ADDR: 915 SW 2 CT
OWNER: MUZECHUK, GARY L; WEDGEWORTH, STEPHANIE J
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)
FRONT PORCH/STAIRWAY IN DISREPAIR. PORCH OBSERVED BROKEN AND NOT LEVEL.

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

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

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

CASE NO: CE25060661
CASE ADDR: 1031 SW 31 AVE
OWNER: HIDALGO, RAQUEL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO MATTRESSES, BOXES, FURNITURE PIECES 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: 47.19.HH.II.4.a
THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY IN WHICH NO PERMIT HAS BEEN APPLIED FOR OR ISSUED TO USE ON THE PROPERTY.

VIOLATIONS: 47-39.A.1.b. (6) (b)
THERE IS OUTSIDE STORAGE OF WOOD, PLASTIC BINS, FURNITURE, AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A GRAY MERCURY, AND A RED SUV BEING PARKED ON THE LAWN OF THIS PROPERTY.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
THE TREES/BUSHES IN FRONT OF THE HOME ARE UNKEPT AND THERE IS MISSING GROUND COVER ON THE SWALE AND ON THE GRASS WHERE THE VEHICLES WERE BEING PARKED.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

March 26, 2026

9:00 AM

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

CITY OF FORT LAUDERDALE
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