

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026
9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

May 12, 2026

9:00 AM

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

**Richard Doody
PRESIDING**

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

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

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

May 12, 2026

9:00 AM

NEW BUSINESS

CASE NO: CE26030285
CASE ADDR: 3051 NW 19 ST
OWNER: AYUSHMAN LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 3

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA. THE READINGS WERE 75.9, 78.3, 78.4 DBA AND 95.8, 98.1, 96.7 DBC. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION IS TRANSIENT IN NATURE, AND AS SUCH, THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE FINES IN AN AMOUNT UP TO \$15,000.00.

CASE NO: CE26040262
CASE ADDR: 214 SW 2 ST
OWNER: SECOND CITY ENTERTAINMENT CO
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

GRAFFITI HAS BEEN PAINTED ON THE GLASS DOOR OF UNIT 214. THIS CONSTITUTES A PUBLIC NUISANCE AND AS SUCH FINES SHALL ACCRUE DAILY FROM THE DATE IT WAS FIRST OBSERVED. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306

GRAFFITI HAS BEEN PAINTED ON THE GLASS DOOR OF UNIT 214. THIS CONSTITUTES A PUBLIC NUISANCE AND AS SUCH FINES SHALL ACCRUE DAILY FROM THE DATE IT WAS FIRST OBSERVED. FINES SHALL RUN UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO IMPOSE THE FINES ACCRUED.

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May 12, 2026

9:00 AM

CASE NO: CE26030050
CASE ADDR: 1870 NW 24 TER
OWNER: LUX STONES LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ATTACHED TO A TRAILER ON THE VACANT LOT AT THE PROPERTY. BLACK DODGE RAM PICK-UP WITH FLAT TIRE AND EXPIRED TAG 8/22 PLATE NUMBER 68B-AZI.

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.

CASE NO: CE26030202
CASE ADDR: 1640 NW 25 AVE
OWNER: BANKS, ROBERTA EST
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE DERELICT VEHICLES AND TRAILERS ON THE PROPERTY. WHITE CHEVY VAN WITH NO TAG. LARGE BLACK TRAILER PLATE NUMBER DGKM51 WITH EXPIRED TAG. BLACK TRAILER WITH DERELICT CAR PLATE NUMBER ASE25 EXPIRED TAG. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24060508 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

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9:00 AM

CASE NO: CE26030431
CASE ADDR: 904 SE 13 ST
OWNER: 13TH STREET LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-279 (e) COMPLIED
THE MAIN BATHROOM SHOWER DOES NOT SUPPLY HOT WATER.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE REAR DOOR DOORKNOB IS BROKEN.

VIOLATIONS: 9-280 (f)
THE DISHWASHER AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE DISHWASHER IS NOT OPERABLE.

VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN GATE ON THE EAST SIDE OF THE PROPERTY HINGES ARE BROKEN.

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

CASE NO: CE26040395
CASE ADDR: 619 SW 17 ST
OWNER: NAIR, SAMEER
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 18-12 (a)
THE TRASH AND DEBRIS AT THIS PROPERTY IS ON THE GROUND NEXT TO THE TRASH CONTAINERS AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION, SEE CASE CE26030635. FINES SHALL ACCRUE FROM THE DATE THE VIOLATION IS FIRST OBSERVED UNTIL COMPLIANCE IS ACHIEVED. THIS CASE WILL BE REFERRED TO THE SPECIAL MAGISTRATE FOR THE IMPOSITION OF FINES UP TO \$5,000.00 PER DAY DUE TO THE REPEATED NATURE OF THE VIOLATION.

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CASE NO: CE26040003
CASE ADDR: 938 NW 17 AVE
OWNER: PONASA LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH THROUGHOUT THIS PROPERTY AND ITS SWALE. THIS IS REPEAT VIOLATION PER CASE CE24090486. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS LOCATION. THERE IS A GREEN AND WHITE TRACTOR TRAILOR CAB FRONT END WITH FLORDIA TRANSPORTER TAGS B27DF (OCT) , PARKED OVERNIGHT ON THIS RESIDENTIAL RD-15 ZONED PROPERTY.

VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING TOP CAPS ON TOP OF THE POLES AND THE FENCE IS NOT ATTACHED PROPERLY. ALSO, THE GATE NEEDS TO BE ABLE TO OPEN, BE FREE FROM DEBRIS, AND NOT SUNK INTO THE GROUND. THIS IS A RECURRING VIOLATION PER CASE CE24090486. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, THROUGHOUT THE PROPERTY, INCLUDING THE SWALE AREA. THIS IS REPEAT VIOLATION PER CASE CE24090486. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-308 (b)
THERE IS ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE DARK MARKS AND STAINS ON THE ROOF THAT NEEDS TO BE MAINTAINED. THIS IS REPEAT VIOLATION PER CASE CE24090486. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

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CASE NO: CE26040249
CASE ADDR: 633 NW 11 AVE 1-3
OWNER: BAR DAYAN REAL ESTATE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED

THERE IS A COUCH, PAINT PAILS, SHOPPING CART AND INDOOR FURNITURE OUTSIDE AT THIS RMM-25 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE23090083. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE ON THE RIGHT SIDE IS BROKEN APART AND ON THE RIGHT, SIDE IS DETACHED AND ON THE FLOOR. THE WOODEN FENCE LOCATED IN THE REAR OF THE PROPERTY IS LEANING OVER AND IN DISREPAIR. THE BRICK PILLER FENCE POST HAS CHIPPED/MISSING PAINT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO: THE RIGHT, LEFT AND BACK SIDE OF THE HOUSE AND THE SWALE. THIS IS A RECURRING VIOLATION PER CASE CE23010878. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT. THE FRONT OF THE BUILDING, RIGHT AND LEFT SIDE NEED TO BE PAINTED WHERE THE WALLS ARE STAINED AND HAVE CHIPPED PAINT. THIS ALSO INCLUDES THE DOORS. THIS IS A RECURRING VIOLATION PER CASE CE23010878. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR THE SCHEDULED HEARING DATE.

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CASE NO: CE25100233
CASE ADDR: 92 HENDRICKS ISLE
OWNER: KOLO 23 LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.13.(D)(2)

THE TIDAL BARRIER (SEAWALL) AT THIS RMM-25 RESIDENTIAL MULTI-FAMILY PROPERTY IS IN DISREPAIR AND IS ALLOWING TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE BARRIER ONTO ADJACENT PROPERTY AND/OR THE ROW.

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

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

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

CASE NO: CE26010661
CASE ADDR: 301 SEABREEZE BLVD
OWNER: A1A BOAT MARINA LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.D.

THERE IS A TRAILER ADVERTISED AS "FISHING HEADQUARTERS" ONSITE IN A PARKING LOT ZONED FOR CUSTOMER AND EMPLOYEE PARKING, IT IS NOT INTENDED AS A PAVED SURFACE FOR A STORAGE VEHICLE OR CONTAINER. EXCEPT AS PROVIDED HEREIN, PARKING FACILITIES SHALL NOT BE USED FOR THE STORAGE OR SALE OF MERCHANDISE, NOR SHALL THEY BE USED FOR THE STORAGE, DISPLAY, WASHING, SALE OR REPAIR OF VEHICLES OR EQUIPMENT. PARKING FACILITIES MAY BE USED FOR THE SALE OF MERCHANDISE ON A TEMPORARY BASIS FOR SPECIAL EVENTS WHEN APPROVED AS PROVIDED BY VOLUME I OF THIS CODE.

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CASE NO: CE26020363
CASE ADDR: 74 FIESTA WAY
OWNER: 1614-1626 86 LLC; 2205 HYLAN LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.1.(d) WITHDRAWN
THE PROPERTY IS VACANT. IT SHALL BE DEEMED AN ABANDONED DWELLING AND THE MORTGAGEE SHALL, WITHIN THEN (10) DAYS OF INSPECTION, REGISTER THE PROPERTY.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN EXTERIOR DOOR ON THE NORTH SIDE OF THE PROPERTY THAT IS OPEN AND NOT MAINTAINED. THE WINDOW ON THE NORTH SIDE IS IN DISREPAIR.

VIOLATIONS: 9-280(h)(1)
THE WHITE FENCE AND BLUE WINDOW AWNING AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WHITE FENCE HAS BROKEN SLATS AND WINDOW AWNING ARE STAINS AND DISCOLOR.

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

CASE NO: CE26030379
CASE ADDR: 15 NW 9 AVE
OWNER: ICE BREAKER HOLDINGS LLC
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

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

CASE NO: CE26030846
CASE ADDR: 921 NW 5 ST
OWNER: WILLIAM GREEN ENTERPRISES LLC
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 9-363
THE OWNER OF THIS RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY HAS NOT REGISTERED AS A LANDLORD. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE26020720
CASE ADDR: 413 NW 14 TER
OWNER: LEE, RAFAEL CARLOS H/E; LEE, NORGERY LAWARREN
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12 (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE OLD SANDBAGS, PIPES, PIECES OF WOOD AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-279 (g)
THE BATHROOM SHOWER HEAD AND WATER PIPE FOR THE SHOWER ARE NOT WORKING PROPERLY. THE BATHROOM WATER IS LEAKING THROUGH THE PIPE, THE BATHROOM SINK IS LEANING AND NOT ATTACHED TO THE WALL PROPERLY.
- VIOLATIONS: 9-279 (i)
THERE IS ONLY ONE STOVE BURNER THAT IS IN GOOD WORKING CONDITION. THE OTHER STOVE BURNER IS NOT IN GOOD WORKING CONDITION. EVERY OCCUPIED DWELLING UNIT SHALL HAVE A PROPERLY INSTALLED COOKING FACILITY CONSISTING OF A STOVE WITH AT LEAST TWO (2) STOVE BURNERS.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS FROM THE DETACHED UNIT ON THE REAR WHICH ARE DETERIORATED AND NOT MAINTAINED. IN THE BEDROOM: THE CEILING HAS CRACKS AND THERE IS A HOLE IN THE WALL. ALSO, THE BATHROOM FLOOR IS MISSING TILES.
- VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO: WIRES EXPOSED INSIDE THE DETACHED BUILDING. THE KITCHEN AND BATHROOM LIGHT SWITCHES ARE NOT OPERABLE.
- VIOLATIONS: 9-280 (h) (1)
THE CHAINLINK FENCE ON THE SOUTH SIDE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING.
- VIOLATIONS: 9-304 (b)
THERE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY IS STAINED AND DISCOLORED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS, SOFFITS AND FASCIA HAVE STAINS, MISSING AND PEELING PAINT.

CONTINUED

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

CASE NO: CE26040186
CASE ADDR: 3090 W BROWARD BLVD
OWNER: SHARDA BUILDING LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c) WITHDRAWN
THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY; WHITE SUV AND PICK-UP
TRUCK PARKED ON PARKING LOT WITHOUT TAGS.

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS B-1 ZONED
PROPERTY, THERE IS TRASH DEBRIS AND RUBBISH ON THE ROOF OF THE ENCLOSURE.

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 ZONED
PROPERTY, THE ASPHALT IS WORN OUT/FADED WITH SOME POTHOLES.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-1 ZONED PROPERTY; OUTDOOR
STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, CONES, PALLETS AND
MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE24090438. 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: 47-39.A.15.C
THERE ARE MULTIPLE FEATHERS/BANNERS SIGNS ERECTED ON THIS B-1 ZONED PROPERTY.

VIOLATIONS: 9-304 (b)
THERE IS A VAN PARKED ON THE GRASS/LAWN AREA FACING BROWARD BLVD.

CITY OF FORT LAUDERDALE
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May 12, 2026

9:00 AM

CASE NO: CE26030696
CASE ADDR: 560 SW 29 TER
OWNER: CORONEL-RODRIGUEZ, CARLOS
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE BLACK INFINITI Q SEDAN, WITH LICENSE PLATE AND VEGETATION GROWN OVER THE TIRES PARKED INSIDE THE FENCE, ON THE SIDE LAWN OF THE PROPERTY.

VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE STUMP IN THE FRONT OF THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THISRS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO PAINT BUCKETS, TIRES, LADDER, AND OTHER MISCELLANIOUS ITEMS.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAINLINK FENCE AT THIS PROPERTY HAS BENT POLES ALONG THE FRONT OF THE PROPERTY.

VIOLATIONS: 9-304(b) COMPLIED
THERE IS A BLACK INFINITI Q SEDAN PARKED ON THE SIDE LAWN OF THE PROPERTY. ALSO, THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES WITH GRASS AND WEEDS GROWING INSIDE OF THEM.

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

CASE NO: CE25120509
CASE ADDR: 3112 SW 12 PL
OWNER: NOEL, MARIE ANNE
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

CONTINUED

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- VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THE WHEEL STOPS ARE DIRTY AND BROKEN, AND THE PARKING SURFACE IS STAINED, CRACKED AND HAS NO PARKING LINES. ALSO, THE DRIVEWAY APRON HAS GRASS AND WEEDS GROWING THROUGH IT.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY. THERE ARE TIRES BEING STORED IN THE BACK OF THE PROPERTY.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE BUSHES NEED TO BE TRIMMED. ALSO, THERE ARE AREAS OF MISSING GROUND COVER THROUGHOUT THE PROPERTY.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE26020624
CASE ADDR: 1811 NE 8 ST
OWNER: C&C770 LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

- VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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May 12, 2026

9:00 AM

CASE NO: CE26020716
CASE ADDR: 1400 NE 17 TER
OWNER: MORENO, JAVIER ALEJANDRO
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND DISCOLORED AND FADED.

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

CASE NO: CE26030241
CASE ADDR: 1919 NE 21 ST
OWNER: BERNARD E KLEIN TR; MITCHELL, LORI TRSTEE
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

VIOLATIONS: 25-13.
THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-21.15.A.1
AN OAK TREE WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. 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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030268
CASE ADDR: 2810 RIVERLAND RD
OWNER: 2810 RIVERLAND LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 47-25.3.A.3.a
THERE ARE LIGHTS ON THE EAST SIDE OF THE PROPERTY THAT ARE ILLUMINATING THE ABUTTING PROPERTY AT NIGHT.

VIOLATIONS: 9-313.(C)
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS ON THE WATERWAY.

CASE NO: CE26030434
CASE ADDR: 2625 SUGARLOAF LN
OWNER: NAGORSKI, JANET ANN
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE23010579. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE26030774
CASE ADDR: 3333 RIVERLAND RD
OWNER: RACHELL MCKENNA, ELIGIA H/E; RACHELL, ALEXANDER ETAL
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE ENCROACHING ON THE SIDEWALK ON RIVERLAND RD.

CASE NO: CE26030781
CASE ADDR: 3161 RIVERLAND RD
OWNER: 3161 RIVERLAND LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. SOME OF THE LEAVES ON THE SHORT PALM TREE NEXT TO THE SIDEWALK ARE GROWING OVER THE SIDEWALK.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030834
CASE ADDR: 2299 SW 28 TER
OWNER: WOODS, RYAN PATRICK
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY AND THE SWALE. THERE IS AN ACCUMULATION OF DEAD LEAVES ON THE SWALE AND A PILE OF DEAD PALM FRONDS IN FRONT OF THE WOOD FENCE.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE BUSHES ARE ENCROACHING ONTO THE SIDEWALK, AND SOME OF THE BRANCHES FROM THE TREES ARE HANGING LOW OVER THE SIDEWALK, IMPEDING THE PATHWAY FOR PEDESTRIANS.

CASE NO: CE26010342
CASE ADDR: 3050 NW 17 ST
OWNER: HOLE 1 LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 15-28
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT. THIS BUSINESS MUST OBTAIN A LICENSE FROM THE FLORIDA DEPARTMENT OF HOTELS AND RESTAURANTS AS A TAKE-OUT RESTAURANT. ADDITIONALLY, CUSTOMERS MAY ONLY PARK IN HER DRIVEWAY, NOT IN THE RIGHT-OF-WAY (STREET).

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 IN FRONT OF THE HOUSE.

CASE NO: CE26020679
CASE ADDR: 531 NW 7 TER
OWNER: HENRY, BOBBY R
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS RMM-25 ZONED VACANT LOT ARE MISSING LAWN COVER AS REQUIRED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26010830
CASE ADDR: 1305 NW 2 ST
OWNER: TIA COMMERCIAL LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED
WASTE CONTAINERS ARE BEING LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND ARE NOT BEING PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION, REFERENCE CASE CE25120033. 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 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: CE26020681
CASE ADDR: 537 NW 7 TER
OWNER: FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-19.5.E.7. COMPLIED
THE FENCE AT THIS RMM-25 ZONED PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT CONDITION. THE GREEN PRIVACY SCREEN IS DETACHED IN SEVERAL PLACES.

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS RMM-25 ZONED VACANT LOT, INCLUDING THE SWALE, DOES NOT HAVE GROUND COVER AS REQUIRED.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 ZONED PROPERTY. THERE IS A DUMPSTER STORED ON THE PROPERTY.

CASE NO: CE26030111
CASE ADDR: 701 NW 5 AVE F2-1140
OWNER: THRIVE DEVELOPMENT GROUP LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 15-28
THE BELOW BUSINESSES AT THIS LOCATION ARE OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT FLAGLER SCHOOL OF REAL ESTATE SELLSTATE 360 REAL ESTATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

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

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

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

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

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

CASE NO: CE25050784
CASE ADDR: 616 NW 4 AVE 1-3
OWNER: 312 NW 7TH STREET LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: 18-7. (b)
THERE IS A UNIT AT THIS PROPERTY THAT APPEARS TO HAVE BEEN BOARDED WITHOUT A CERTIFICATE.

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

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE OIL STAINS, CRACKS, UNEVEN SURFACES, DIRTY/FADED WHEEL STOPS AND STRIPES.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA, SOFFITS AND EXTERIOR BUILDING WALLS ARE STAINED AND OR DIRTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

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

- VIOLATIONS: 18-12. (a) ****COMPLIED 2/23/26****
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE CONSISTING OF BUT NOT LIMITED TO LITTER, LANDSCAPE DEBRIS AND OTHER MISCELLANEOUS ITEMS. THERE ARE ALSO WEEDS GROWING THROUGH THE PEBBLES AT THE ENTRANCE OF THE 913 BUILDING.
- VIOLATIONS: 24-29. (a) ****COMPLIED 4/22/26****
DUMPSTER ENCLOSURE IS OVERFLOWING WITH TRASH.
- VIOLATIONS: 47-20.20. (H) WITHDRAWN
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE WHEELSTOPS THAT ARE BROKEN AND FADED STRIPES.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE ARE ITEMS BEING STORED AT THIS RAC-UV ZONED PROPERTY CONSISTING OF BUT NOT LIMITED TO BIKES, SHOPPING CARTS, WOODEN TABLES AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY HINDERING THE VISIBILITY OF THE RAILROAD "NO TRAIN HORN" SIGN AND HINDERING PEDESTRIAN MOVEMENT ON THE SIDEWALK.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR INCLUDING THE FASCIA THAT ARE STAINED/DIRTY AND HAVE MISSING, PEELING PAINT.

CASE NO: CE26030008
CASE ADDR: 916 NW 3 AVE
OWNER: CAPA INVESTMENTS LLC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

VIOLATIONS: 24-27 (b) COMPLIED
THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. TRASH PICK UP DAYS: WEDNESDAY & SATURDAY BULK TRASH PICK UP: EVERY 3RD MONDAY.

VIOLATIONS: 47-20.20. (H)
THE PARKING FACILITY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE CRACKS, OIL STAINS, FADED STRIPES AND MISSING WHEELSTOPS.

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

CASE NO: CE26020273
CASE ADDR: 712 NW 19 ST
OWNER: EC FINANCIAL SOLUTION LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE, NISSAN ULTIMA, EXPIRED TAG KQ5-97B ON THE SWALE OF THIS PROPERTY.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY HAS OIL STAINS AND DISCOLORED.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26020276
CASE ADDR: 708 NW 19 ST
OWNER: FULL GOSPEL ASSEMBLY OF FT LAUD; GEORGES, YVON TRSTEE
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 24-29 (a) -
THERE IS A TRASH CART AT ROADSIDE THAT IS OVERFLOWING WITH TRASH

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY HAS OIL STAINS AND THE ASPHALT IS DISCOLORED.

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

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

CASE NO: CE26031051
CASE ADDR: 745 NW 4 AVE
OWNER: 1004 NW 6TH ST LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE. THERE ARE PILES OF TREE BRANCHES ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION FROM CASE CE23080629 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES AND HEDGES ARE ENCROACHING ONTO THE SIDEWALK. THIS IS A RECURRING VIOLATION FROM CASE CE23080629 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030296
CASE ADDR: 1401 NE 17 CT
OWNER: PULSO MIAMI LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 1

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC
RIGHT-OF-WAY SIDEWALK AND BLOCKING THE VIEW OF THE RAILROAD LIGHT SIGNAL.

CASE NO: CE26031038
CASE ADDR: 2933 E LAS OLAS BLVD
OWNER: STARLIGHT INTERNATIONAL; HOLDINGS INC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.
THERE IS GRAFFITI 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)
THERE IS TRASH, RUBBISH, DEBRIS, GARBAGE AND BROKEN GLASS ON THIS PROPERTY
AND ITS SWALE.

VIOLATIONS: 47-19.4.D.8.
THERE IS A DUMPSTER ENCLOSURE AT THIS PRD-ZONE PROPERTY THAT IS NOT BEING
MAINTAINED. THE WALLS ARE STAINED AND DIRTY AND INSIDE OF THE ENCLOSURE IT IS
FILLED WITH GARBAGE AND A ACCUMULATION OF TREE LEAVES.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PRD-ZONE
PROPERTY. THE PAVERS ARE STAINED WITH OIL, DISCOLORED AND THE STRIPING IS
FADED.

VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE
WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES THAT ARE LOOSE AND
HANGING OUTDOORS.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26010665
CASE ADDR: 1531 NW 8 AVE
OWNER: BENO HOLDINGS LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-1

THERE IS AN INDOOR COUCH ON THE OUTSIDE SITTING UNDER THE PORCH NEXT TO THE EXTERIOR WALL 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 ITS SWALE.

VIOLATIONS: 47-20.20 (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT IS FADED AND THERE ARE OIL STAINS.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE STAINS ON THE INTERIOR CEILING OF POSSIBLE WATER LEAK.

CASE NO: CE25090029
CASE ADDR: 6351 NE 20 TER
OWNER: BUCKLEY, CHARLES & MILAGROS
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED/FADING AND IS NOT BEING MAINTAINED IN A WELL-KEPT APPEARANCE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-308 (b)

THERE IS ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND DIRTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25090634
CASE ADDR: 2011 S PERIMETER RD A
OWNER: CITY OF FORT LAUDERDALE; % FT LAUD EXECUTIVE AIRPORT
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28 ***COMPLIED***
THE BUSINESS (JSX) AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR
BUSINESS TAX RECEIPT

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF
FORT LAUDERDALE. THERE IS NON-PERMITTED JSX FLAG SIGNS. THERE ARE NO RED
PARKING SIGNS, EXIT SIGNS AND DIRECTIONS SIGNS POSTED ON THE
PROPERTY WITHOUT PERMITS ON FILE.

CASE NO: CE25120067
CASE ADDR: 2948 NW 60 ST
OWNER: BOYWIC FARMS LTD
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28
THE BUSINESS (FULL ARCH MILL DENTAL SERVICES INC) AT THIS LOCATION IS
OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25120167
CASE ADDR: 2457 E COMMERCIAL BLVD
OWNER: 2457 COMMERCIAL PLAZA LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

CASE NO: CE25120588
CASE ADDR: 5734 NE 18 TER
OWNER: 2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25120594
CASE ADDR: 5990 NE 18 AVE
OWNER: EIGHTEEN CYPRESS CREEK LLC
INSPECTOR: SHAYQWAN KENDRICK
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.
THERE IS ILLEGAL LAND USE OF OUTDOOR STORAGE OCCURING AT THIS RMM-25 PROPERTY.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

VIOLATIONS: 9-280(C)
THE EXTERIOR WALKWAYS HAVE NOT BEEN MAINTAINED.

VIOLATIONS: 9-280(g)
THERE ARE ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

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

VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY OBSTRUCTING THE SCHOOL CROSSING SIGN.

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 HAS STAINS AND MISSING, PEELING PAINT.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26010022
CASE ADDR: 6200 N FEDERAL HWY
OWNER: 6200 NORTH FEDERAL LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

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

VIOLATIONS: 47-19.9.A.5.a

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

CASE NO: CE26010853
CASE ADDR: 5151 NE 14 TER
OWNER: TEMPLE BAT YAM OF; EAST FORT LAUDERDALE INC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING THE PUBLIC RIGHT-OF-WAY BLOCKING THE "SCHOOL ZONE 15 MPH" SIGN.

CASE NO: CE26020421
CASE ADDR: 2901 NE 51 ST 3
OWNER: MA PROSPER INVESTMENTS LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-1. COMPLIED

THERE IS A VESSELL CALLED TOMMY BAHAMAS (VA-4070BN) AT THIS RMM-25 ZONE PROPERTY IS SPILLING OUTBOARD OIL UNTO THE WATERWAY. IT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000 FOR IRREPARABLE AND IRREVERSIBLE VIOLATION.

CASE NO: CE26030363
CASE ADDR: 5150 BAYVIEW DR
OWNER: PRIMO, ROBERT M
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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 HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

VACATION RENTALS

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

VIOLATIONS: 15-272. (a)

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

CASE NO: CE26040050
CASE ADDR: 6541 NE 20 AVE
OWNER: STADLER, KAI H/E; SCHMID, LAUREN
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 CE26031324. 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

May 12, 2026
9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE26030600
CASE ADDR: 1215 E BROWARD BLVD
OWNER: HORST, MEGAN; HORST, NADJA
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: CE26030097
CASE ADDR: 1517 NE 17 TER
OWNER: HAPPY SEAHORSE LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL 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: CE26030599
CASE ADDR: 3110 NW 67 CT
OWNER: TOMLINSON, TANESHA
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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030962
CASE ADDR: 5260 NE 17 TER
OWNER: BARRAGAN, RODRIGO
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: CE26030847
CASE ADDR: 110 SW 3 AVE
OWNER: NUGENT AVENUE RETAIL LLC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY FRONT SIDEWALK WHICH INCLUDED BUT NOT LIMITED TO CUPS, CANS, TRAYS, ETC.

CASE NO: CE26020252
CASE ADDR: 849 SEABREEZE BLVD K100
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 4

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50 DBA AFTER 10 P.M. THE READING WAS 66.0 DBA.

CASE NO: CE26030843
CASE ADDR: 1128 N VICTORIA PARK RD
OWNER: 1114-1132 PROGRESSO VICTORIA LLC
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a

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

VIOLATIONS: 17-7.10.a

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030944
CASE ADDR: 210 SW 2 ST
OWNER: THE RESTAURANT PEOPLE LLC; %TARPON BEND
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SIDEWALK AND ALONG THE CURB ON THE STREET. THIS VIOLATION IS TRANSIENT IN NATURE.

CASE NO: CE26031202
CASE ADDR: 1035 NW 5 AVE
OWNER: ST LOUIS, VILSAINT
INSPECTOR: DAVID GOODRUM JR
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: CE26030672
CASE ADDR: 200 SW 2 ST
OWNER: WILLIAM BERKE & ALAM BERKE; TRSTEEES LLC
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. ITEMS INCLUDING CANS, CUPS, AND OTHER MISCELLANEOUS DEBRIS.

CASE NO: CE26010771
CASE ADDR: 849 SEABREEZE BLVD K100
OWNER: CITY OF FORT LAUDERDALE
INSPECTOR: AHMAD WALLACE
COMMISSION DISTRICT 2

VIOLATIONS: 17-6.
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS DBA.

CASE NO: CE26030232
CASE ADDR: 2120 SW 28 WAY
OWNER: 2120 SW 28TH WAY LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 4

VIOLATIONS: 17-7.10.a
THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030306
CASE ADDR: 1485 NE 57 CT
OWNER: BRAVALGO ENTERPRISES LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

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

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

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

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

CASE NO: CE26031234
CASE ADDR: 918 NW 14 ST
OWNER: PALACIO, CAMILO
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b) WITHDRAWN
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AND IMMEDIATE CIVIL PENALTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030930
CASE ADDR: 3317 NE 16 CT
OWNER: 3317 NE 16TH CT LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

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

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

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25110526
CASE ADDR: 1649 NE 8 AVE
OWNER: ALON, LIRON
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272(a)

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

CASE NO: CE26030889
CASE ADDR: 3200 NE 26 ST
OWNER: 3200 NE 26TH STREET 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: CE26030974
CASE ADDR: 1705 NE 11 ST
OWNER: 1705 NE 11TH STREET 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: CE25110524
CASE ADDR: 5251 NE 26 AVE
OWNER: KENNEDY, KATHLEEN; WEBER, DONALD
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030533
CASE ADDR: 2600 NE 30 ST
OWNER: JEAN, PETER LAFONSSE, MONICA
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: CE26030568
CASE ADDR: 2908 BAYVIEW DR
OWNER: STHAD INVESTMENTS LLC
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: CE26030598
CASE ADDR: 2506 NE 30 ST
OWNER: SANCHEZ, ALAN & CAROLINA
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.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030601
CASE ADDR: 1600 POINSETTIA DR
OWNER: 1600 POINSETTIA DRIVE LLC
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: CE26030970
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 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: CE26030912
CASE ADDR: 1717 BAYVIEW DR
OWNER: BENBOW, TREFOR
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 1

VIOLATIONS: 17-7.1.a

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

VIOLATIONS: 17-7.10.a

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

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030649
CASE ADDR: 660 E MELROSE CIR
OWNER: MARAGH, WENDY H/E; CHAN, TINY
INSPECTOR: ALEX EUGENE
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS
PLAINLY AUDIBLE 25 FEET FROM THE PROPERTY LINE AFTER 10:00 P.M.

CASE NO: CE25080739
CASE ADDR: 1821 SW 23 TER
OWNER: ADAMS, RANDALL ANDREW
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS ROOFED CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BLACK
GARBAGE BAGS, BOXES 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 ADVERSELY AFFECT AND IMPAIR THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING
VIOLATION REFER TO CASE NUMBER CE23110602. THIS CASE WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE26030943
CASE ADDR: 208 SW 2 ST
OWNER: 208 SW 2ND ST LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SIDEWALK AND ALONG THE CURB ON THE
STREET. THIS VIOLATION IS TRANSIENT IN NATURE.

CASE NO: CE26030945
CASE ADDR: 214 SW 2 ST
OWNER: SECOND CITY ENTERTAINMENT CO
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SIDEWALK AND ALONG THE CURB ON THE
STREET. THIS VIOLATION IS TRANSIENT IN NATURE.

VIOLATIONS: 9-306-

GRAFFITI HAS BEEN PAINTED ON THE GLASS DOOR OF 214 SW 2 ST. THIS VIOLATION IS
TRANSIENT IN NATURE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE26030286
CASE ADDR: 721 NW 2 AVE
OWNER: CITYFLATS LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.10.a

THERE IS NON-AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT IS PLAINLY AUDIBLE FROM 25 FEET OF THE PROPERTY LINE. THIS VIOLATION IS CONSIDERED TRANSIENT IN NATURE THUS CONSTITUTES AN IMMEDIATE CIVIL PENALTY.

CASE NO: CE26031059
CASE ADDR: 1730 NE 23 AVE
OWNER: KR MANAGEMENT LLC
INSPECTOR: ROBERT KROCK
COMMISSION DISTRICT 1

VIOLATIONS: 15-275(5)

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

VIOLATIONS: 17-7.1.a

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

VIOLATIONS: 17-7.10.a

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

CASE NO: CE26030160
CASE ADDR: 401 N BIRCH RD TH7
OWNER: CUFFIA,ANA ALVAREZ & GIANCARLO
INSPECTOR: JESSICA MARTINEZ
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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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

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

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

May 12, 2026

9:00 AM

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

- VIOLATIONS: 18-1.
THERE IS UNDER ROOF STORAGE CONSISTING OF PLASTIC BINS AND MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-21.16.A.
THERE IS A STUMP IN THE FRONT OF THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/MEDIUM HIGH DENSITY PROPERTY LOCATED NEXT TO A PALM TREE.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RMM-25 - RESIDENTIAL MULTIFAMILY MID RISE/ MEDIUM HIGH DENSITY PROPERTY. THERE ARE WOODEN AND PLASTIC STRUCTURES, CAGES AND MISCELLANEOUS ITEMS BEING STORED OUTSIDE.
- VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THE WIRES ARE HANGING AROUND THE PROPERTY IN SEVERAL AREAS.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A GRAY TOYOTA CAMRY IS BEING PARKED ON THE GRASS OF THIS PROPERTY AND THE DRIVEWAY AT THIS PROPERTY IS MISSING GRAVEL AND HAS WEEDS AND GRASS GROWING THROUGH, AS WELL AS BEING STAINED.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 9-363

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

CASE NO: CE26030890
CASE ADDR: 1504 NE 6 ST
OWNER: SUBLIME SANCTUARY 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: CE25100830
CASE ADDR: 2820 NW 22 ST
OWNER: WRIGHT, CHERYL
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110072 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF GRASS AND LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24110072 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AND CHAIN LINK FENCE AT THIS PROPERTY ARE IN DISREPAIR AND ARE NOT BEING MAINTAINED AS REQUIRED. THE FENCE IN THE FRONT YARD, SIDE YARD AND REAR OF PROPERTY BY THE ALLEWAY.

VIOLATIONS: 9-304 (b)

THE GRAVEL APRON OF THE DRIVEWAY HAS WEEDS GROWING THROUGH.

CONTINUED

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VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

CASE NO: CE24110006
CASE ADDR: AURAMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20 (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS, ETC.

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: CE24110064
CASE ADDR: 3100 BELMAR ST
OWNER: SEA CLUB OCEAN RESORT HOTEL INC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20 (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE BROKEN, FADED WHEELSTOPS, POTHOLES, FADED ASPHALT AND SURFACE MARKINGS, WEEDS, LITTER, LACK OF LANDSCAPING, BROKEN TILES ON THE PAVEMENT LEADING TO RESORT STAIRS, ETC.

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
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CASE NO: CE25100037
CASE ADDR: 629 RIVIERA ISLE DR
OWNER: 629 SE RIVIERA DR LLC
INSPECTOR: PAULETTE DELGROSSO
COMMISSION DISTRICT 2

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: 24-27 (f)
THERE ARE TRASH CARTS THAT ARE OVERFILLED WITH THEIR LIDS OPEN AT THIS LOCATION.

CASE NO: CE25080778
CASE ADDR: 2510 NW 23 AVE
OWNER: ROCK ISLANDS OAKS HOMEOWNERS ASSN INC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

CASE NO: CE25100206
CASE ADDR: 1229 MIAMI RD 1-6
OWNER: NAOPLY LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION SEE CASE CE24020301 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE FOR A FINDING OF FACT.

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

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CITY OF FORT LAUDERDALE
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9:00 AM

CASE NO: CE25070229
CASE ADDR: 720 NW 20 AVE
OWNER: PROGRESSIVE INDUSTRIES LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 24-27. (b)
THE TRASH CARTS WERE NOT PULLED BACK TO AN APPROVED AREA AND LEFT OUT ALONG THE FENCE ON A NON-TRASH DAY. THIS IS A RECURRING VIOLATION PER CASE CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
- VIOLATIONS: 47-20.20. (H)
THE DRIVEWAY AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING HAS STAINS, DARK MARKS, FADED PARKING LINES AND WHEEL STOPS WITH DARK MARKS. ALSO, THERE ARE CRACKS WITH LOOSE ROCKS AND WEEDS AND GRASS GROWING THROUGH.
- VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE BEING USED IN THE FRONT OF THE RESIDENCE. THERE IS INSIDE FURNITURE BEING USED OUTSIDE A DESK BY THE FRONT DOOR OF APT 3 TABLE.
- VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS AT THIS RM-15 MULTI-UNIT APARTMENT BUILDING WITH WALLS THAT HAVE DARK MARKS AND STAINS AND, IN A FEW AREAS, MISSING PAINT. THIS IS A RECURRING VIOLATION PER CASE CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
- VIOLATIONS: 9-280 (h) (1)
THE FENCE IS MISSING PARTS NOT PROPERLY CONNECTED AND NOT PROPERLY MAINTAINED.
- VIOLATIONS: 9-305 (b)
THERE ARE AREAS THROUGHOUT THE PROPERTY AND ITS SWALE WITH DEAD OR MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE23100697. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
- VIOLATIONS: 9-306
THE EXTERIOR FASCIA BOARD HAS DARK MARKS AND STAINS.
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9:00 AM

CASE NO: CE25080531
CASE ADDR: 3507 SW 14 ST
OWNER: SOSA PORTAL, ELIZABET J H/E; PORTAL SEVILLANO, MYRNA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 47-19.1.D.
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE ULDR. THE CAR CANOPY DOES NOT MEET THE REQUIRED FRONT YARD SETBACKS.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A LADDER AND OTHER MISCELLANEOUS ITEMS ON THE WEST SIDE OF THE PROPERTY NEXT TO THE DRIVEWAY.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY HAS BLUE 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 ON THE PROPERTY AND ON THE SWALE.

CASE NO: CE25080138
CASE ADDR: 331 SW 31 AVE
OWNER: 331 SW 31 AVE LAND TR; WILSON, PETER ROY TRSTEE
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING, BUT NOT LIMITED TO A SOFA, CHAIRS AND OTHER FURNITURE, AS WELL AS TRASH BAGS. BULK TRASH IS THE SECOND TUESDAY OF THE MONTH.

VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION (SEE CE23060357) AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE
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May 12, 2026

9:00 AM

CASE NO: CE25070331
CASE ADDR: 801 SW 27 AVE
OWNER: WORDS CREATE WORLD LLC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES ON THE SWALE. THERE ARE EIGHT VEHICLES WITHOUT TAGS OR WITH EXPIRED TAGS ON THE RIGHT OF WAY.

VIOLATIONS: 26-129(a)(4)
NO PERSON SHALL STOP, STAND, OR PARK A VEHICLE, EXCEPT WHEN NECESSARY TO AVOID CONFLICT WITH OTHER TRAFFIC OR IN COMPLIANCE WITH THE DIRECTION OF A POLICE OFFICER OR TRAFFIC CONTROL DEVICE, IN ANY OF THE FOLLOWING PLACES: (4) ON A SIDEWALK.

VIOLATIONS: 47-19.5.H.3
THIS B-2 ZONED PROPERTY HAS A FENCE WITH BARBED WIRE ON THE TOP, WHICH IS NOT ALLOWED AT A PROPERTY NEXT TO A RESIDENTIAL PROPERTY.

VIOLATIONS: 47-19.9.A.2.a.
THERE IS OUTDOOR STORAGE ON THIS B-2 COMMERCIAL PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY. ITEMS INCLUDE, BUT ARE NOT LIMITED TO, TARPS, PALLETS AND BOXES.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SIGNS ON THE FENCE, INCLUDING "NO PARKING" SIGNS THAT DO NOT HAVE PERMITS.

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

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

CASE NO: CE25090386
CASE ADDR: 1700 NW 9 ST
OWNER: PERRY SMITH, ARQUILLA CHERISSE
PERRY WILLIAMS, NATALIE C
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.9.M.
THIS RD-15 ZONED VACANT LOT HAS HAD ALL THE SOD REMOVED AND COVERED WITH CRUSHED ROCK. A VACANT LOT MUST HAVE LIVING GROUND COVER.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25090646
CASE ADDR: 924 NW 24 AVE
OWNER: SANTIAGO, HECTOR J
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH OF GRASS AND WEEDS ON THIS RESIDENTIAL PROPERTY.

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

VIOLATIONS: 24-7 (b)
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT AT THE SCHEDULED DATE. BULK TRASH IS THE THIRD MONDAY OF THE MONTH, WHICH WAS SEPTEMBER 15. THE NEXT BULK TRASH PICKUP WILL BE ON OCTOBER 20. BULK TRASH MAY BE PUT OUT 24 HOURS IN ADVANCE.

VIOLATIONS: 25-13
THERE IS A DRIVEWAY TO THE WEST OF THE MAIN DRIVEWAY THAT HAS BEEN CONSTRUCTED WITHOUT A PERMIT.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS RESIDENTIAL PROPERTY IS STAINED AND NEEDS TO BE CLEANED.

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 INCLUDING THE FASCIA.

CASE NO: CE25070944
CASE ADDR: 440 NW 15 AVE
OWNER: BUSH, LORI H/E; BUSH, JAMES
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH IN THE DRIVEWAY, GOING BACK TO THE REAR OF THE PROPERTY AS WELL AS UNDER THE TREE IN THE FRONT YARD.

VIOLATIONS: 6-33
THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE ARE TWO VERY AGRESSIVE PIT BULLS RUNNING FREE AND NOT CONFINED TO THE PROPERTY. DUE TO THE NATURE OF THESE ANIMALS, THIS INSPECTION REPORT WILL BE POSTED TO THE PROPERTY BUT ONLY SENT VIA US MAIL.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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

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

VIOLATIONS: 9-308 (b)
THERE ARE REMNANTS OF BLUE TARP AS WELL AS WHITE SHEETING ON THE ROOF.

CASE NO: CE25090685
CASE ADDR: 1022 NE 2 AVE
OWNER: L&H DEVELOPMENT GROUP LLC
INSPECTOR: GAIL WILLIAMS
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE21040613. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS MET OR NOT.

CASE NO: CE25080425
CASE ADDR: 5405 NE 22 TER
OWNER: KNEZEVICH, DAVID EST
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE24090516. 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: 9-308 (b)
THERE IS DEBRIS, WHICH IS NOT PERMANENT ON THE ROOF.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE24100018
CASE ADDR: 1011 NW 49 ST
OWNER: SCHLOSS, TROY G
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT BLACK VEHICLE WITH NO TAG PARKED ON THE PROPERTY UNDER THE CARPORT.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS CRACKED, DISCOLORED AND IS NOT IN A WELL KEPT APPEARANCE.

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

VIOLATIONS: 9-306
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 ON THE PROPERTY IS STAINED OR DIRTY. THE EXTERIOR WALL OF THE PROPERTY IS DIRTY.

VIOLATIONS: 9-308 (b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF HAS A BROWN TARP AND A METAL SHEET ON THE TOP. THERE IS TREE DEBRIS ON THE ROOF.

CASE NO: CE25020542
CASE ADDR: 3361 NW 64 ST
OWNER: MILLER, AMINATA I;
INFINITE GRATITUDE HAPPINESS TR
INSPECTOR: SHAYQWAN KENDRICK
COMMISSION DISTRICT 1

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 THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE IS GLASS LEFT FROM TRASH PICK UP THAT ENDANGERS THE SAFETY OF ADJACENT PROPERTIES.

CONTINUED

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9:00 AM

VIOLATIONS: 9-280 (C)
THE WALKWAY AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A SAFE CONDITION. THERE ARE UNEVEN AND BROKEN PAVERS CAUSING A UNSAFE PASSAGE. THE PAVERS ARE NOT BEING MAINTAINED IN A SAFE AND WELL KEPT APPEARANCE.

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

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. THERE ARE AREAS OF THE FASCIA THAT IS STAINS AND/OR DIRTY.

CASE NO: CE25050765
CASE ADDR: 415 ARIZONA AVE
OWNER: CARRALERO DIAZ, YARANIS; GARCIA, NOSLEN ALMEIDA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS TRASH AND YARD DEBRIS IN THE BACKYARD BEHIND THE TRAILER PARKED ON THE GRASS.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK TRAILER IS BEING PARKED ON THE GRASS ON THE EAST SIDE OF THE PROPERTY.

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE24070683
CASE ADDR: 515 NE 4 ST
OWNER: 515 INC
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

VIOLATIONS: 47-19.4.D.1.
THERE IS A LARGE TRASH DUMPSTER ON PROPERTY WITHOUT A DUMPSTER ENCLOSURE NEXT TO THE SWALE/RIGHT-OF-WAY/SIDEWALK AREA.

VIOLATIONS: 47-34.1.A.1.
THERE IS A SHIPPING/STORAGE CONTAINER BEING STORED ON THIS PROPERTY.

CASE NO: CE25100871
CASE ADDR: 1120 NE 15 AVE
OWNER: LOMAR ACQUISITIONS LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE, THE ENTRY DOOR TO THE FENCE IS BROKEN AND NOT SECURED. THE SCREENED MESH IS TORN AND RIPPED IN DISREPAIR.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25010088
CASE ADDR: 1920 NW 9 ST
OWNER: KATANA 1920 LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE AREAS OF DEAD OR MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THE RIGHT AND LEFT SIDE OF THE BUILDING HAVE AREAS THAT NEED GROUND COVER SOD/GRASS.

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 BUILDING EXTERIOR HAS AREAS ON THE WALLS, FASCIA BOARD THAT HAVE DARK MARKS AND STAINS THAT NEED TO BE CLEANED AND PAINTED. THIS SHOULD INCLUDE THE WALLS, FASCIA BOARD, DOORS AND GARAGE DOORS.

CASE NO: CE25040906
CASE ADDR: 2201 NW 6 ST
OWNER: WEST SISTRUNK PLAZE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 47-21.9.M

THE LANDSCAPING ON THIS NWRAC-MUW VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER. THERE ARE AREAS THROUGHOUT THE PROPERTY THAT HAVE MISSING OR DEAD GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE 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 ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25050572
CASE ADDR: 913 NW 12 AVE 1-2
OWNER: ANGLADIN, PATRICK
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.9.A.2.a.
THERE IS OUTDOOR STORAGE ON THIS RMM-25 PROPERTY THAT CAN BE SEEN FROM THE ROW OR ABUTTING RESIDENTIAL PROPERTY. THERE IS A MATTRESS AND ASSORTED BUILDING PARTS IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY. THE GRAVEL IS MISSING IN MANY PLACES. THE WHEELSTOPS ARE FADED.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA HAS BEEN REPLACED BUT NOT PAINTED.

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

CASE NO: CE25040262
CASE ADDR: 844 NW 3 AVE 1-3
OWNER: NUNEZ, JOSE
INSPECTOR: JESSICA MARTINEZ
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 9-280(d)
MAILBOX IS BROKEN AND IS IN DISREPAIR.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO THE TREE ON THE NORTH WEST SIDE OF THE BUILDING.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

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

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

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

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

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT HONDA WITH NO TAG PARKED/STORED ON THIS PROPERTY.

VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES AND THE BLACKTOP IS FADED.

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

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

CASE NO: CE26030942
CASE ADDR: 200 SW 2 ST
OWNER: WILLIAM BERKE & ALAM BERKE; TRSTEEES LLC
INSPECTOR: MATHEW FLESHER
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THE SIDEWALK AND ALONG THE CURB ON THE STREET. THIS VIOLATION IS TRANSIENT IN NATURE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE23060482
CASE ADDR: 640 NW 21 TER
OWNER: JOAN LYDIA BRAVERMAN REV TR
BRAVERMAN, JOAN LYDIA TRSTEE
INSPECTOR: PATT GAVIN
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.
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.

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

May 12, 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

OLD BUSINESS

CASE NO: CE25100621
CASE ADDR: 1531 NW 12 ST
OWNER: JAMES, DONALD
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE ARE BOXES, CAR PARTS, BATTERIES, AN AIR COMPRESSOR, REFRIGERATOR 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: 18-4. (c)
THERE IS A WHITE DERELICT HYUNDAI SEATED ON JACKS STORED 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; REFRIGERATOR, WHEELBARROW, PIECES OF WOODS AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE AREA.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND SOFFITS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 12, 2026

9:00 AM

CASE NO: CE25100962
CASE ADDR: 832 NW 2 ST
OWNER: BOYS & GIRLS CLUBS OF BROWARD COUNTY INC
INSPECTOR: PATT GAVIN
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE AND THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE24060374. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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

VIOLATIONS: 9-280 (c)
THE STEPS AT THIS PROPERTY ARE DIRTY AND STAINED.

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

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

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

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

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

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

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