

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

April 14, 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
WWW.FORTLAUDERDALE.GOV

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

NEW BUSINESS

CASE NO: FC26010003
CASE ADDR: 2005 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN

COMMISSION DISTRICT 4

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE)

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010004
CASE ADDR: 2015 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010005
CASE ADDR: 2033 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: 1:13.3.1.1, FFPC 8th
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

VIOLATIONS: NFPA 101:7.10.5.2.1,
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010006
CASE ADDR: 2131 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE) .

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010007
CASE ADDR: 2021 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: 1:10.10.6.1 FFPC 8th
A (AN) HIBACHI, GRILL, OR OTHER SIMILAR DEVICE (S) USED FOR COOKING, HEATING, OR ANY OTHER PURPOSE IS BEING USED OR KINDLED ON A BALCONY, UNDER A OVERHANGING PORTION, OR WITHIN 10 FT (3 M) OF A STRUCTURE.

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE) .

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010008
CASE ADDR: 2125 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE) .

CONTINUED

CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010009
CASE ADDR: 2039 SE 10 AVE 5
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CASE NO: FC26010010
CASE ADDR: 2107 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

CASE NO: FC26010011
CASE ADDR: 2119 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: KARL PETERSEN
COMMISSION DISTRICT 4

VIOLATIONS: MO Sec. 13-58 (b)
THE FIRE PROTECTION SYSTEM REPORT REQUIRED TO BE SUBMITTED TO THE FIRE-RESCUE DEPARTMENT HAS NOT BEEN SUBMITTED ELECTRONICALLY TO THE COMPLIANCE ENGINE (TCE).

VIOLATIONS: NFPA 101:7.10.5.2.1,
THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

VIOLATIONS: NFPA 101:7.9.2.1, FF
THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26030282
CASE ADDR: 3081 NW 19 ST
OWNER: SMH 1986 INVESTMENTS LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 3

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA. THE READINGS WERE 75.9, 78.3, 78.4 DBA AND 95.8, 98.1, 96.7 DBC. 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.

VIOLATIONS: 18-12. (a)

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

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

VIOLATIONS: 15-275 (5)

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

CASE NO: CE25110017
CASE ADDR: 6700 NW 25 TER
OWNER: VALYKRIE LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M. THIS IS A RECURRING VIOLATION FROM CASE CE25080821. THIS VIOLATION IS CONSIDERED TRANSIENT AND IRREVERSIBLE IN NATURE AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00 PER OCCURRENCE.

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CASE NO: CE26020050
CASE ADDR: 2535 NW 19 ST
OWNER: SCC PROPERTY HOLDINGS; & MANAGEMENT LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

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

CASE NO: CE26030635
CASE ADDR: 619 SW 17 ST
OWNER: NAIR, SAMEER
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12 (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. SPECIFICALLY, THERE IS TRASH AROUND THE GARBAGE CONTAINERS. THIS IS A RECURRING VIOLATION, SEE CASE CE26020391. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-29. (a) WITHDRAWN
THE TRASH CONTAINER HAS NOT BEEN PULLED TO THE STREET TO BE EMPTIED FOR LONG TIME WHICH MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY

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

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE25030363
CASE ADDR: 625 NE 17 TER
OWNER: 1025 PARK LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b)

THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND AREAS THAT IS STAINED WITH DIRT/OIL.

CASE NO: CE25120824
CASE ADDR: 633 NE 17 TER
OWNER: 1025 PARK LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS ANIMAL WASTE THROUGHOUT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE25030358 AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE26010034
CASE ADDR: 1119 W LAS OLAS BLVD
OWNER: 1119 W LAS OLAS LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A.1

THREE (3) TREES WERE REMOVED FROM THE ZONED RML-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY. THE TREES WERE A MANGO TREE, ARECA PALM TREE AND A ROYAL PALM TREE.

VIOLATIONS: 47-21.15.D.

A SLASH PINE TREE HAD A MAJOR BRANCH REMOVED.

CASE NO: CE26010343
CASE ADDR: 801 SW 20 AVE
OWNER: EXCELLENCE PROPERTY; MANAGER SERVICES LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A.1

A LAUREL OAK TREE WAS REMOVED FROM THIS ZONED RM-15 RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE
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CASE NO: CE26030499
CASE ADDR: 1700 W LAS OLAS BLVD
OWNER: ZIV,DORON & RINA
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RS-8 RESIDENTIAL PROPERTY.
SILK LIFESTYLE EVENTS ADVERTISED AND HOSTED A PAID EVENT CALLED "EMERALD
COVENANT" ON THE NIGHT OF 03-07-26. THIS CASE WILL BE BROUGHT TO SPECIAL
MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 DUE TO IT'S
IRREPARABLE AND IRREVERSIBLE NATURE.

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

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

CASE NO: CE24080665
CASE ADDR: 921 N ANDREWS AVE
OWNER: ANDREWS PROJECT DEVELOPMENT LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE PROPERTY AND THE
ABUTTING SWALE ON NW 1ST AVE.

VIOLATIONS: 47-20.20.(H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE
IS A LARGE POTHOLE AT THE ENTRANCE NEAR ANDREWS AVE.

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

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CASE NO: CE25110223
CASE ADDR: 911 NE 4 AVE
OWNER: SMAR QOZB LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE CONSISTING OF BUT NOT LIMITED TO LITTER, LANDSCAPE DEBRIS AND OTHER MISCELLANEOUS ITEMS. THERE ARE ALSO WEEDS GROWING THROUGH THE PEBBLES AT THE ENTRANCE OF THE 913 BUILDING.

VIOLATIONS: 24-29. (a)
DUMPSTER ENCLOSURE IS OVERFLOWING WITH TRASH.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WHEEL STOPS THAT ARE BROKEN AND FADED STRIPES.

VIOLATIONS: 47-34.1.A.1.
THERE ARE ITEMS BEING STORED AT THIS RAC-UV ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BIKES, SHOPPING CARTS, WOODEN TABLES AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY HINDERING THE VISIBILITY OF THE RAILROAD "NO TRAIN HORN" SIGN AND HINDERING PEDESTRIAN MOVEMENT ON THE SIDEWALK.

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

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

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE26010865
CASE ADDR: 435 NW 7 TER
OWNER: ONE STEP INVESTMENTS LLC
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A BLUE/PURPLE DODGE WAGON WITHOUT A TAG AND AN UNREADABLE VIN PARKED ON THIS VACANT LOT. IN THIS CONDITION THE VEHICLE IS CONSIDERED DERELICT AND MUST EITHER BE PROPERLY REGISTERED OR REMOVED WITHIN TEN DAYS.

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

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

CASE NO: CE26010878
CASE ADDR: 521 NW 10 AVE
OWNER: FLOYD, ALZEN F JR
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT RS-8 ZONED LOT ARE MISSING LIVING GROUND COVER, PARTICULARLY IN THE RIGHT OF WAY NEAR THE ALLEY, BUT ALSO ON THE VACANT LOT.

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THERE ARE PALM FRONDS PILED UP ON THE CORNER OF THIS VACANT LOT AND NOT REMOVED.

CASE NO: CE26010902
CASE ADDR: 916 NW 5 CT
OWNER: FLOYD, ALZEN F JR
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THERE ARE BARE AREAS OF DIRT IN THE ALLEY AND BENEATH THE PARKED TRUCK.

VIOLATIONS: 9-304(b)
THERE IS A WHITE PICKUP TRUCK PARKED ON THE GRASS OF THIS VACANT LOT. THERE IS AN AREA OFF THE ALLEY THAT HAS BEEN FENCED OFF BUT A PERMIT WAS NOT PULLED TO CONVERT THIS INTO A PARKING AREA.

CITY OF FORT LAUDERDALE
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April 14, 2026

9:00 AM

CASE NO: CE26020234
CASE ADDR: 1228 NW 6 ST
OWNER: AL-MADI, ALI
INSPECTOR: ELIJAH JOHNSON
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 BLACK GRILL ON A TRAILER BEARING NO TAG ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP POST ARE MISSING FROM THE FENCE,

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

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

CASE NO: CE26020524
CASE ADDR: 1420 NW 23 AVE
OWNER: 1420 BIG DOGS LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1
THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040299 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE FRONT LAWN IN FRONT OF THIS COMMERCIAL PROPERTY.

CITY OF FORT LAUDERDALE
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April 14, 2026

9:00 AM

CASE NO: CE26020459
CASE ADDR: 1150 NW 23 AVE
OWNER: AMERICAN BUILDERS & CONTRACTORS; SUPPLY CO INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1

THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040296 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE26020523
CASE ADDR: 1250 NW 23 AVE
OWNER: GADA MANAGEMENT LC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1

THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040298 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE26020520
CASE ADDR: 1226 NW 23 AVE
OWNER: J S U INVESTMENTS INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1

THERE IS GRAFFITI AT THE REAR OF THIS PROPERTY FACING THE RAILROAD TRACKS AND I-95 THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION OF CASE CE25040473 AND AS SUCH THIS CASE WILL BE PRESENTED BEFORE THE MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE25120224
CASE ADDR: 320 HENDRICKS ISLE
OWNER: LAS OLAS 6 LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 15-28

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

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April 14, 2026

9:00 AM

CASE NO: CE25100660
CASE ADDR: 133 HENDRICKS ISLE
OWNER: ARYA RENTALS LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13.D(2)

THE TIDAL BARRIER (SEAWALL) AT THIS RMM-25 PROPERTY IS IN DISREPAIR AND IS ALLOWING TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER ONTO ADJACENT PROPERTY AND/OR THE ROW. A BREACH WAS OBSERVED ON WEDNESDAY, OCTOBER 15, 2025, WHEN HIGH TIDES WERE EXPECTED AT 5:18 PM, WITH AN ANTICIPATED 2.56 (FEET NAVD). THE BREACH WAS VISIBLE ON THE WEST SIDE OF THE PROPERTY. ALL PROPERTY OWNERS SHALL MAINTAIN A TIDAL FLOOD BARRIER IN GOOD REPAIR. A TIDAL FLOOD BARRIER IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER AND ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. FAILURE TO MAINTAIN A TIDAL FLOOD BARRIER IN GOOD REPAIR SHALL BE A CITABLE OFFENSE. THE OWNER OF THE TIDAL FLOOD BARRIER SHALL DEMONSTRATE PROGRESS TOWARDS REPAIRING THE CITED DEFECT WITHIN SIXTY (60) DAYS AFTER RECEIVING A CITATION AND SHALL COMPLETE REPAIRS WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS AFTER RECEIPT OF THE CITATION. IF THE REQUIRED REPAIR OR REHABILITATION MEETS THE SUBSTANTIAL REPAIR OR SUBSTANTIAL REHABILITATION THRESHOLD, NO LATER THAN THREE HUNDRED SIXTY-FIVE (365) DAYS AFTER RECEIPT OF THE CITATION, THE PROPERTY OWNER SHALL DESIGN, OBTAIN PERMITS, CAUSE TO BE CONSTRUCTED, AND OBTAIN FINAL INSPECTION APPROVAL OF SEAWALL IMPROVEMENTS THAT MEET THE MINIMUM ELEVATION AND DESIGN REQUIREMENTS.

CASE NO: CE26010076
CASE ADDR: 509 ISLE OF CAPRI DR
OWNER: PAOLINO, LOUIS; HORCASITAS, VINCENT
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

NEGLECT OF MAINTENANCE IS CREATING A PUBLIC NUISANCE THAT ATTRACTS MOSQUITOES, PESTS AND COULD ENDANGER HEALTH, PUBLIC SAFETY OR WELFARE WHILE ADVERSELY AFFECTS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-11.(b)

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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 CE25090818 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-8 (b)
THERE ARE BOARDED DOORS AND WINDOWS ONSITE WITHOUT A BOARDING CERTIFICATE. NO PERSON, FIRM, ASSOCIATION OR CORPORATION SHALL ERECT, INSTALL, PLACE, OR MAINTAIN BOARDS OVER THE DOORS, WINDOWS, OR OTHER OPENINGS OF ANY BUILDING OR STRUCTURE OR OTHERWISE SECURE SUCH OPENINGS BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE BUILDING OR STRUCTURE WITHOUT FIRST APPLYING FOR A BOARD UP PERMIT AND, WITHIN THIRTY (30) DAYS OF APPLICATION, COMPLETING ALL STEPS NECESSARY FOR THE ISSUANCE OF A BOARDING CERTIFICATE AND THEREAFTER HAVING A VALID AND CURRENT BOARDING CERTIFICATE THEREFORE FROM THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF FORT LAUDERDALE.

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

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 YARD AND ON THE SWALE.

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

CASE NO: CE25120794
CASE ADDR: 919 N BIRCH RD
OWNER: COCONUT BAY RESORT INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010102
CASE ADDR: 420 LIDO DR
OWNER: HOPPE, ELARD &; HOPPE, EDUARD
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE LAWN IS OVERGROWN AND THE HEDGES ARE IN NEED OF TRIMMING.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR FRONT STEPS AND THE SURROUNDING AREAS ARE STAINED AND DIRTY.

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

CASE NO: CE26020068
CASE ADDR: 2121 NW 7 ST
OWNER: M & C ENTERPRISE GROUP LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

CASE NO: CE26020058
CASE ADDR: 649 NW 22 RD
OWNER: MAY PROPERTIES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 15-28
THE BELOW BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT:
HB HOUSE OF BEAUTY - UNIT 1
BD BAHAMIAN DOLLS - UNIT 2
JUST JUICE IT - UNIT 3
POPULAR SMOKE SHOP - UNIT 4
BLACK CIRCLE MOBILE DETAILING - UNIT 5

CASE NO: CE26020066
CASE ADDR: 735 NW 10 TER
OWNER: FORT LAUDERDALE COMMUNITY; DEVELOPMENT CORPORATION
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26030446
CASE ADDR: 2200 NW 6 PL
OWNER: 2200 NW 6 PLACE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1 COMPLIED
THERE IS ROOFED OUTDOOR STORAGE CONSISTING OF A COUCH 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 AND TRASH SURROUNDING THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A BLACK 4 DOOR SUV DERELICT WITH NO TAGS DISPLAYED, PARKED ON THE PUBLIC SWALE OF THE PROPERTY IN THE FRONT.
- VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE IS IN DISREPAIR, IT IS MISSING A TOP CAP ON A POLE, AND ON THE NORTHEAST SIDE OF THE POLE IS NOT ATTACHED PROPERLY TO THE POLE AND BRACKET. THIS IS A RECURRING VIOLATION, SEE CASE CE22070660. 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 (a)
THE LANDSCAPING IS ENCROACHING INTO THE RIGHT-OF-WAY. THIS IS OCCURRING IN THE FRONT OF THE PROPERTY ALONG NW 6 PLACE, AS WELL AS ALONG THE SIDE OF THE FENCE ON NW 22 AVENUE EXTENDING TO THE END OF THE WOODEN FENCE. THERE ARE WEEDS, OVERGROWN GRASS AND YARD DEBRIS ENCROACHING INTO THE RIGHT-OF-WAY.
- VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THROUGHOUT THE PROPERTY. THIS IS INCLUDING BUT NOT LIMITED TO THE FRONT OF THE PROPERTY AND THE SWALE. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

VIOLATIONS: 9-306
THE EXTERIOR OF THE STRUCTURE IS NOT PROPERLY MAINTAINED. A PORTION OF THE SOFFIT AND FASCIA BOARD AT THE REAR OF THE HOUSE IS DAMAGED AND REQUIRES REPAIR. ADDITIONALLY, THERE ARE AREAS OF THE FASCIA WITH DARK STAINS AND MARKS. THIS IS A REPEAT VIOLATION, SEE CASE CE22070660. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

CASE NO: CE26010013
CASE ADDR: 3221 SW 17 ST
OWNER: HULL, JOSEPH H/E; THOMPSON, CHRISTINA ANN
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-11. (a) COMPLIED
THE POOL AT THIS OCCUPIED PROPERTY CONTAINS GREEN, STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION, IT PRESENTS A HEALTH AND SAFETY HAZARD TO THE COMMUNITY, MAY BECOME A BREEDING GROUND FOR MOSQUITOES, AND CONSTITUTES A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY. DEAD PALM FRONDS ARE PILED IN THE BACKYARD.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE LEAVES FROM THE TREES GROWING OVER 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 ON THE SWALE.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR WITH STAINS AND MISSING OR PEELING PAINT. AREAS ALONG THE DRIP LINE HAVE BLACK STAINS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010662
CASE ADDR: 1641 SW 33 AVE
OWNER: KUCCHAR, DWAYNE E H/E; LEWIS, ROSSANA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING ALONG SW 33 AVE.

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

VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE INCLUDING BUT NOT LIMITED TO THE AREAS UNDER THE TREE ALONG SW 16 CT OF DEAD AND MISSING GROUND COVER.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR, INCLUDING BUT NOT LIMITED TO, ALONG SW 16 CT THAT HAVE MISSING AND PEELING PAINT. THE SOFFITS HAVE STAINS.

CASE NO: CE26010880
CASE ADDR: 2407 SUGARLOAF LN
OWNER: ARIEL 14 LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE GARBAGE BAGS PILED UP AGAINST THE HOUSE ON THE DRIVEWAY.

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: 9-363
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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26030706
CASE ADDR: 1640 SW 29 AVE
OWNER: LYNCH, THOMAS F
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A WHITE GMC SIERRA WITH NO LICENSE PLATE.

VIOLATIONS: 9-304(b)
THERE IS A VEHICLE AND A BLACK CARRY ON TRAILER PARKED ON THE GRASS.

VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THERE ARE AREAS OF THE DRIP LINE ABOVE THE FASCIA THAT HAVE BLACK STAINS. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE23010549. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY 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: CE26030340
CASE ADDR: 3105 SW 16 ST
OWNER: CORPORAL, MCKENZIE
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b.(7)(a)1.
THERE ARE TWO COMMERCIAL VEHICLES PARKED ON THIS RS-6.85B ZONED PROPERTY. THE COMMERCIAL VEHICLES ARE WHITE BOX TRUCKS WEIGHING MORE THAN 5,000 POUNDS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE26020659. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-313.(a)
THE ADDRESS NUMBERS ON THE GATE ARE THE SAME COLOR AS THE BACKGROUND.

CASE NO: CE25100869
CASE ADDR: 1317 NW 1 AVE 1-2
OWNER: PROPHETE, BELIZAIRE & OLIANE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS IN THE ASPHALT, OIL STAINS AND BROKEN WHEEL STOPS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25100892
CASE ADDR: 1345 NE 5 TER
OWNER: JAGGI, KARUSH
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE24060070. THIS CASE WILL BE BROUGHT BEFORE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE OF THE PROPERTY. THERE IS A WHITE FORD TRUCK WITH AN EXPIRED TAG (PDGS23) ON THE SWALE.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. ON THE INSIDE OF THE FENCE THERE IS A REFRIGERATOR AND OTHER MISCELLANEOUS ITEMS.

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

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

CASE NO: CE25070990
CASE ADDR: 925 NW 2 AVE
OWNER: COOPER, CORBEL
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE GRAVEL AND IT IS NOT WELL GRADED.

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.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25100902
CASE ADDR: 1509 NW 1 AVE
OWNER: TILELLI, MAGDALENA
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

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

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

CASE NO: CE25110739
CASE ADDR: 1212 NE 5 AVE 1-3
OWNER: SAINTILUS, ERNST
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT TRACTOR TRAILER CAB WHITE IN COLOR ON THE PROPERTY WITH A EXPIRED TAG #BUSG92 - 10/25.

CASE NO: CE25120203
CASE ADDR: 1637 NW 7 TER
OWNER: DEVAUGHN, DWIGHT
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.4.B.1.
THERE IS A COMMERCIAL VEHICLE BEING STORED OVERNIGHT AT THIS RD-15 ZONE PROPERTY, BUSINESS NAME HERON HOME AND OUTDOOR PEST CONTROL.

CASE NO: CE25120204
CASE ADDR: 1633 NW 7 TER
OWNER: SPARCELLO, RANDY C
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR WITH CRACKS AND DISCOLORED ASPHALT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25120206
CASE ADDR: 1600 NW 7 TER
OWNER: RUBI, YASMIN C
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

THERE IS UNDER ROOF OPEN OUTDOOR STORAGE OCCURRING AT THIS RDS-15 ZONED PROPERTY, UNDER THE PORCH AND CARPORT CONSISTING OF COOLERS, BOXES AND OTHER MISCELLANEOUS ITEMS. THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT 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 PROPERTY'S.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOOD FENCE ON SOUTH SIDE OF THE PROPERTY WITH MISSING, BROKEN PANELS AND NOT BEING MAINTAINED IN A CLEAN CONDITION AND DISCOLORED.

VIOLATIONS: 9-304 (b)

THERE IS A COMMERCIAL VEHICLE PARKED ON THE GRASS/LAWN AREA.
THE DRIVEWAY IS STAINED, DIRTY AND HAS CRACKS THROUGHOUT THE DRIVEWAY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

CASE NO: CE25020512
CASE ADDR: 1441 N DIXIE HWY
OWNER: FRIENDLY TABERNACLE CHURCH OF; GOD IN CHRIST INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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 BLACK TOYOTA CAMRY WITH EXPIRED FLORIDA TAGS BEARING (NYA-Z91) - 10-23 AND FOUR FLAT TIRES VIN# 4T1BF1FK0EU321134.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

VIOLATIONS: 47-20.13.B.1.C
THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR AND NOT MATCHING THE PAVING MATERIAL USED TO CONSTRUCT THE DRIVEWAY ON THIS RM-15 ZONE PROPERTY.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS CRACKS AND DAMAGED. THE STRIPING IS MISSING.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RM-15 PROPERTY. THERE ARE ITEMS STORED OUTSIDE SUCH AS BUT LIMITED TO A SHOPPING CART AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(C)
THERE ARE WALKWAYS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THE WALKWAY IS DISCOLORED AND MISSING PAINT.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED AND MISSING SLATS.

VIOLATIONS: 9-304(b)
THERE ARE VEHICLES AND BOATS 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 TO INCLUDE THE SWALE.

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010759
CASE ADDR: 2413 KEY LARGO LN
OWNER: HUBER, EDWARD ALLAN
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 4

- VIOLATIONS: 18-4 (c) COMPLIED
THERE IS A DERELICT VEHICLE AT THIS PROPERTY. THE VEHICLE IS A BLACK MILANO AND IS CONSIDERED DERELICT DUE TO HAVING NO LICENSE PLATE WITH CURRENT REGISTRATION STICKER DISPLAYED.

- VIOLATIONS: 47-39.A.1.b(9) (c) COMPLIED
THERE IS UTILITY SERVICE CONNECTED TO THE RECREATIONAL VEHICLE FOR MORE THAN 48 HOURS AT THIS 4S-6.85A ZONED PROPERTY.

- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED
THERE IS OUTDOOR STORAGE OF ITEMS AT THIS RS-6.85A ZONED PROPERTY. THE OUTDOOR STORAGE IS ITEMS INCLUDING BUT NOT LIMITED TO BLACK PLASTIC TOTES, A TABLE WITH ITEMS ON IT, A TOOL SHELF, A SHOP VAC, AND OTHER MISCELLANEOUS ITEMS.

- VIOLATIONS: 47-39.A.1.b. (7) (a)1. COMPLIED
THERE IS A COMMERCIAL VEHICLE BEING STORED AT THIS RS-6.85A ZONED PROPERTY. THE COMMERCIAL VEHICLE IS A WHITE 6 WHEELED VERSA LIFT CRANE TRUCK.

- VIOLATIONS: 47-39.A.1.B.10 COMPLIED
THERE IS VEHICLE REPAIR OR MAINTENANCE OCCURRING AT THIS RS-6.85A ZONED PROPERTY. THERE IS EVIDENCE OF A CAR BEING PAINTED AT THIS PROPERTY.

- VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A CAR PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25070065. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

- VIOLATIONS: 9-363
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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25050189
CASE ADDR: 545 W EVANSTON CIR
OWNER: LANE, HYACINTH &; WADLEY, JOSEPHINE EST
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TRASH AND DEBRIS THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23090330. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS IN COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (h) (1) WITHDRAWN
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED INCLUDING BUT NOT LIMITED TO THE CHAIN LINK FENCE IN DISREPAIR.

VIOLATIONS: 9-304 (b) COMPLIED
THE PARKING AREA/DRIVEWAY IS FADED WITH CRACKS.

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

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

CASE NO: CE25050796
CASE ADDR: 1418 NE 57 CT
OWNER: MORALES, MARIA LOURDES
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (C)
THE SIDEWALK IS DIRTY AND/OR STAINED. THE SIDEWALK IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25070587
CASE ADDR: 772 NW 57 CT
OWNER: BCA HOLDINGS INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CASE NO: CE25030290
CASE ADDR: 6520 NW 9 AVE
OWNER: 6520 POWERLINE WAREHOUSE LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-19.4.C.2.
DUMPSTER BEING STORED IN RIGHT OF WAY AFTER COLLECTION PERIOD.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS COMMERCE CENTER DISTRICT ZONE PROPERTY. THE PARKING LINES ARE FADED AT THIS COMMERCIAL ZONE PROPERTY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS COMMERCIAL ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO SLAB OF GRANITE/ QUARTZ COUNTERTOPS BROKEN PALLETS, TRASH BAGS, BROKEN TILES, MULTIPLE PALLETS WITH VINYL, BACKSPLASH, AND TILES WHICH ARE VISIBLE FROM STREET VIEW.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25110150
CASE ADDR: 2104 W COMMERCIAL BLVD
OWNER: GOODWILL INDUSTRIES OF; BROWARD INC % BEATRIZ ANAZCO
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES AT THIS PROPERTY ARE NOT MAINTAINED. THE PARKING STRIPES ARE FADED. THE PARKING WHEEL STOPS ARE STAINED OR DIRTY. THERE IS GRAFFITI, OIL STAINS AND DISCOLORATION THROUGHOUT THE FACILITIES.

VIOLATIONS: 47-22.6.F
THE GOODWILL SIGN AT THE FRONT OF THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS AIP - AIRPORT INDUSTRIAL PARK DISTRICT PROPERTY. THERE ARE ITEMS BEING STORED ON THE NORTHSIDE OF THE PROPERTY SUCH AS PALLETS, BLUE AND BLACK CONTAINERS AND BOXES.

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

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.

CASE NO: CE25100192
CASE ADDR: 2051 NE 60TH ST
OWNER: HARJO, JOHN
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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 WEEDS GROWING AROUND THE TREES AND PLANTS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25040606
CASE ADDR: 2230 NE 62 ST
OWNER: BRADLEY, MARK A SR & MARTHA
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (b) WITHDRAWN
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE INSIDE CABINETS ARE BROKEN AND IS IN DISREPAIR.

VIOLATIONS: 9-280 (e) WITHDRAWN
THE SMOKE DETECTOR IS BROKEN OR IN DISREPAIR.

VIOLATIONS: 9-280 (h) COMPLIED
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BACKYARD SHED DOORS ARE BROKEN/ DISREPAIR.

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

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

CASE NO: CE25080618
CASE ADDR: 2041 NE 56 ST
OWNER: ECHEVERRY, FATIMA
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-39.A.1.b.5. (a) WITHDRAWN
THERE IS NO PROPER POOL BARRIER AT THIS RMM-25 ZONED PROPERTY. THE FENCE ON THE PROPERTY IS IN DISREPAIR.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS DISCOLOR AND IS NOT BEING MAINTAINED IN A WELL GRADED CONDITION.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25080675
CASE ADDR: 1709 NE 55 ST
OWNER: JOHNSON, JULIUS
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS FADING, DISCOLORED AND HAS OIL STAINS.

CASE NO: CE25100496
CASE ADDR: 1424 NE 57 PL
OWNER: ANDERSON, JENNIFER E
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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 RED 2 DOOR VEHICLE PARKED ON THE LAWN AND A TRAILER NO TAG AND NO TIRE/FLAT TIRE ON THE PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY.
THERE IS EQUIPMENT BEING STORED ON THE FRONT LAWN OF THIS PROPERTY.

VIOLATIONS: 9-304 (b) COMPLIED
THERE IS A RED 2 DOOR VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL KEPT APPEARANCE. THERE IS GRASS ON THE SURFACE OF THE DRIVEWAY AND THE DRIVEWAY IS DISCOLORED AND FADED.

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

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25110152
CASE ADDR: 5810 N FEDERAL HWY
OWNER: 5810 N FED HWY LAND TR; % CORAL TIDES MANAGEMENT LLLP
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITIES AT THIS B-1 - BOULEVARD BUSINESS PROPERTY IS NOT MAINTAINED. WHEEL STOPS ARE LOOSE AND MISSING PAINT. THE PARKING FACILITIES ARE FADED AND ARE IN DISREPAIR.

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

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 PAINT.

CASE NO: CE25120294
CASE ADDR: 1741 NE 56 ST
OWNER: THEODORE JR & D BUJALSKI REV TR; BUJALSKI, THEODORE JR TRSTEE ETAL
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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

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

April 14, 2026

9:00 AM

CASE NO: CE25120297
CASE ADDR: 5321 NE 18 AVE
OWNER: SURA PROPERTIES LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CASE NO: CE25120726
CASE ADDR: 5990 N FEDERAL HWY
OWNER: 5990 FEDERAL HWY PROPERTY LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

CASE NO: CE26010373
CASE ADDR: 1301 NW 45 ST
OWNER: TWIN HARBORS PROPERTY MGMT LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THERE IS A BLUE DODGE RAM TAG (90B JJM) PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE25020785 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CASE NO: CE26020316
CASE ADDR: 2750 SW 1 ST 1-2
OWNER: 335 NW 28 ST LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24110354 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A SILVER FORD F-150 PICK UP TRUCK PARKED ON THE LAWN OF THE PROPERTY WITH A FLAT DRIVER SIDE TIRE.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER FORD F-150 PICK UP TRUCK IS BEING PARKED ON THE LAWN OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE24110354 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26020081
CASE ADDR: 2780 SW 2 ST
OWNER: TEJADA BALLIRAM, CHRIS
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

CASE NO: CE25080110
CASE ADDR: 2812 SW 3 CT
OWNER: ROBERTS, BARRINGTON JR; HENRY, RACENE
INSPEL TOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1 COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO DRESSER, BUCKETS,
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: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. A SILVER COMMERCIAL TRAILER
WITH NO LICENSE PLATE AND FLAT TIRES IS BEING PARKED ON THE SWALE OF THIS
RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED. THE CHAINLINK FENCE IS BROKEN, BENT AND THE MESH IS SEPARATING FROM
THE POLE OF THE FENCE IN SOME AREAS OF FENCE.

VIOLATIONS: 9-304(b)
THE DRIVEWAY OF THIS PROPERTY HAS CRACKS AND POTHOLES THROUGHOUT. THERE IS
ALSO A TRAILER BEING PARKED ON THE LAWN.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25100335
CASE ADDR: 460 SW 30 TER
OWNER: JOHNSON, GLORIA J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE UNDER THE CARPORT CONSISTING OF BUT NOT LIMITED TO MATTRESSES, WOODEN BOARDS 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: 47-19.2.II.2.c COMPLIED
THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY WITHOUT A PERMIT.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO WOODEN BOARDS, BUCKETS, CEMENT BLOCKS AND MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE ON THE SIDE OF THE PROPERTY IS COMPLETELY DETACHED FROM THE POLES.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS MULTIPLE POTHOLES.
- 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: 9-307 (a)
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THERE ARE WINDOWS AT THE PROPERTY THAT HAVE WOOD COVERING, MISSING SASHES, OR ARE FULLY COVERED WITH PLYWOOD.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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

CASE NO: CE26010159
CASE ADDR: 550 SW 28 AVE
OWNER: ROBINSON, CARL
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GOLD DODGE CARAVAN, FLORIDA LICENSE PLATE O9EGAQ - EXP. 10/25, IS BEING PARKED ON THE SWALE OF THE PROPERTY.

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

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE GARDEN WALL SURROUNDING THE PROPERTY IS STAINED WITH A BLACK SUBSTANCE, AND IS CRACKED ON THE SIDE OF THE HOME NEXT TO THE CARPORT.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, AND HAVE POTHOLES AND WEEDS GROWING THROUGH THE APRON.

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

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 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

April 14, 2026

9:00 AM

CASE NO: CE26010422
CASE ADDR: 671 SW 28 AVE
OWNER: LOUIS, PRESBERT & IVERNA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (a) COMPLIED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. A BLACK DODGE DURANGO WITH AN EXPIRED LICENSE PLATE, FL BP34JY EXPIRED 03/2025, PARKED ON THE SWALE OF THIS PROPERTY.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE CHEVY CARGO EXPRESS VAN WITH NO LICENSE PLATE IS PARKED IN THE DRIVEWAY.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO A PLASTIC WATER CONTAINER, RUGS, MATS AND CARPET.

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.

CASE NO: CE25080148
CASE ADDR: 2750 SW 6 CT 1-2
OWNER: JULES, LEONOR
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 - RESIDENTIAL SINGLE FAMILY AND DUPLEX/MEDIUM DENSITY ZONED PROPERTY. THE PARKING LOT HAS STAINS, HOLES, CRACKS AND GRASS GROWING THROUGH IT. THE PARKING APRON ALSO HAS LARGE POTHOLES.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW IN THE FRONT RIGHT SIDE OF THE PROPERTY IS COVERED WITH TAPE.

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

April 14, 2026

9:00 AM

CASE NO: CE26010424
CASE ADDR: 670 SW 29 AVE
OWNER: SILVENTE DELFINO, JAVIER A
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE CONSISTING OF CAR TOOLS, RAMPS 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 OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLACK BMW SUV WITH SEVERE FRONT END DAMAGE, AND NO LICENSE PLATE, A BURGUNDY NISSAN PATHFINDER WITH NO LICENSE PLATE, AND A BLACK AUDI SEDAN WITH NO LICENSE PLATE BEING PARKED ON THE LAWN OF THIS PROPERTY.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF TIRES AND A CAR MOTOR.
- VIOLATIONS: 47-34.4.B.1. COMPLIED
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A WHITE COMMERCIAL TRUCK IS BEING PARKED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.
- VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN-LINK FENCE AT THIS PROPERTY IS MISSING THE POLES. THE CHAIN-LINK IS ALSO LEANING INTO THE SIDEWALK.
- VIOLATIONS: 9-304(b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE FOUR VEHICLES BEING PARKED ON THE LAWN. ALSO THE DRIVEWAY AT THIS PROPERTY IS CRACKED, HAS POTHOLES AND BLACK STAINS.
- VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010453
CASE ADDR: 641 SW 28 DR
OWNER: CLERVIL, JULIE MARILIA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) TOWED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK BMW WITH FLAT TIRES AND AN EXPIRED TAG - FL 985HTN EXP. 11/2010, AND FLAT TIRES ON ALL FOUR TIRES AND OVER GROWTH OF GRASS OVER THE TIRES.

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

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS=8 ZONED PROPERTY. THERE IS OUTSIDE STORAGE OF CRATES, MIRRORS, A DINING ROOM TABLE, BUCKETS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE EASTSIDE OF THE PROPERTY IS COMPLETELY BROKEN. THE FENCE IS DETACHED FROM THE POLES AND THE POLES ARE RUSTED.

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010460
CASE ADDR: 631 SW 28 DR
OWNER: FIVE IRON LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE CE25020494 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 18-4. (a) TOWED
THERE IS A DERELICT VEHICLE LOCATED ON THIS PUBLIC PROPERTY. A BLACK CHEVY SUBURBAN WITH FLAT PASSENGER SIDE TIRE, FL-JXWS36 -01/26 IS BEING STORED ON THE SWALE OF THE PROPERTY.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A NAVY BLUE SEDAN WITH MAJOR FRONT END DAMAGE BEING PARKED ON THE SIDE LAWN OF THE PROPERTY NEAR THE DRIVEWAY WITH GRASS GROWING OVER THE TIRES.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, GAS CANS, SHOVELS AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION PER CASE CE25020494 AND WILL BE PRESENTED BEFORE 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 CE25020494 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

CASE NO: CE26010464
CASE ADDR: 511 ARIZONA AVE
OWNER: SHARPE, ERIC & CLARISSA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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

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

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

CASE NO: CE26010820
CASE ADDR: 1001 ARIZONA AVE
OWNER: BLACK SWAN INVESTMENT; PARTNERS LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

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

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. THE BACKYARD OF THE PROPERTY IS MISSING GROUND COVER 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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26010869
CASE ADDR: 111 FLORIDA AVE
OWNER: AGUERO, VANESSA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 15-34.

THERE IS EVIDENCE OF ENGAGING IN BUSINESS AT THIS LOCATION. THERE IS A SHIPPING BUSINESS OPERATING AT THIS PROPERTY WITHOUT A BUSINESS TAX LICENSE TO CONDUCT SUCH BUSINESS. THERE ARE SIGNS ON THE CHAINLINK FENCE DIRECTING DELIVERIES WHICH ARE THEN PLACED INTO SHIPPING VANS.

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-363

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

CASE NO: CE26020044
CASE ADDR: 110 GEORGIA AVE
OWNER: SRP SUB LLC %INVITATION HOMES
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE AT THE PROPERTY CONSISTING OF BUT NOT LIMITED TO LADDERS, WEIGHTS, CINDER BLOCKS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 9-305 (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

April 14, 2026

9:00 AM

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

CASE NO: CE26020105
CASE ADDR: 240 FLORIDA AVE
OWNER: SRP SUB LLC %INVITATION HOMES
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 ARE THREE DERELICT VEHICLES IN THE DRIVEWAY OF THE PROPERTY. A GRAY HONDA ODYSSEY WITH NO LICENSE PLATE, A LIGHT BLUE BMW WITH FLAT TIRES AND A WHITE RECREATION VEHICLE WITH NO LICENSE PLATE ATTACHED.

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

THERE IS THE OUTSIDE STORAGE OF A CAR MOTOR AND TIRES AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL ALONG THE FRONT OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

VACATION RENTALS

CASE NO: CE26020022
CASE ADDR: 1610 NE 4 PL
OWNER: FUENTES, ALEJANDRO & YERIKA
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. THIS IS A 5 BEDROOM HOUSE AND IS BEING ADVERTISED TO SLEEP 12.

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

CASE NO: CE26020539
CASE ADDR: 1405 NE 4 CT
OWNER: TASHAROFI, SAEED
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. THIS IS A RECURRING VIOLATION, SEE
CASE CE25080133. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING
WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE26030186
CASE ADDR: 325 ISLE OF CAPRI DR
OWNER: JOHN PAUL PROPERTIES LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)
THIS PROPERTY IS OPERATING A VACATION RENTAL WITHOUT THE REQUIRED VACATION
RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THE VIOLATION CONTINUED
BEYOND THE 24-HOUR COMPLIANCE PERIOD PROVIDED IN CIVIL CITATION REFERENCE
CE26030047. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE; THEREFORE, THIS
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE
PRIOR TO THE SCHEDULED HEARING DATE. THE CITY WILL REQUEST THE IMPOSITION OF
A FINE IN THE AMOUNT OF \$1,000 PER DAY FOR EACH DAY THE PROPERTY WAS FOUND TO
BE IN VIOLATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE26030190
CASE ADDR: 1517 NE 17 TER
OWNER: HAPPY SEAHORSE LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THE VIOLATION CONTINUED BEYOND THE 24-HOUR COMPLIANCE PERIOD PROVIDED IN CIVIL CITATION REFERENCE CE26030097. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE; THEREFORE, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. THE CITY WILL REQUEST THE IMPOSITION OF A FINE IN THE AMOUNT OF \$1,000 PER DAY FOR EACH DAY THE PROPERTY WAS FOUND TO BE IN VIOLATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA
April 14, 2026
9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE25120264
CASE ADDR: 715 W SUNRISE BLVD
OWNER: 715 SUNRISE LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY BECOME A 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 SWALE.

CASE NO: CE26010770 S
CASE ADDR: 1421 PONCE DE LEON DR
OWNER: 1421 PONCE DE LEON LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

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

VIOLATIONS: 15-278 (3)
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

VIOLATIONS: 15-278. (1) (e)
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A WHITE FORD F350 PICKUP TRUCK PARKED ON THE SIDEWALK IN FRONT OF THE PROPERTY.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

HEARING TO IMPOSE FINES

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: CE25050555
CASE ADDR: 3617 SW 12 CT
OWNER: MACEDO PROPERTY DEV LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE IS AN ABUNDANCE OF STORAGE ON THE SOUTHSIDE OF THE HOUSE BEHIND THE TREES CONSISTING OF BUT NOT LIMITED TO, CRATES, WHEEL BARROWS, TIRES, PLASTIC BINS AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A PICKUP TRUCK WITH AN ATTACHED RV PARKED IN THE BACKYARD ON THE GRASS.

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: 9-308(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.

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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

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

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

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

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

CASE NO: CE25090051
CASE ADDR: 1140 SW 9 AVE
OWNER: GIACHOS, NICHOLAS; BENNIS, KYLE
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3.
THERE IS A SIGHT TRIANGLE VIOLATION AT THIS ZONED RD-15 PROPERTY. THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS AT THE CORNER OF THIS PROPERTY. THE HEDGES EXCEED THE TWO AND ONE-HALF (2 1/2) FEET PERMITTED BY THE ULDR SECTION 47-35.1. THE HEDGES ARE APPROX 84 INCHES IN HEIGHT.

CASE NO: CE25090726
CASE ADDR: 729 SW 2 CT
OWNER: SP FLORIDA LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG THE SOUTH AND WEST SIDE OF THE PROPERTY. THERE ARE BUSHES AND LAWN ENCROACHING UPON THE STREET.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25020491
CASE ADDR: 800 W SUNRISE BLVD
OWNER: SUNRISE CD LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A
THERE WAS AN OAK TREE THAT WAS REMOVED WITHOUT A PERMIT.

CASE NO: CE25010880
CASE ADDR: 939 NW 8 AVE
OWNER: SUNRISE CD LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-21.15.A
THERE WAS AN OAK TREE AND A MAHOGANY TREE THAT WAS REMOVED WITHOUT A PERMIT.

VIOLATIONS: 9-280(h)(1)
THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN NOT BEING MAINTAINED AS REQUIRED.
THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE LOOSE WIRES AND OPENINGS ON
THE FENCE.

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

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

CASE NO: CE25080348
CASE ADDR: 2216 SW 33 WAY
OWNER: SEMENTILLI, DANIEL L & LUCY M
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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

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

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

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

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

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

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

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS (PALM FRONDS) ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE CE24031069. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-39.A.1.b.(6)(b)
THERE IS OUTDOOR STORAGE ON THIS RS-6.85B ZONED PROPERTY. THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO A KAYAK, WHITE POLES, CUSHIONS, A GREY PLASTIC TOTE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTDOORS.

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

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SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25060038
CASE ADDR: 2081 SW 37 TER
OWNER: FUELLING, CRAIG L
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, TIRES, RED GAS CANS, LIGHTS, COMMERCIAL FANS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE SWALE. THE VEHICLE IS A BLACK PICKUP TRUCK WITH EXPIRED TAGS WITH LICENSE PLATE Y14 FZD.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO PALLETS, A HOSE, A TIRE, A BLUE DRUM AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION. VEHICLES ARE TRUCKS WITH 6 OR MORE WHEELS AND THE MARKINGS "GOOD CARE LAWN SPRAY" ON THEM.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT HAS A TARP ON THE ROOF AND THERE ARE AREAS OF THE WALLS OF THE CARPORT THAT HAVE STAINS AND DO NOT MATCH THE SURROUNDING COLORS. THE FASCIA OF THE CARPORT HAS STAINS. THE METAL ABOVE THE FASCIA OF THE CARPORT HAS STAINS.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCE HAVE BROKEN PIECES AND MISSING SLATS AND OF THE FENCE ARE FALLING OVER.
- VIOLATIONS: 9-304 (b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA IN THE BACK YARD. THE DRIVEWAY IS IN DISREPAIR AREAS OF THE ASPHALT DRIVEWAY HAVE MISSING PIECES AND THE APRON OF THE DRIVEWAY HAS AREAS OF BARE DIRT.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND ON THE SWALE.

CONTINUED

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VIOLATIONS: 9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. AREAS OF THE WALL FACING THE CARPORT DO NOT MATCH THE SURROUNDING COLORS. AREAS OF THE FASCIA AND THE METAL ABOVE THE FASCIA HAVE STAINS. AREAS OF THE WALL ABOVE THE FENCE IN THE BACKYARD HAVE MISSING PAINT.

VIOLATIONS: 9-313. (a)
THE ADDRESS NUMBERS ARE WRITTEN IN PENCIL AND DIFFICULT TO SEE FROM THE RIGHT-OF-WAY.

CASE NO: CE24120077
CASE ADDR: 2364 SW 34 WAY
OWNER: READ, SAMUEL; REID, ANNEESSA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (C)
THE WALKWAY LEADING TO THE FRONT PORCH IS STAINED.

VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE MAILBOX IS STAINED.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR. THERE ARE SOME CRACKS AND HOLES IN 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.

CASE NO: CE25090443
CASE ADDR: 500 BONTONA AVE
OWNER: 500 BONTONA AVE LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-11 (b)
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THIS IS A RECURRENCE OF CASE CE25040766, AND AS SUCH, WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

April 14, 2026

9:00 AM

CASE NO: CE25080191
CASE ADDR: 2185 IMPERIAL POINT DR
OWNER: ALTUS IG REAL ESTATE LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304 (b)
THE PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS WEED/GRASS GROWING THROUGH THE DRIVEWAY.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE WEEDS/GRASS ENCROACHING THE SIDEWALK AT THIS PROPERTY.

CASE NO: CE24090067
CASE ADDR: 6916 NW 29 AVE
OWNER: GARCES, JOHN W
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING OF FACT REFERENCING CE23060940 REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY WAS WEED GROWING ON THE PAVERS. THE DRIVEWAY IS NOT BEING KEPT IN A WELL GRADED APPEARANCE.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING OF FACT REFERENCING CE23060940 REGARDLESS OF COMPLIANCE.

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

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE PARTICLES AND LEAVES ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS IS A RECURRING CASE AND WILL BE PRESENTED TO SPECIAL MAGISTRATE FOR A FINDING A FACT REFERENCING CASE CE21080927 REGARDLESS OF COMPLIANCE.

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April 14, 2026

9:00 AM

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

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

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

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

CASE NO: CE24120178
CASE ADDR: 5910 NE 18 AVE
OWNER: IMPERIAL POINT HOLDINGS LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-4(C)
THERE IS A DERELICT RED LEXUS BEARING A FLORIDA TAGE NUMBER OF (JVX N56) AND
EXPIRED (01-22) ON THE PROPERTY.

VIOLATIONS: 47-19.4.D.8.
THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED. THE GATE IS IN DISREPAIR.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITIES ARE NOT BEING MAINTAINED AT THIS PROPERTY. THERE ARE
BROKEN WHEEL STOPS, DISCOLORATION AND FADED LINES.

VIOLATIONS: 9-280(C)
THE WALKWAY/Common AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE
CONDITION. THERE ARE UPLIFTED PAVERS CAUSING AN UNSAFE PASSAGE FOR
PEDESTRIANS.

CONTINUED

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CITY OF FORT LAUDERDALE
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9:00 AM

- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: Sec. 24-7(b)
THERE IS BULK TRASH CONTAINING OF A COUCH ON THE RIGHT OF WAY NOT ON SCHEDULED DATE AND TIME.

CASE NO: CE25040484
CASE ADDR: 2311 NW 7 ST
OWNER: BRACHO & BRITO LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE25060731
CASE ADDR: 723 NW 15 WAY
OWNER: CHAN, SHUI KEI VERONICA
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: 9-304(b)
THE DRIVEWAY IS NOT MAINTAINED AT THIS PROPERTY. THE CEMENT DRIVEWAY HAS BROKEN/CRACKED SECTIONS WITH GRASS PROTRUDING THROUGH THE CRACKS.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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CITY OF FORT LAUDERDALE
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April 14, 2026

9:00 AM

CASE NO: CE25050571
CASE ADDR: 917 NW 12 AVE
OWNER: PRATT, HATTI MAE EST
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ALONG THE FENCE AND UNDER THE SMOKER GRILL. THERE IS TRASH IN A FEW AREAS OF THE FRONT OF THE PROPERTY AND BOXES AND GLASS ALONG THE RIGHT SIDE OF THE BUILDING.
- 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. THERE IS A CAR CANOPY BEING USED WHICH IS NOT PERMITTED IN FRONT OF THE DRIVEWAY.
- VIOLATIONS: 47-21.9.K.
DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA. THERE IS EXCESSIVE GRAVEL OVER 10% BEING USED ON THE PROPERTY INFRONT OF THE DRIVEWAY.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE IS ILLEGAL LAND USE WITH INDOOR FURNITURE BEING USED OUTSIDE, COOLERS, WASHING MACHINE, GAS CANS, TV AND INDOOR TABLES BEING USED OUTSIDE. THE ITEMS ARE IN VIEW OF THE RIGHT OF WAY.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY HAS CRACKS WITH WEEDS/GRASS GROWING THROUGH IT. THE DRIVEWAY HAS LOOSE ROCKS AND IS NOT DUST FREE.
- VIOLATIONS: 9-305 (b)
THERE WAS MISSING GROUND COVER THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.
- VIOLATIONS: 9-306
THE EXTERIOR - THE SOFFITS IN A FEW AREAS ARE IN DISREPAIR AND THERE ARE A FEW AREAS OF THE WALLS THAT HAVE DARK STAINS.
- VIOLATIONS: 9-313. (a)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE WERE NO HOUSE NUMBERS VISIBLE ON THE PROPERTY.

CONTINUED

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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: CE25070474

CASE ADDR: 728 NW 20 AVE

OWNER: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R

INSPECTOR: GUY SEIDERMAN

COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS INCLUDING, BUT NOT LIMITED TO A PLASTIC BUCKET, A SHOPPING CART AND A WOODEN CHAIR.

VIOLATIONS: 9-278 (e)

THERE ARE WINDOWS WITH PLYWOOD COVERING THEM ON THIS RM-15 PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE AREAS IN THE REAR OF THE PROPERTY THAT ARE IN DISREPAIR, NOT INCLUDING BUT LIMITED TO STORAGE/UTILITY SHEDS.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION PER CASE CE23120528 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-304 (b)

BOTH DRIVEWAYS AND APRONS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS AND STAINS WITH DARK MARKS AND WEEDS AND GRASS GROWING THROUGH THE CRACKS. THIS IS A RECURRING VIOLATION PER CASE CE24040806. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS A TREE ON THE NW 7 ST SIDE OF THE PROPERTY THAT IS GROWING INTO THE STREET. THIS IS A RECURRING VIOLATION PER CASE CE23120528. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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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. THIS IS A RECURRING VIOLATION PER CASE CE24040806. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A RECURRING VIOLATION PER CASE CE24040806. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

CASE NO: CE25030611
CASE ADDR: 1200 NE 13 ST
OWNER: CORTES, JAVIER
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)
THERE IS WEEDS/GRASS AT THE GROWING THROUGH THE DRIVEWAY AND THE APRON OF THE DRIVEWAY.

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

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. EXTERIOR WALLS HAVE STAINS AND MISSING, PEELING PAINT. THE AWNINGS, FASCIA AND SOFFITS ARE STAINED AND DIRTY. THE EXTERIOR PART OF THE BUILDING HAS MISSING, PEELING, CRACKING PAINT AND OR MISMATCHING PAINT.

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY. THERE IS FOLIAGE, TREE BRANCHES AND OTHER ELEMENTS THAT ARE NOT A PART OF THE ROOF OF THE BUILDING THAT REQUIRE TO BE REMOVED OR MOVED AWAY FROM THE ROOF AREA.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25060531
CASE ADDR: 303 NE 14 AVE
OWNER: REDINGTON, BRYAN F
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-12. (a)
THERE IS RUBBISH AND LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO PALM FRONDS.

VIOLATIONS: 47-34.4.A.1.
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY. THERE IS A BOAT ON A TRAILER BEARING FLORIDA TAGS PTF-U83 (11-25).

VIOLATIONS: 9-280 (C)
THERE ARE PAVER WALKWAYS AT THIS PROPERTY THAT IS IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY, DISCOLORED AND DAMAGED.

VIOLATIONS: 9-280 (h) (1) WITHDRAWN
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE STAINED AND DISCOLORED.

VIOLATIONS: 9-304 (b)
THE CONCRETE/PAVER DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED AND DISCOLORED. THERE IS ALSO MISSING GROUND COVER/GRASS BETWEEN THE CONCRETE/PAVER DRIVEWAY. THE APRON OF THE DRIVEWAY IS A MIXTURE OF GRASS/WEEDS/DIRT AND ROCKS.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT TO INCLUDING FASCIA, SOFFITS, SHUTTERS AND AREAS OF THE SUPPORT BEAMS/POLES IN THE CARPORT.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

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

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

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

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

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

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

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

CASE NO: CE24070226
CASE ADDR: 1423 HOLLY HEIGHTS DR
OWNER: THE CASCADE AT HOLLY HEIGHTS CON
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

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

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

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April 14, 2026

9:00 AM

OLD BUSINESS

CASE NO: CE25070892
CASE ADDR: 3870 SW 11 ST
OWNER: DINKINES, KIMBERLY J
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO, BOXES, CRATES, RUGS, PET CRATES, 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: 47.19.HH.II.4.a
THERE IS A STORAGE POD ON THE DRIVEWAY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY WITH NO PERMIT OBTAINED FROM THE CITY.
- VIOLATIONS: 9-278 (e)
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW AWNING IS CROOKED/BENT IN THE FRONT WINDOW OF THE PROPERTY.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES, CRACKS AND STAINS.
- VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BRANCHES OF THE TREE ON THE SWALE HAVE GROWN ACROSS THE SIDEWALK OBSTRUCTING THE FREE PASSAGE.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 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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VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE
ROOF. THERE IS A TARP, AND BLACK STAINS ON THE ROOF.

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

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

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

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

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

April 14, 2026

9:00 AM

CASE NO: CE25060543
CASE ADDR: 1215 NW 23 AVE
OWNER: MCFARLANE, ERROL & HELEN
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)
THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS AND NOT AN APPROVED SURFACE. THE GRAVEL DRIVEWAY IS WORN THROUGH AND GRASS AND WEEDS GROWING THROUGH IT.

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

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

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

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

CASE NO: CE25100647
CASE ADDR: 924 SE 2 ST
OWNER: GULFSTREAM LAS OLAS LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THIS INCLUDES BUT IS NOT LIMITED TO THE AWNINGS AROUND THE PROPERTY/BUILDING USED AS DECORATIVE ACCENTS AND THEIR STRUCTURAL PARTS ARE IN DISREPAIR. THE SOFFIT VENTS ON THE SOFFITS HAVE HOLES AND ARE IN DISREPAIR. ALSO, THE EXTERIOR DOORFRAMES ON SOME UNITS HAVE MISSING/PEELING PAINT.

VIOLATIONS: 9-280 (C)
THERE IS STAINS AND A MILDEW-LIKE SUBSTANCE ON THE EXTERIOR SIDEWALKS SURROUNDING THE BUILDING. ALSO, THE INTERIOR SIDEWALK/WALKWAY/HALLWAY AREAS HAVE MISSING/PEELING PAINT.

CONTINUED

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VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FACADE AREAS ARE CRACKING OR ARE IN DISREPAIR. ALSO, THERE ARE AREAS THROUGHOUT THE ENTIRE EXTERIOR OF THE BUILDING WHERE THERE ARE STAINS, AND MISSING OR PEELING PAINT.

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