

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

April 30, 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](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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NEW BUSINESS  
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CASE NO: CE26030940  
CASE ADDR: 213 S FORT LAUDERDALE BEACH BLVD  
OWNER: TRD OF FORT LAUDERDALE LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA OF 90,89,91 AND DBC 103,102,101. 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: 25-181

THE PROPERTY IS OPERATING A SIDEWALK CAFE BEYOND THE APPROVED PERMITTED AREA, INCLUDING ENCROACHMENT INTO THE PUBLIC SIDEWALK AND/OR OTHER UNAUTHORIZED AREAS, WHICH IS NOT IN ACCORDANCE WITH THE ISSUED PERMIT. 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: 25-4

THE SIDEWALK CAFE IS BEING OPERATED OUTSIDE OF THE APPROVED PERMITTED AREA, RESULTING IN TABLES, CHAIRS AND/OR OTHER OBJECTS OBSTRUCTING THE PUBLIC SIDEWALK AND INTERFERING WITH PEDESTRIAN PASSAGE. 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: 47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25120581  
CASE ADDR: 925 NW 14 ST  
OWNER: CARMENATES, YONLENO; SOTO, CATALINA  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
THERE IS AN IGLOO COOLER, BUCKETS AND A HELIUM TANK, STORED UNDER THE PORCH OF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES/RVS PARKED ON THE GRASS/LAWN AREA. FURTHERMORE, THE ASPHALT APRON DRIVEWAY IS IN 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 INCLUDING THE SWALE.

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

VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS OR VISIBLE FROM THE STREET.

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CASE NO: CE26010845  
CASE ADDR: 1721 N ANDREWS AVE  
OWNER: 1721 N ANDREWS AVE LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER IS IN DISREPAIR THE CONCRETE ENCLOSURE IS CRACKED AND DISINTEGRATED. ONE DOOR ON ENCLOSURE IS MISSING AND THE OTHER IS BROKEN AND MISSING SLATS.  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25070287  
CASE ADDR: 1136 NW 8 AVE  
OWNER: 1136 NW 8TH AVENUE LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030332. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. THERE IS A GREY INFINITI WITH A FLAT TIRE AND THERE IS A BLACK ACURA WITH NO LICENSE PLATE.

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE PARKING LOT HAS CRACKS, STAINS AND HOLES THROUGHOUT, AND THE PARKING STRIPES ARE FADED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030332. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF TOOLS AND OTHER MISCELLANEOUS ITEMS BETWEEN THE BLACK ACURA AND GREY INFINITI.

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

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CASE NO: CE26020404  
CASE ADDR: 4 ISLA BAHIA TER  
OWNER: PESCATORE, ALBERTO  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.3(h)  
THERE IS A WATERCRAFTS DOCKED AT THIS RS 4.4 ADJACENT TO RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE 10 FEET SIDE SETBACK LINES.  
-FRAULEIN BAY POINT FL  
-WHITE AND GRAY VESSEL WITH RACING 450  
BOTH VESSEL ARE WITHIN THE 10 FOOT SETBACK.

VIOLATIONS: 8-144(9) WITHDRAWN  
THERE IS A WHITE VESSEL (KNOT ON CALL) FL 4941 TX RAFTING THE (FRAULEIN) VESSEL MOORED AT THE DOCK.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26010910  
CASE ADDR: 1441 SW 5 CT  
OWNER: YGR PROPERTIES II LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC  
RIGHT-OF-WAY CANAL. A PALM TREE IS LEANING OVER THE WATERWAY CAUSING A HAZARD  
TO PASSING VESSELS.

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CASE NO: CE26030728  
CASE ADDR: 486 SW 5 ST  
OWNER: DAVIES, BRUCE W  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.  
A "NO PARKING ANYTIME" SIGN HAS BEEN ERECTED WITHOUT THE REQUIRED PERMITS  
FROM THE CITY ON THIS ZONED RD-15 RESIDENTIAL PROPERTY SWALE.

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CASE NO: CE25120237  
CASE ADDR: 2880 SW 1 ST 1-4  
OWNER: MERIDIAN PARTNERS 2 LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.  
THERE IS A BLACK MERCEDES BENZ PARKED IN THE DRIVEWAY WITH FLAT 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 THE 1ST MONDAY OF EACH MONTH.

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE  
DUMPSTER ENCLOSURE AT THE PROPERTY HAS BROKEN/MISSING SLATS.

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS  
LOCATION. A WHITE COMMERCIAL BOX TRUCK IS BEING PARKED OVERNIGHT AT THIS  
PROPERTY.

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

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April 30, 2026

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CASE NO: CE26020648  
CASE ADDR: 2920 SW 2 CT  
OWNER: BEAUFORT, DEANDRE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED  
THERE IS ROOFED STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, DINING TABLE 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 18-4. (a) COMPLIED (TOWED)  
THERE IS A DERELICT RED AUDI Q4 WITH A MISSING FRONT END, MISSING THREE TIRES AND SITTING ON CYLINDER BLOCKS, IS PARKED ON THE SWALE OF THIS PROPERTY. VIN NUMBER WA1DECF31M1085883.

VIOLATIONS: 9-280 (c)  
THE WALKWAY AND THE STEP OF THE PORCH HAS BROKEN CONCRETE LEADING ONTO THE PORCH.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS DISCONNECTED FROM THE POLES AND IS COMPLETELY TORN DOWN ON THE WEST SIDE OF THE PROPERTY. ALSO, THE GARDEN WALL IS STAINED WITH A BLACK SUBSTANCE.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY OF THIS PROPERTY HAS CRACKS, STAINS AND 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  
THERE ARE AREAS OF THE EXTERIOR OF THE PROPERTY THAT HAVE BLACK STAINS AND MISSING, PEELING PAINT.

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

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April 30, 2026

9:00 AM

CASE NO: CE26020653  
CASE ADDR: 2724 SW 7 ST 1-2  
OWNER: HANSON, MICHAEL  
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  
A BLACK CADILLAC SEDAN WITH A FLAT DRIVER SIDE BACK TIRE, LICENSE PLATE FL - 83FDMM - EXP. 0/26, IS PARKED IN THE PARKING LT OF THIS PROPERTY.

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY HAS POTHOLES, CRACKS, NO WHEEL STOPS OR STRIPES.

VIOLATIONS: 9-280 (h) (1)  
BOTH THE CHAIN LINK FENCE AND THE WOODEN FENCE ARE IN DISREPAIR. THE WOODEN FENCE CLOSURE IS GONE AND THE CHAIN LINK FENCE IS MISSING ITS CLOSURE POLE.

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

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

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

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CASE NO: CE26030527  
CASE ADDR: 2711 SW 8 ST  
OWNER: 2711 SW LAND TR; CARTER COONS ESQ TRSTEE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE CONSISTING OF BUT NOT LIMITED SHATTERED GLASS, SHOPPING CARTS, BOTTLES AND A BROKEN TELEVISION.

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITY AT THIS RMM-25 ZONED PROPERTY IS NOT MAINTAINED. THE APRON ASPHALT IS IN POOR CONDITION WITH SOME SECTIONS MISSING.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

VIOLATIONS: 9-280 (b)

APARTMENT 3 CONTAINS BUILDING PARTS THAT ARE DETERIORATED AND NOT BEING PROPERLY MAINTAINED. BASEBOARDS ARE WORN AND DAMAGED, KITCHEN CABINETS ARE IN DISREPAIR, AND THE LIVING ROOM CEILING IS SAGGING AND CAVING. ALL AFFECTED AREAS MUST BE REPAIRED OR REPLACED TO RESTORE SAFE AND PROPER CONDITION. THIS IS A RECURRING VIOLATION SEE CASE CE24120625. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-280 (f)

THE PLUMBING AT APARTMENT 3 FOR THIS PROPERTY IS IN DISREPAIR AND NOT MAINTAINED IN PROPER WORKING ORDER. THE TOILET IS NOT FLUSHING PROPERLY, THE BATHTUB AND KITCHEN SINK ARE BACKED UP. THIS IS A RECURRING VIOLATION SEE CASE CE24120625. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-306

STRUCTURAL PARTS SUCH AS FASCIA ON THE WEST SIDE OF THE BUILDING ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION SEE CASE CE23120115. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363

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

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CASE NO: CE24120020  
CASE ADDR: 1209 NW 2 ST 1-4  
OWNER: 1209 NW 2ND STREET TR; MERTILE, TONY TRSTEE  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE TILES OF THE INTERIOR FLOORS ARE CRACKED AND LIFTING. THE KITCHEN CABINET DOORS ARE BROKEN AND THERE ARE AREAS OF THE INTERIOR WALLS THAT ARE CHIPPING/FALLING OFF.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25080592  
CASE ADDR: 520 NW 14 AVE  
OWNER: CARTER, MELVIN ROBERT  
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.

VIOLATIONS: 47-20.20.(H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO BROKEN AND MISSING ASPHALT, DIRTY, DISCOLORED AND FADED SURFACES.

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP ON THE SOUTH SIDE OF THE PROPERTY.

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

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

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CASE NO: CE25100555  
CASE ADDR: 1312 NW 2 ST  
OWNER: DKT INVESTMENT GROUP LLC  
INSPECTOR: VANESSA WILLIS  
COMMISSION DISTRICT 3

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26010727  
CASE ADDR: 1341 SW 25 AVE  
OWNER: SMART SOLUTIONS; INTERNATIONAL INC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

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

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

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CASE NO: CE26020737  
CASE ADDR: 205 SW 21 TER  
OWNER: STEEL BLUE LAND & CATTLE LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.C. COMPLIED  
THIS IS AN UNDEVELOPED PARCEL (VACANT LOT) THAT IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE. THE PROPERTY IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR COMMERCIAL VEHICLES, EQUIPMENT AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION TO CASE CE21090170. FINES WILL BEGIN TO ACCRUE DAILY FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND CONTINUE TO ACCRUE DAILY UNTIL THE DATE COMPLIANCE IS MET.

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CASE NO: CE26030425  
CASE ADDR: 520 SW 24 AVE  
OWNER: MOMPREMIER, AUGUSTIN EST  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO BOTTLES, CUPS, FOOD PACKAGING, PAPER AND OTHER MISCELLANEOUS ITEMS. THE OVERGROWTH IS LOCATED ON THE PROPERTY AND SWALE ABUTTING THE NORTH SIDE OF THE PROPERTY. THIS IS A RECURRING VIOLATION TO CASE CE22100123. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO OBTAIN A FINDING OF FACT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030841  
CASE ADDR: 1517 NE 17 TER  
OWNER: HAPPY SEAHORSE LLC  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE 50 FEET AWAY FROM THE RECORDED PROPERTY LINE BEFORE 10 P.M. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY. THIS IS A REPEAT VIOLATION OF CASE CE25120172. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO IMPOSE A FINE IN THE AMOUNT OF \$2000 FOR THE REPEAT VIOLATION.

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CASE NO: CE25110249  
CASE ADDR: 3200 BAYVIEW DR 1-9  
OWNER: 3200 BAYVIEW LLC  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND OF USE OUTDOOR STORAGE OCCURING AT THIS RMM-PROPERTY.

VIOLATIONS: 9-280(C) COMPLIED

THERE ARE WALKWAYS AND STAIRS ON THIS PROPERTY THAT ARE NOT BEING MAINTAINED.

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

THE WOODEN FENCED AREA ON THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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. THERE ARE BARE AND BROKEN LANDSCAPED PLANTER AREAS.

VIOLATIONS: 9-314 COMPLIED

THE CLOTHES LINE ON THIS PROPERTY IS NOT BEING MAINTAINED.

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9:00 AM

CASE NO: CE25110251  
CASE ADDR: 2831 NE 27 ST  
OWNER: BOE, STUART  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED.

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

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

VIOLATIONS: 9-308(b) COMPLIED  
THERE IS AN ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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CASE NO: CE25110636  
CASE ADDR: 4090 N OCEAN BLVD  
OWNER: FIRTH PROPERTIES NORTH OCEAN LLC  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-22.3.R COMPLIED  
THERE ARE SNIPE SIGNS AT THIS CB PROPERTY.

VIOLATIONS: 47-22.6.E.1  
THERE ARE BANNER SIGNS POSTED UPON THE BUILDING AT THIS CB PROPERTY.

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26020403  
CASE ADDR: 2822 E COMMERCIAL BLVD  
OWNER: HESTAR 21 LLC  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 25-43. (a)  
THE RIGHT-OF-WAY SIDEWALK HAS BEEN MODIFIED WITHOUT FIRST OBTAINING AN ENGINEERING PERMIT.

VIOLATIONS: 47-22.9.  
SIGNS HAVE BEEN ERECTED AT THIS CB PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION SEE CASE CE25070392. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT COMPLIANCE IS ACHIEVED PRIOR TO THE HEARING DATE.

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CASE NO: CE25110063  
CASE ADDR: 1450 N FEDERAL HWY  
OWNER: GREENPOINT FEDERAL; INVESTMENTS LLC  
INSPECTOR: ALEIDA MESA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 PROPERTY.

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

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

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CASE NO: CE25060736  
CASE ADDR: 431 NE 15 AVE  
OWNER: LOSINSKE, ANDREW; LOSINSKE, MEGAN  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED  
THERE IS A WASHER MACHINE STORED OUTSIDE 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.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

- VIOLATIONS: 47-19.5.1.a.i  
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABUTTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE. HEDGES ON PROPERTY EXCEED THE HEIGHT PERMITTED ON SWALE/RIGHT-OF-WAY CORNER OF THE PROPERTY.
  
- VIOLATIONS: 47-21.16.A  
THERE IS EVIDENCE OF A DEAD TREE STUMP AT THIS PROPERTY.
  
- VIOLATIONS: 9-280(C)  
THERE ARE SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.
  
- VIOLATIONS: 9-304(b)  
THE DRIVEWAY AND APPROACH AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED AND STAINED TO INCLUDE BUT NOT LIMITED TO THE CARPORT. THE DRIVEWAY APPROACH IS NOT DUSTLESS AND SMOOTH.
  
- 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. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE FASCIA IS STAINED AND DIRTY.
  
- VIOLATIONS: 9-313.(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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CASE NO: CE25120147  
CASE ADDR: 1204 NE 11 AVE  
OWNER: GUEVARA, FRANK  
INSPECTOR: JEAN CLAUDE NOEL  
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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25120467  
CASE ADDR: 1016 NE 17 AVE  
OWNER: DAYAN PROPERTIES LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.F.  
THE ASPHALT ON THE PUBLIC RIGHT AWAY IS DISCOLORED AND FADING.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE, STRIPING AND WHEEL STOPS ARE DISCOLORED AND FADING.

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

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CASE NO: CE25120478  
CASE ADDR: 1044 NE 8 AVE 8  
OWNER: SIMON FLL LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.B.1.  
THERE IS A TWO YARD DUMPSTER LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-20.13.F.  
THE ASPHALT ON THE PUBLIC RIGHT AWAY IS DAMAGED AND BROKEN.

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING AREA NEEDS TO BE RESURFACED AND RESTRIPEDED. THERE ARE AREAS OF THE ASPHALT THAT ARE DISCOLORED AND FADED. THERE ARE WHEEL STOPS AND CURBS THAT ARE PEELING PAINT AND DAMAGE.

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 OR MISSING SLATS.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25120660  
CASE ADDR: 645 NE 10 AVE  
OWNER: 645 NE 10TH AVE LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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: 47-20.13.B.1.b  
THE ASPHALT ON THE PUBLIC RIGHT OF WAY (SWALE) ADJACENT TO THIS PROPERTY IS IN DISREPAIR THERE ARE AREAS OF DISCOLORATION AND DAMAGE.

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

VIOLATIONS: 47-34.1. a.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO MATTRESS, FURNITURE, AND OTHER MISCELLANEOUS ITEMS.

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

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CASE NO: CE25120789  
CASE ADDR: 1301 NE 15 AVE  
OWNER: NABLI, IKBEL  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE APRON OF THE DRIVEWAY HAS WEEDS/GRASS GROWING THROUGH IT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26010445  
CASE ADDR: 1146 N VICTORIA PARK RD  
OWNER: SELECTA HOMES 424 LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

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

CASE NO: CE25050270  
CASE ADDR: 1224 NE 2 AVE A-B  
OWNER: SOLOMON, ARIE L; HOLMES, JESSICA R  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE FURNITURE AND  
MISCELLANEOUS ITEMS BEING STORED ON THE PROPERTY.

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

CASE NO: CE26010939  
CASE ADDR: 1132 NE 5 AVE 1-2  
OWNER: CARDONA HOLDINGS 3 LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY - A 2013 INFINITI WITH EXPIRE TAG  
- 04/25. THE VEHICLE IS INOPERABLE, HAS NO ENGINE, VIN NUMBER  
5N1AL0MN6DC322000.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 ZONE  
PROPERTY. THERE ARE LARGE AREA OF OIL STAINS. THE WHEEL STOPS ARE 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 IN FRONT OF  
THE PROPERTY NEAR THE PROPERTY LINE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25070489  
CASE ADDR: 1520 NE 1 AVE  
OWNER: 1520 HOUSE LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

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

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

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

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

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

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

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

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

-----  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25120646  
CASE ADDR: 1229 NE 2 AVE  
OWNER: VINCENT, PHADIA  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

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

-----  
CASE NO: CE26010291  
CASE ADDR: 539 NE 14 PL  
OWNER: DESTINAS, EDLER  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE SMART CAR BEARING NO TAG AND A RED HONDA WITH FRONT END DAMAGE AND NO FRONT TIRE.

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CASE NO: CE26010382  
CASE ADDR: 739 NE 13 CT  
OWNER: RESIDUARY SPECIAL NEEDS TR; MARONEY, ELIZABETH ANNE TRS  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(g)  
THE AIR CONDITIONING IN THIS APARTMENT IS NOT WORKING PROPERLY. UNIT DOES NOT COOL THE AREA. THIS IS A RECURRING CASE, REFERENCE CASE CE25100161. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE IS MET OR NOT.

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CASE NO: CE26030447  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.d.i.1  
THERE IS AMPLIFIED SOUND COMING FROM THIS SPECIAL ENTERTAINMENT DISTRICT PROPERTY THAT EXCEEDS THE ALLOWED LIMITS. LIMITS ARE 85 DBA AND 95 DBC. READINGS OF 30 SECONDS WERE TAKEN, THREE AT DBA WITH RESULTS OF 80.3, 83.9 AND 81.6. READINGS AT DBC WERE 88.4, 95.8 AND 95.8. THESE READINGS EXCEED THE LIMIT OF 95 AND AS SUCH THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR AN IRREVERSIBLE AND IRREPARABLE VIOLATION AND A FINE OF UP TO \$15,000.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030721  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. MEASUREMENTS WERE 75.8, 78.9 AND 78.0 DBA AND 102.9, 103.2 AND 91.6 DBC. ALLOWED LEVELS ARE 85 FOR DBA AND 95 FOR DBC. TWO OF THE DBC MEASUREMENTS EXCEED THIS LIMIT. CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR IMPOSITION OF FINES UP TO \$15,000.

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CASE NO: CE26030752  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 77.5, 81.4 AND 78.9. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 100.1, 101.8 AND 102.4. ALL WERE OUTSIDE OF THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

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CASE NO: CE26030873  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 78.6, 78.6AND 77.3. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 97.0, 98.0 AND 99.1. ALL WERE ABOVE THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030995  
CASE ADDR: 219 S FORT LAUDERDALE BEACH BLVD  
OWNER: EL-AD FL BEACH CR LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.d.i.1

THERE IS NOISE IN THIS ENTERTAINMENT DISTRICT BUSINESS THAT EXCEEDS THE NOISE LIMIT OF 85 DBA/95 DBC FROM NOON UNTIL MIDNIGHT WEEKDAYS. THREE MEASUREMENTS AT DBA SHOWED LEVELS OF 73.6, 73.0 AND 74.3. ALL WERE WITHIN THE ALLOWED RANGE. THE THREE DBC LEVELS WERE 96.2, 87.3 AND 99.8. TWO OF THESE MEASUREMENTS WERE ABOVE THE ALLOWED RANGE. THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE TO IMPOSE A FINE OF UP TO \$15,000.

-----  
CASE NO: CE26020465  
CASE ADDR: 4 W LAS OLAS BLVD  
OWNER: ELEVATE ONE RIVER LLC; %CARDONE RE ACQUISITIONS LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS SANTORINI GREEK RESTAURANT AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

VIOLATIONS: 47-19.9.5.b.

SANTORINI GREEK RESTAURANT LOCATED ON THE REAR SOUTH BY THE RIVER HAVE CHAIRS, TABLES AND TWO WHITE CABANA COVERED PATIO PLACED OUTSIDE ON THE PUBLIC RIGHT OF WAY/SIDEWALK. THIS AREA IS BEING USED FOR THE PURPOSE OF OUTDOOR DINING/SIDEWALK CAFE WITHOUT A PERMIT.

-----  
CASE NO: CE26020731  
CASE ADDR: 501 NW 7 TER  
OWNER: ANOINTED BY CHRIST INTERNATIONAL; CHRISTIAN CENTER INC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS RMM-25 ZONED VACANT LOT DO NOT HAVE LAWN COVER AS REQUIRED.

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED ON THIS RMM-25 ZONED PROPERTY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 ZONED PROPERTY. THERE IS A LARGE CANOPY AND A DUMPSTER ON THIS VACANT LOT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26020678  
CASE ADDR: 529 NW 7 TER  
OWNER: 525 NW 7 TER LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.5.E.7. COMPLIED  
THE CHAINLINK FENCE AT THIS RMM-25 PROPERTY IS IN DISREPAIR. THE CHAINLINK IS DETACHED FROM THE SUPPORT BARS AND SEVERAL SUPPORT BARS ARE MISSING.

VIOLATIONS: 9-304(b) COMPLIED  
THERE ARE WEEDS GROWING UP THROUGH THE GRAVEL DRIVEWAY.

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

VIOLATIONS: 9-308(b) COMPLIED  
THE ROOF OF THIS RESIDENTIAL PROPERTY IS DIRTY.

-----  
CASE NO: CE25090796  
CASE ADDR: 1410 SW 29 ST  
OWNER: NARANJO ROSENZWEIG, JACK M  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. OUTDOOR STORAGE AT THIS RS-8 ZONED CONSISTING OF MISCELLANEOUS ITEMS SCATTERED ON THE SIDES AND REAR OF THE PROPERTY.

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

VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WOODEN FENCE ON THE EAST AND WEST SIDES OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE FENCE HAS COLLAPSED; SOME OF THE PANELS ARE ROTTEN AND BROKEN.

VIOLATIONS: 9-304(b) COMPLIED  
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE CRACKS AND STAINS.

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

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

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COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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

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

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

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

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

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

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CASE NO: CE26020129  
CASE ADDR: 1208 SW 31 ST  
OWNER: CONSEPCION VAZQUEZ, JOSE H/E; VASQUEZ, CATARINO ETAL  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A.1  
AN OAK TREE WAS REMOVED FROM THE EAST SIDE OF THIS RS-8 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THIS PROPERTY. THE TOYOTA CAMRY HAS NO TAG.

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

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

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

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

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

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

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CASE NO: CE25120705  
CASE ADDR: 833 SW 29 ST  
OWNER: DEL VALLE, RAMSES  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

CONTINUED

COMMUNITY SERVICES DEPARTMENT  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
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CITY OF FORT LAUDERDALE  
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VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

VIOLATIONS: 9-279 (g)  
WITHDRAWN

VIOLATIONS: 9-280 (b)  
WITHDRAWN

VIOLATIONS: 9-280 (g)  
WITHDRAWN

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT MAINTAINED AS REQUIRED. THERE ARE MULTIPLE CRACKS AND POTHLES.

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CASE NO: CE26010730  
CASE ADDR: 1309 MANDARIN ISLE  
OWNER: VOLMERT, PAUL M  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT TRAILER BEARING FL TAG 38CESX EXP 08-25 ON THE PROPERTY. THE TAG IS EXPIRED.

VIOLATIONS: 47-21.15.A  
WITHDRAWN

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THE PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE PAVERS ARE STAINED WITH GRASS/WEED GROWING BETWEEN THEM.

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

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

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE26010922  
CASE ADDR: 970 SW 31 ST  
OWNER: PARDO JUVANET, SAVANNAH JULIA H/E; PARDO JUVANET, REYNALDO  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.1.D. COMPLIED  
THERE IS A CANOPY FRAME ERECTED IN THE WESTSIDE OF THIS OCCUPIED RS-8 ZONED PROPERTY. CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO MULTIPLE CAGES AND BRICKS BEING STORED ON THE FRONT LAWN

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

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

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

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CASE NO: CE26020158  
CASE ADDR: 1780 SW 22 ST 1-3  
OWNER: 1780 RENTALS LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED (TOWED)  
THERE ARE MULTIPLE OF DERELICT VEHICLES ON PROPERTY. A BLUE CHRYSLER AND WHITE SUBARU WITHOUT A VALID TAG.

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

VIOLATIONS: 47-20.20.(H)  
THE PARKING FACILITY IS NOT MAINTAINED AT THIS RD-15 ZONED PROPERTY. THE ASPHALT IS CRACKED, WORN OUT WITH POTHOLES AND THE STRIPPING IS FADED.

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP AT THE FRONT OF THIS RD-15 ZONED PROPERTY.

VIOLATIONS: 9-280(C)  
THE WALKWAY IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MULTIPLE STAINS.

CONTINUED

COMMUNITY SERVICES DEPARTMENT  
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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 ON THE PROPERTY AND THE SWALE OF DEAD AND MISSING GROUND COVER.

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

-----  
CASE NO: CE26020195  
CASE ADDR: 1441 SW 27 CT  
OWNER: BEASLEY, VINCENT  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE FORD PICKUP AND BLACK BMW SUV WITHOUT A VALID TAG.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE WOODEN FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE PANELS ARE STAINED AND UNSIGHTLY.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT MAINTAINED AS REQUIRED. THERE ARE MULTIPLE STAINS. THE GRAVEL ON THE APRON IS WORN OUT WITH GRASS/WEED GROWING THROUGH IT.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE FRONT LAWN AND THE SWALE FACING SW 15 AVE.

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CASE NO: CE26020200  
CASE ADDR: 1041 SW 32 CT  
OWNER: ALONSO, ORLANDO & ALEXIS R  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY. THERE IS A WHITE HONDA RIDGELINE PICKUP WITHOUT A TAG.

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

CONTINUED

CITY OF FORT LAUDERDALE  
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VIOLATIONS: 9-363

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

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CASE NO: CE26020768  
CASE ADDR: 1825 SW 23 ST  
OWNER: DAVIS, SCOTT EDWIN; SCOTT EDWIN DAVIS REV TR  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THIS IS RECURRING VIOLATION, SEE CASE CE23090063. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY - A BLACK TOYOTA PICKUP WITH A FLAT PASSENGER REAR TIRE. THIS IS A REPEAT VIOLATION AS PER CASE CE23090063 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR STORAGE OF JUNK AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-278 (e)

THERE ARE WOOD PANELS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED WITH GRASS/WEED GROWING THROUGH IT. THIS IS A REPEAT VIOLATION AS PER CASE CE23090063 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 9-306

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

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CASE NO: CE26030504  
CASE ADDR: 2601 SW 13 AVE  
OWNER: ALF HEROES LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

THERE ARE LEAVES, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.

CONTINUED

CITY OF FORT LAUDERDALE  
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- VIOLATIONS: 18-4.(c)  
 THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY CONSISTING OF BUT LIMITED TO A WHITE FORD VAN AND RED MITSUBISHI SEDAN WITH AN EXPIRED TAG PARKING ON THE FRONT AND REAR OF PROPERTY.
  
- VIOLATIONS: 47-34.1.A.1.  
 THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONED PROPERTY. OUTDOOR STORAGE IN THE REAR OF THE PROPERTY CONSISTING OF BUT NOT LIMITED TO TOOLS, TIRES, EQUIPMENT AND MISCELLANEOUS ITEMS BEING KEPT ON THE REAR AND SIDES OF THE PROPERTY.
  
- VIOLATIONS: 6-6.  
 THERE ARE MULTIPLE CAGES CONTAINING ROOSTERS ON THE REAR OF THE PROPERTY.
  
- VIOLATIONS: 9-280(h)(1)  
 THE WOODEN FENCE ON THE SOUTH SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THEY ARE MISSING, BROKEN AND BOWING PANELS. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.
  
- VIOLATIONS: 9-304(b)  
 THERE ARE MULTIPLE VEHICLES PARKED ON THE TURF/LAWN AREA AND BACKYARD. TWO BLACK PICK UP, ONE WHITE VAN AND ONE RED SEDAN. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.
  
- VIOLATIONS: 9-305(b)  
 THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE FRONT LAWN, BACKYARD AND THE SWALE FACING SW 26 STREET AND SW 13 AVENUE OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION AS PER CASE CE23090402 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.
  
- VIOLATIONS: 9-306  
 THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.
  
- VIOLATIONS: 9-308(b)  
 THERE ARE STAINS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE26030978  
CASE ADDR: 1050 SW 12 ST  
OWNER: RIO NUEVO B CONDO ASSOC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A  
THERE IS A PALM TREE REMOVED FROM THIS RMM-25 ZONE RESIDENTIAL PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT LAUDERDALE LANDSCAPING DEPARTMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

VIOLATIONS: 47-21.16.A.  
THERE IS A TREE STUMP ON THIS RMM-25 RESIDENTIAL PROPERTY.

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CASE NO: CE26031104  
CASE ADDR: 130 SW 24 ST  
OWNER: STAR MOTORS LLC; % AUTONATION  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1  
THERE IS GRAFFITI ON A SIGN POLE, FENCE AND THE FRONT GATE. THIS IS A RECURRING VIOLATION, SEE CASE CE21090489. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY AND ITS SWALE CONSISTING OF BUT NOT LIMITED TO LANDSCAPING DEBRIS, CONES AND PLASTIC BAGS. THIS IS A RECURRING VIOLATION, SEE CASE CE21090489. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES WITH PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4.(c)  
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY CONSISTING OF BUT NOT LIMITED TO A BLACK MERCEDES WITHOUT VALID TAGS.

VIOLATIONS: 47-19.5.E.7.  
THE CHAIN LINK FENCE AT THIS LOCATION IS IN DISREPAIR. THERE ARE SECTIONS WHICH HAVE BENT FENCING. THE MESH FABRIC ON THE FENCE HAS GRAFFITI AND IS ALSO LOOSE IN SOME SECTIONS AND NEEDS TO BE PROPERLY SECURED OR REPLACED.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED ON THIS I-ZONED PROPERTY. THE ASPHALT IS CRACKED AND WORN OUT WITH GRASS/WEED GROWING THROUGH IT. THERE ARE MISSING WHEELS STOP AND THE STRIPING IS FADED.

CONTINUED

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CITY OF FORT LAUDERDALE  
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9:00 AM

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS I-ZONED VACANT LOT. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO MULTIPLE CULVERTS AND CONSTRUCTION MATERIALS AND DEBRIS.

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

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

VIOLATIONS: 9-306  
THE EXTERIOR WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THE BUFFER WALL ON THE WEST SIDE IS IN DISREPAIR. SOME BRICKS ARE BROKEN AND SOME REBARS ARE EXPOSED.

-----  
CASE NO: CE26030564  
CASE ADDR: 200 E BROWARD BLVD  
OWNER: BANYAN STREET/GAP; 200 EAST BROWARD OWNER LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.I.1.A  
THERE ARE SEVEN BUTTWOOD TREES LOCATED ON THE SIDEWALK ADJACENT TO THIS RAC-CC ZONED PROPERTY ALONG SE 3 AVE THAT HAVE BEEN IMPROPERLY PRUNED. THIS CASE WILL BE BROUGHT TO A SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

CITY OF FORT LAUDERDALE  
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April 30, 2026  
9:00 AM

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VACATION RENTALS  
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CASE NO: CE26030574  
CASE ADDR: 440 MOLA AVE  
OWNER: 440 MOLA LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (2)b.

THERE IS OPERATION OF VACATION RENTAL DURING A SUSPENSION PERIOD AT THIS LOCATION. PURSUANT TO THIS ARTICLE OF THE CODE, THIS VIOLATION SHALL BE SUBJECT TO A DAILY FINE, UP TO ONE THOUSAND (\$1,000) PER DAY. THEREFORE, THIS CASE WILL PROCEED TO A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE BEFORE THE HEARING DATE TO REQUEST THE IMPOSITION OF FINES.

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CASE NO: CE26030582  
CASE ADDR: 1128 NE 15 AVE  
OWNER: PRESSLY, RICK CHIARA  
INSPECTOR: WANDA ACQUAVELLA  
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 CE26030156. 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.

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CASE NO: CE26031092  
CASE ADDR: 709 IDLEWYLD DR  
OWNER: FPY IDLEWYLD DEVELOPMENTS LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-282. (d) (1) (c)

THERE ARE 5 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST FOR 395 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25070376 - AMPLIFIED SOUND, CE25110010 - AMPLIFIED SOUND, PARKING, MAXIMUM OCCUPANCY & BUSINESS TAX.

CITY OF FORT LAUDERDALE  
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CASE NO: CE26030591  
CASE ADDR: 1208 NE 15 AVE 2  
OWNER: 7358 NW 47 PL LLC  
INSPECTOR: WANDA ACQUAVELLA  
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 CE26030512. 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.

CASE NO: CE25120666  
CASE ADDR: 4040 GALT OCEAN DR 511  
OWNER: FRIEDLE, JUSTIN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

CASE NO: CE26020682  
CASE ADDR: 2601 NE 34 ST 1-2  
OWNER: AMOEBA CASITAS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272 (a)

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

CASE NO: CE26030172  
CASE ADDR: 2001 NE 62 ST  
OWNER: AIM PARTNERS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 CE26030035. 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 30, 2026

9:00 AM

CASE NO: CE26030475  
CASE ADDR: 5911 NE 21 TER  
OWNER: VELASQUEZ, MARISELA  
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 CE26030409. 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.

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CASE NO: CE26030804  
CASE ADDR: 2908 BAYVIEW DR  
OWNER: STHAD INVESTMENTS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 CE26030568. 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.

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CASE NO: CE26030806  
CASE ADDR: 2506 NE 30 ST  
OWNER: SANCHEZ, ALAN & CAROLINA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 CE26030598. 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  
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9:00 AM

CASE NO: CE26030808  
CASE ADDR: 1600 POINSETTIA DR  
OWNER: 1600 POINSETTIA DRIVE LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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 CE26030601. 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.

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CASE NO: CE26030981  
CASE ADDR: 3200 NE 26 ST  
OWNER: 3200 NE 26TH STREET LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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 CE26030889. 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.

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CASE NO: CE26031081  
CASE ADDR: 1239 NE 15 AVE 1-4  
OWNER: LEANDRE INVESTMENT LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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 CE26030970. 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 30, 2026

9:00 AM

CASE NO: CE26031082  
CASE ADDR: 1705 NE 11 ST  
OWNER: 1705 NE 11TH STREET LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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 CE26030974. 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.

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CASE NO: CE26030142  
CASE ADDR: 1511 N ATLANTIC BLVD  
OWNER: 90506098 QUEBEC INC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

-----  
CASE NO: CE26010933  
CASE ADDR: 1590 SW 31 AVE  
OWNER: SARTORI, LAURENT D LAUDE; SARTORI, SUNSHINE HEIDY  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION OF CE25030009 AND CE25100791. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED.

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CASE NO: CE26020025  
CASE ADDR: 3700 SW 16 ST  
OWNER: ZAHER REAL ESTATE LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-272 (a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26020698  
CASE ADDR: 1431 NW 21 ST A-C  
OWNER: STMCREATE LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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

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CASE NO: CE26030298  
CASE ADDR: 517 SW 14 ST  
OWNER: FREEMAN, DOUGLAS J  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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

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CASE NO: CE26030245  
CASE ADDR: 617 SW 10 ST  
OWNER: GIANANY LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030153. 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.

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CASE NO: CE26030339  
CASE ADDR: 2001 SE 25 AVE  
OWNER: MARK X & KRISTINE M LOWNY TR; LOWNY, BRENNAN TRSTEE ETAL  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a) COMPLIED  
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 CE26030240. 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.

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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 30, 2026

9:00 AM

CASE NO: CE26030366  
CASE ADDR: 2507 SUGARLOAF LN  
OWNER: FRYCZYNSKI, GLENY & MARIUSZ; ANTUNES, PEDRO  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030236. 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.

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CASE NO: CE26030525  
CASE ADDR: 801 SW 8 AVE  
OWNER: SEBREE, KERRY; WILSON, CHRISTOPHER  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030458. 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.

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CASE NO: CE26030565  
CASE ADDR: 2145 NW 20 ST  
OWNER: AIGORO, KAHDIJAH AJOKI REED  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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 CE26030440. 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 30, 2026

9:00 AM

CASE NO: CE26030590  
CASE ADDR: 2025 NW 12 AVE  
OWNER: TROPICAL SUNRISE STAYS LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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 CE26030510. 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.

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CASE NO: CE26030674  
CASE ADDR: 1831 SW 23 AVE  
OWNER: STEBENNE, JAMIE PAUL  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030608. 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.

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CASE NO: CE26030809  
CASE ADDR: 1721 SW 5 CT  
OWNER: ARUBA ARUBA LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030645. 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 30, 2026

9:00 AM

CASE NO: CE26030891  
CASE ADDR: 821 SE 18 ST 1-3  
OWNER: GREEN&CO INC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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 CE26030691. 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.

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CASE NO: CE26030589  
CASE ADDR: 650 N RIO VISTA BLVD  
OWNER: ARGIROPOULOS, KIRIACOS  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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 CE26030508. 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 30, 2026  
9:00 AM

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ADMINISTRATIVE HEARING  
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CASE NO: CE26030156  
CASE ADDR: 1128 NE 15 AVE  
OWNER: PRESSLY, RICK CHIARA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030586  
CASE ADDR: 1136 NE 15 AVE  
OWNER: PRESSLY, RICK CHIARA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272 (a)

THIS PROPERTY AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030240  
CASE ADDR: 2001 SE 25 AVE  
OWNER: MARK X & KRISTINE M LOWNY TR; LOWNY, BRENNAN TRSTEE ETAL  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030440  
CASE ADDR: 2145 NW 20 ST  
OWNER: AIGORO, KAHDIJAH AJOKI REED  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: CE26030515  
CASE ADDR: 1229 NE 16 TER  
OWNER: HEINKEL, TYLER; BENFIELD, HOPE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030810  
CASE ADDR: 401 N BIRCH RD TH4  
OWNER: NAVEEN REALTY LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

-----  
CASE NO: CE26030813  
CASE ADDR: 401 N BIRCH RD 703  
OWNER: TAKARA REALTY LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030815  
CASE ADDR: 401 N BIRCH RD 413  
OWNER: CALLAVI REALTY LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

-----  
CASE NO: CE26030816  
CASE ADDR: 401 N BIRCH RD 409  
OWNER: CALLAVI REALTY LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030047  
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 AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030409  
CASE ADDR: 5911 NE 21 TER  
OWNER: VELASQUEZ, MARISELA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272 (a)

THIS PROPERTY AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CASE NO: CE26030414  
CASE ADDR: 5341 NE 17 TER  
OWNER: DORANDO, AMANDA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CASE NO: CE25060333  
CASE ADDR: 1001 SW 31 ST  
OWNER: MALI-CONN INVESTMENTS LLC;  
SANTANA PROPERTY INVESTMENT CORP  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE ARE BRICKS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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 30, 2026

9:00 AM

CASE NO: CE25080426  
CASE ADDR: 1490 W STATE ROAD 84  
OWNER: PORT EVERGLADES SERVICE; STATION LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALES FACING STATE ROAD 84, 15 AVENUE AND 27 STREET. THIS IS A RECURRING VIOLATION, SEE CASE #CE22120183. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES ON THIS B-2 ZONED PROPERTY THAT ARE NOT BEING MAINTAINED. THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT.

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

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE FACING 27 STREET OF DEAD AND MISSING GROUND COVER.

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

CASE NO: CE25080754  
CASE ADDR: 1007 CITRUS ISLE  
OWNER: AMERICAN HOMES & DEVELOPMENT; GROUP LLC  
INSPECTOR: MOHAMMAD DAYEM  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY CONSISTING OF CONSTRUCTION DEBRIS AND GARBAGE BAGS ON BOTH SIDES OF THE PROPERTY.

VIOLATIONS: 24-27 (b)  
THERE ARE CONTAINERS LEFT UNSCREENED FROM PUBLIC VIEW AS REQUIRED 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/OR MISSING GROUND COVER.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25070326  
CASE ADDR: 1535 NW 9 AVE  
OWNER: GONZAVA LLC; %ALEXIS GONZALEZ PA  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
THERE IS A CAR ENGINE AND TIRE STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

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

VIOLATIONS: 18-4. (c)  
THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY. A BLACK PONTIAC THUNDERBIRD WITH NO TAG AND FLAT TIRES. THREE NISSAN Z SITED ON JACKS WITH NO TAGS.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO FASCIA BOARDS.

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

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CASE NO: CE26030349  
CASE ADDR: 2443 TORTUGAS LN  
OWNER: 2443 TORTUGA LANE LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

-----  
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 30, 2026

9:00 AM

CASE NO: CE25080301  
CASE ADDR: 1512 N DIXIE HWY  
OWNER: FLCTRUST LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

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

VIOLATIONS: 24-7(b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A BROWN COUCH ON THE SWALE OF THE PROPERTY.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS STAINED AND DIRTY AND THE WHEEL STOPS ARE DIRTY.

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

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CASE NO: CE26030645  
CASE ADDR: 1721 SW 5 CT  
OWNER: ARUBA ARUBA LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)  
THIS PROPERTY AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030040  
CASE ADDR: 3649 SW 16 ST  
OWNER: CARRETERO, MAXIMO OSWALDO  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030153  
CASE ADDR: 617 SW 10 ST  
OWNER: GIANANY LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030196  
CASE ADDR: 1280 SW 25 AVE  
OWNER: PILEHVAR, TAYMOOR & ASHLEY  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030236  
CASE ADDR: 2507 SUGARLOAF LN  
OWNER: FRYCZYNSKI, GLENY & MARIUSZ; ANTUNES, PEDRO  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030507  
CASE ADDR: 1260 SW 32 ST  
OWNER: VARUDE, AMAR; VARUDE, PUJA  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030510  
CASE ADDR: 2025 NW 12 AVE  
OWNER: TROPICAL SUNRISE STAYS LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030516  
CASE ADDR: 1812 S MIAMI RD  
OWNER: 3266 SW 44 ST LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030618  
CASE ADDR: 1513 SW 12 CT  
OWNER: CROCCO, JOHN  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

RESCHEDULED

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

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

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CASE NO: CE26030691  
CASE ADDR: 821 SE 18 ST 1-3  
OWNER: GREEN&CO INC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)  
THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030759  
CASE ADDR: 2041 SW 37 TER  
OWNER: KHAN, ARSALAN MUHAMMAD  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

VIOLATIONS: 15-278. (1) (e)  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY.

VIOLATIONS: 15-278. (2)b.  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030619  
CASE ADDR: 201 SW 1 AVE  
OWNER: O'SHAUGHNESSY, KEVIN MICHAEL; % JOHN J O'SHAUGHNESSY  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.  
THERE IS GRAFFITI ON THE PROPERTY WALLS THAT ARE CREATING A PUBLIC NUISANCE. THE GRAFFITI IS LOCATED ON THE EXTERIOR WALL AT THE NORTH SIDE OF THE PROPERTY AND ON THE WINDOWS ALONG THE NORTH AND EAST SIDE OF THE PROPERTY. THE PROPERTY/GRAFFITI IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

VIOLATIONS: 18-12. (a)  
THERE IS TRASH AND DEBRIS ON THIS PROPERTY AND ITS ABUTTING RIGHT-OF-WAY (WALKWAY/SIDEWALK). THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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CASE NO: CE24040246  
CASE ADDR: 2300 NW 15 CT  
OWNER: ISLANDER'S HOMES INVESTMENT LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO WOOD, PAINT CONTAINERS, A TIRE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010855 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE BUILDING STRUCTURE APPEARS TO BE DAMAGED AND HAS BEEN COVERED WITH PLYWOOD AND FOAM. THE BUILDING STRUCTURE NEEDS TO BE REPAIRED. THE FASCIA ON THE STRUCTURE HAS MISSING AND PEELING PAINT. OBTAIN PERMITS IF NECESSARY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE26030035  
CASE ADDR: 2001 NE 62 ST  
OWNER: AIM PARTNERS LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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CASE NO: CE26030458  
CASE ADDR: 801 SW 8 AVE  
OWNER: SEBREE, KERRY; WILSON, CHRISTOPHER  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

THIS PROPERTY AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

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

VIOLATIONS: 18-12 (a)

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

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR, LEANING WITH MISSING POST AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THERE IS GRASS AND WEEDS GROWING ON THE GRAVEL DRIVEWAY.

VIOLATIONS: 9-305 (b)

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

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COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE24080622  
CASE ADDR: 1395 W SUNRISE BLVD  
OWNER: DACAPA LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-21.15.D.  
THERE IS A TOTAL OF FOUR TREES (THREE LYSILOMA TREES AND A YELLOW TABEBUIA) ABUSED FROM THIS B-1 - BOULEVARD BUSINESS ZONED WITHOUT FIRST OBTAINING A PERMIT. THEY WERE SEVERELY HATRACKED AND/OR CUT DOWN TO THE STUMPS. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

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

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CASE NO: CE25010482  
CASE ADDR: 1104 NW 17 AVE  
OWNER: JONES, MINNIE THIRSTY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT WELL MAINTAINED. THE DRIVEWAY IS STAINED AND DIRTY AND HAS OIL STAINS.

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 ON THE RIGHT-OF-WAY.

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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COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE24100418  
CASE ADDR: 1407 NW 15 ST  
OWNER: FRANCIS, GODWIN  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS.

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

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 WALLS THAT HAVE MISSING TO NO PAINT.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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

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

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

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

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

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

CASE NO: CE25050620  
CASE ADDR: 1556 NW 10 PL  
OWNER: 1556 NW 10TH PLACE LAND TR; IAG FOUNDATION INC TRSTEE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25050528  
CASE ADDR: 1420 NW 15 TER  
OWNER: CRUZ, PAMELA  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT FORD F350 WITH EXPIRED TAG PARKED/STORED ON THE SWALE (OR) ON THIS PROPERTY.

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

VIOLATIONS: 47-34.4.A.1.  
THERE IS A COMMERCIAL VEHICLE ON RIGHT-OF-WAY.

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS AND HOLES ON THE DRIVEWAY AND THE BLACK TOP IS FADED. THERE IS GRASS AND WEEDS 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.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25050724  
CASE ADDR: 1523 NW 14 ST  
OWNER: COX, SHERESA VANESSA EST  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLES AND BOATS BEING PARKED/STORED AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A GRAY DERELICT CHEVY SITTING ON A JACK WITH TRASH AND DEBRIS UNDERNEATH IT.

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

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

VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCES AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. BOTH WOODEN FENCES HAVE BROKEN AND/OR MISSING PANELS.

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS, BOAT PARKED ON THE GRASS/LAWN AREA.

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

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

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CASE NO: CE21070735  
CASE ADDR: 1051 NW 26 AVE  
OWNER: GUERINO LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

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

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

April 30, 2026

9:00 AM

CASE NO: CE25080378  
CASE ADDR: 518 NW 13 AVE  
OWNER: TERRANOVA INVESTMENTS; NORTH AMERICA LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO BLACK TRASH BAGS, CONSTRUCTION/YARD DEBRIS, AND CLOTHING.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS, DOORWAYS AND ACCESS POINTS.

VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PIECES OF THE CHAIN LINK FENCE MISSING. THE FENCE IS LEANING, UNSUPPORTED, MISSING POSTS AND IN 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.

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CASE NO: CE23060482  
CASE ADDR: 640 NW 21 TER  
OWNER: JOAN LYDIA BRAVERMAN REV TR  
BRAVERMAN, JOAN LYDIA TRSTEE  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
THERE IS GRAFFITI ON THE EASTSIDE WALL OF THE BUILDING 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)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 47-34.4.A.1. WITHDRAWN  
THERE IS A BLACK ENCLOSED TRAILER UNLAWFULLY BEING STORED ON THE RIGHT OF WAY.

VIOLATIONS: 9-304 (b)  
THE GRAVEL IN THE SWALE AREA IS NOT WELL GRADED OR DUST FREE. THERE IS GRASS GROWING IN IT AND AREAS THAT ARE WORN WITH DIRT SHOWING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25050351  
CASE ADDR: 1532 NW 2 AVE 1-2  
OWNER: 1532 NW 2 AVENUE LLC  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT BLACK NISSAN VEHICLE ON ON THE PROPERTY WITH NO LICENSE PLATE (TAG).
- VIOLATIONS: 47-20.20. (H)  
PARKING FACILITIES ON THIS RDS-15 PROPERTY ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEELSTOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.
- VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS DETACHED FROM THE POST.
- VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE ADDRESS NUMBERS ARE THE SAME COLOR OF THE EXTERIOR PAINT OF THE BUILDING AND IS UNIDENTIFIABLE FROM STREET VIEW.
- VIOLATIONS: 9-363  
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE25070689  
CASE ADDR: 1337 NW 7 TER  
OWNER: ZABKA, JASON; ZABKA, CLAUDIA  
INSPECTOR: MALIK JONES  
COMMISSION DISTRICT 2

- VIOLATIONS: 47-20.20. (H)  
THERE ARE MISSING AREAS OF ASPHALT AND FADED STRIPES IN THE PARKING AREA.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25050192  
CASE ADDR: 690 SW 30 TER  
OWNER: MELVIN, CLAUDETTE C EST  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY PROPERTY. THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC BINS, BUCKETS, RUGS, PCV PIPES, FURNITURE AND MISCELLANEOUS ITEMS.

VIOLATIONS: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING TWO FRONT WINDOWS OF THIS RESIDENTIAL PROPERTY.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BOAT IS BEING PARKED ON THE LAWN BEHIND THE GATE OF THE PROPERTY.

VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREE IN THE FRONT YARD OF THIS PROPERTY IS OVERGROWN AND ENCROACHING ONTO THE SIDEWALK.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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

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

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

VIOLATIONS: 47.19.HH.II.4.a  
THERE IS A PORTABLE STORAGE UNIT ON THE PROPERTY IN WHICH NO PERMIT HAS BEEN APPLIED FOR OR ISSUED TO USE ON THE PROPERTY.

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

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

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

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25050114  
CASE ADDR: 111 SW 27 TER 1-2  
OWNER: 335 NW 28 ST LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE HAS FALLEN INWARDLY TOWARD THE ADJOINING PROPERTY AND IS DISCOLORED, HAS BROKEN SLATS, AND HAS VEGETATION GROWING ON IT.

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A WHITE FORD TAURUS IS BEING PARKED ON THE GRASS AT THE PROPERTY. THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED. THIS IS A RECURRING VIOLATION PER CE21071090 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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

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

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CASE NO: CE24030623  
CASE ADDR: 1620 W 84  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE INCLUDING BUT NOT LIMITED TO ANY BANANA LEAF AND A-FRAME SIGNS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE ARE FOOD TRUCKS BUSINESSES CALLED VENEZUELAN FAST FOOD AND CAROUSEL BARBEQUE OPERATING WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE24030628  
CASE ADDR: 1620 W STATE RD 84  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-19.5.D.5.  
THERE IS A BUFFER WALL ON THE REAR OF THE PROPERTY THAT NEEDS REPAIR.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-2 ZONE PROPERTY. THERE IS FOOD TRUCK OPERATING CALLED THE FRENCH TOUCH WITHOUT THE REQUIRED STATIONARY/MOBILE BUSINESS TAX RECEIPT. THERE ARE CHAIRS AND TABLES BEING USED FOR BUSINESS PURPOSES WHICH ARE PROHIBITED ACCESSORIES FOR MOBILE FOOD TRUCK.

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

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CASE NO: CE25030051  
CASE ADDR: 1831 NW 27 TER  
OWNER: FLEURINORD NORDELIS, OFILIA; FLEURINORD, CELET ETAL  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED ON THE PORCH AND CARPORT AREA AT THIS RS-8 PROPERTY SUCH AS BUT NOT LIMITED TO WOOD, FURNITURE, BUCKETS AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING PUBLIC NUISANCE. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE20090539 AND WILL BE PRESENTED TO THE 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. THIS IS A REOCCURRING VIOLATION REFER TO CASE NUMBER CE22110629 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-304 (b)  
THE TWO PAVED DRIVEWAYS AND DRIVEWAY APRONS ARE IN DISREPAIR. THERE ARE CRACKS AND POTHOLES. THE DRIVEWAY NEEDS TO BE REPAIRED AND RESURFACED.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE24030685  
CASE ADDR: 3088 NW 20 ST  
OWNER: EDWARDS, ALISSA M H/E; EDWARDS, SHAKEIRA A  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.  
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TABLE, WOOD, CRATES, VACUUM CLEANER AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE BACK OF THIS PROPERTY ONE ITS SWALE IN THE BACK ALLEY.
- VIOLATIONS: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED PROPERTY.
- VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE ACCESSORY STRUCTURE IN THE BACK OF THE HOUSE IS IN TOTAL DISREPAIR. THE STRUCTURE HAS A MISSING DOOR AND THE ROOF IS SEVERELY DAMAGED.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IN THE FRONT OF THE PROPERTY IS BROKEN AND HAS DETACHED FROM THE FENCE POLE. THE WOODEN FENCE IN THE BACK OF THE PROPERTY IS IN DISREPAIR AND IS BROKEN AND IS MISSING SLATS.
- 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: BCZ39-275 (7) (a)  
THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25070843  
CASE ADDR: 2605 SW 13 PL  
OWNER: MCTEER, GERALDYN E  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO YELLOW AND WHITE PLASTIC BAGS, EMPTY POTS, PIECES OF WOOD, AND OTHER MISCELLANEOUS ITEMS AND DEBRIS

VIOLATIONS: 9-280(h)(1)  
BOTH THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING SLATS AND THE CHAIN LINK FENCE HAS AREAS WERE THE POST IS MISSING. THE MESH IS LOOSE, AND THE TOP BAR IS BENT AND NOT ATTACHED.

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: 9-308(b)  
THERE IS A BLACK TARP ON THE ROOF BEING HELD DOWN BY LOOSE BRICKS OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
April 30, 2026  
9:00 AM

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

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

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

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

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

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

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CASE NO: CE25060029  
CASE ADDR: 2901 SW 17 ST C-D  
OWNER: A&D RE HOLDINGS LLC  
INSPECTOR: MATTHEW FLESHER  
COMMISSION DISTRICT 4

VIOLATIONS: 47-18.47.A.  
THIS RD-12.22 ZONED PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT IN THE CITY OF FORT LAUDERDALE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25080478  
CASE ADDR: 1412 NE 5 CT  
OWNER: TREMONT, JOSEPH  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE IS DISCOLORED AND STAINS OF DIRT/OIL. THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 47-25.3.A.3.a  
LIGHTS ILLUMINATING ABUTTING RESIDENTIAL PROPERTIES.

VIOLATIONS: 9-280 (C)  
THERE ARE PAVERS WALKWAYS AND SIDEWALKS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THE PAVERS AND SIDEWALKS ARE DIRTY AND DISCOLORED AND HAVE WEEDS/GRASS GROWING THROUGH IT.

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



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25080007  
CASE ADDR: 2521 SW 3 ST  
OWNER: PIERSALL, PATRICIA J SMITH  
INSPECTOR: RAMON OLIVERA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT BOAT TRAILER ON THE PROPERTY.

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

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS ARE STAINED WITH A BLACK SUBSTANCE AND HAVE AREAS OF MISSING/FADED PAINT.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS AREAS WHERE THE SLATS ARE MISSING, BROKEN, WARPED AND STAINED.

VIOLATIONS: 9-304 (b)  
THERE IS A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA. FURTHERMORE, THERE IS GRASS GROWING THROUGH AREAS OF 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.

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

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COMMUNITY SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

CASE NO: CE25090273  
CASE ADDR: 1752 LAUDERDALE MANOR DR  
OWNER: GARCIA, MELANIE MICHELLE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF  
INCLUDING BUT NOT LIMITED TO A BROOM.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 30, 2026

9:00 AM

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