

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM



CITY OF
FORT LAUDERDALE



SPECIAL MAGISTRATE HEARING AGENDA

May 28, 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
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

NEW BUSINESS

CASE NO: CE26040541
CASE ADDR: 1511 NW 9 AVE
OWNER: PARYANTY HOUSE LLC
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF A MATTRESS, BUCKET, A WHITE DRESSER, A COLLER, AND OTHER MISCELLENAOUS ITEMS. THIS IS A RECURRING VIOLAITON REFER TO CASE NUMBER CE25010886. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR; THERE IS GRASS GROWING THROUGH IT. THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE25010886. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE THE FINES ACCRUED.

CASE NO: CE26020730
CASE ADDR: 2873 NE 30 ST
OWNER: BAYVIEW COURTYARD LLC
INSPECTOR: ALEIDA MESA
COMMISSION DISTRICT 1

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RMM-25 PROPERTY.

VIOLATIONS: 47-21.16.A.
THERE ARE DEAD TREE STUMPS ON THIS RMM-25 PROPERTY WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANTLIFE.

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

CASE NO: CE25120776
CASE ADDR: 1420 NW 5 AVE
OWNER: PROGRESSO FL LAND TR; EQUINOX REALTY HOLDINGS LLC TRTE
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 2

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

CONTINUED

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VIOLATIONS: 24-7 (b) COMPLIED
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE ARE MISCELLANEOUS ITEMS BEING STORED ON THE SWALE OF THE PROPERTY.

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY HAS MISSING AREAS OF ASPHALT AND WEEDS GROWING THROUGH.

CASE NO: CE26020662
CASE ADDR: 1524 SW 5 CT
OWNER: HERBRECHT, NANCY RUTH
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THE EXTERIOR WALLS AND FASCIA WERE OBSERVED HAVING STAINS AND/OR MISSING, PEELING PAINT.

CASE NO: CE26020719
CASE ADDR: 1705 SW 5 CT
OWNER: JOAN LYDIA BRAVERMAN REV TR
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c)
THERE ARE 2 DERELICT BOATS TO THE REAR OF THE PROPERTY IN THE WATERWAY CANAL. THERE IS ALSO A DERELICT FORD VAN PARKED IN THE FRONT OF THE PROPERTY:
(1) RED/WHITE BOAT WITH NO REGISTRATION AND COVERED IN TARPS.
(2) WHITE BOAT WITH NO REGISTRATION AND HAVING STAINS AND/OR MISSING PEELING PAINT.
(3) WHITE FORD E350 VAN FL TAG # P07180 EXPIRED 12-2022.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS ZONED RS-8 RESIDENTIAL PROPERTY. ITEMS OBSERVED STORED IN THE REAR YARD WHICH INCLUDED BUT NOT LIMITED TO TENTS, LADDERS, ETC.

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9:00 AM

CASE NO: CE26030483
CASE ADDR: 3011 NW 17 ST
OWNER: STUDIO 825 RENTALS LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED 4-16-26
THERE IS A BEEHIVE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a) COMPLIED 4-16-26
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE AS WELL AS THE REAR OF THE 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; TIRES, IGLOO COOLERS, SCRAP METALS,
WOOD, AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS
RS-8 ZONED SINGLE FAMILY RESIDENCE.

VIOLATIONS: 9-279(f) COMPLIED 3-24-26
THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

VIOLATIONS: 9-280 (b)
THERE IS A BROKEN WINDOW IN THE REAR OF THE HOUSE.

VIOLATIONS: 9-280 (g)
THE SMOKE DETECTOR IS BROKEN AND HANGING FROM THE CEILING, THE SMOKE DETECTOR
NEEDS TO BE REPAIRED AND OR REPLACED.

VIOLATIONS: 9-304 (b) COMPLIED 3/24/26
THERE ARE VEHICLES/TRAILERS, JET SKI 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.
THIS IS A REPEAT VIOLATION, SEE CASE CE25100652, FINES SHALL ACCRUE FROM THE
DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE
WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO
COMPLIANCE OR NOT.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS
INCLUDING FASCIA BOARDS, STAINED, DIRTY AND ROTTEN. THERE ARE AREAS OF THE
EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING
VIOLATION, SEE CASE CE25110081. 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
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE
FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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CASE NO: CE26030486
CASE ADDR: 2317 NW 20 ST
OWNER: THOMAS, NODER
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 PROPERTY CREATING A PUBLIC NUISANCE. THERE IS A LARGE SHIPPING CONTAINERS BEING STORED ON THE PROPERTY.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070613 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-278 (e)
THERE ARE HURRICANE SHUTTERS THAT ARE CLOSED COVERING THE WINDOWS, AT THIS OCCUPIED RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070613 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-280 (h) (1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODED FENCE HAS STAINS AND MISSING SLATS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070613 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-304 (b)
THE PARKING HAS OIL STAINS, CRACKS AND SMALL POTHOLES THE PARKING LOT NEEDS TO CLEANED AND RESURFACED. THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS AREA. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070613 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT. INCLUDING THE FASCIA.
- 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.

CONTINUED

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VIOLATIONS: BCZ-39-275 (6) (B)

THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 PROPERTY CREATING A PUBLIC NUISANCE. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT LIMITED FURNITURE, MATTRESSES, PLYWOOD, LADDERS CHAIRS, BAGS AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23070613 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE26031125
CASE ADDR: 2160 NW 24 ST
OWNER: FL33311 LLC
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE INCLUDING BUT NOT LIMITED TO TRASH BAGS AND PIECES OF CONCRETE.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THE PROPERTY IS BEING USED AS A STORAGE PARKING FACILITY FOR VEHICLES, INCLUDING COMMERCIAL VEHICLES, WHICH IS NOT PERMITTED WITHIN THE B-2 ZONING DESIGNATION. THE PROPERTY IS IN VIOLATION OF THE BUSINESS TAX RECEIPT NO.BT-GEN-25120035 WHICH WAS ISSUED SOLELY FOR THE INSTALLATION OF RADIO EQUIPMENT.

VIOLATIONS: 9-305 (b) COMPLIED

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

CASE NO: CE26031291
CASE ADDR: 3064 NW 20 CT
OWNER: MITCHELL, JOYELETTE
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND/OR RESURFACED.

CASE NO: CE26020296
CASE ADDR: 515 SE 9 ST
OWNER: 515 SE 9TH ST LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RAC-CC ZONE PROPERTY. THE WHEEL STOPS ARE FADED, STAINED, BROKEN, AND NOT PROPERLY ATTACHED TO THE GROUND. THE PARKING LINES ARE FADED. THERE IS A HOLE NEAR THE FRONT APRON.

CONTINUED

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VIOLATIONS: 9-279(f) COMPLIED

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION. THE PLUMBING IN UNIT #1 IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE PLUMBING PIPELINE IS CLOGGED AND/OR DAMAGED, CAUSING NO WATER SERVICE IN THE BATHROOM AND KITCHEN. THIS IS A RECURRING VIOLATION OF CASE CE26010427 AND AS SUCH THIS CASE WILL BE SCHEDULED FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE BROKEN SLATS.

VIOLATIONS: 9-363 COMPLIED

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

CASE NO: CE26031027
CASE ADDR: 108 SE 6 CT
OWNER: 116 SE 6TH COURT TOWERS LLC % LEVY REALTY ADVISORS LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS RAC-CC PARKING LOT 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. THERE IS GRAFFITI AT THE ENTRANCE BLACK POLE ALONG SE 1 AVE.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY \ALONG THE CORNER OF SE 7 ST AND SE 1 AVE.

CASE NO: CE26040071
CASE ADDR: 18 NW 1 AVE
OWNER: MI-3 PROPERTY LLC
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS GRAFFITI AT THIS RAC-CC CITY CENTER DISTRICT PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THERE IS DEROGATORY LANGUAGE ON THE REAR OF THIS BUILDING. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION REFERENCE CASE CE21110810. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING VIOLATION REFERENCE CASE CE22050055. THIS CASE WILL
BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER
OR NOT, THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-22.9. COMPLIED
ONE STOP SIGN IN FRONT OF STORE ENTRANCE HAVE BEEN ERECTED WITHOUT
THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR WALL, REAR AND INSIDE THE FENCE WHERE GAS EQUIPMENT IS LOCATED THAT
HAVE STAINS AND PEELING PAINT. THIS IS A RECURRING VIOLATION REFERENCE CASE
CE22050055. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A
FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO
THE HEARING DATE.

CASE NO: CE26040246
CASE ADDR: 414 SW 7 ST
OWNER: HORWITZ, BRENT KEVIN & HORWITZ, JODY
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS RD-15
ZONED VACANT PROPERTY AND/OR ITS SWALE. THERE ARE SEVERAL PILES OF DEAD PALM
FRONDS AND COCONUTS SPREADED THROUGHOUT THE FULL LOT. THE GRASS IS OVERGROWN
AS WELL. DEAD BRANCHES FROM A BAMBOO TREE AT THE FRONT ENTRANCE OF THE LOT
HAVE FALLEN OVER THE FENCE ONTO THE SWALE. THIS IS A RECURRING VIOLATION
SEE PREVIOUS CASE NUMBER CE22050586 AND THIS CASE WILL PROCEED TO SPECIAL
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO
COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (a) COMPLIED
THE LANDSCAPE AT THIS RD-15 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 PREVIOUS CASE NUMBER CE22050586
AND THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT
WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

CASE NO: CE25060707
CASE ADDR: 39 NE 16 CT
OWNER: LINGER, MICHAEL ARRON & WIESENBERGER, CHRISTOPHER DALLAS
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

CONTINUED

CITY OF FORT LAUDERDALE
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- VIOLATIONS: 47-21.16.A.
THERE IS A DEAD TREE ON THE PROPERTY
- VIOLATIONS: 9-280(h)(1)
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.
- VIOLATIONS: 9-304(b)
THE DRIVEWAY IS DIRTY AND HAS CRACKS FORMING IN THE ASPHALT.
- VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE26010283
CASE ADDR: 1415 NW 8 AVE
OWNER: GREEN, DORIS M & GREEN, IRVIN N
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

- VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES AT THIS PROPERTY. A BROWN HONDA AND A BRONZE TOYOTA BEARING NO TAGS.
- VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY IS STAINED, DIRTY AND HAS MISSING AREAS OF ASPHALT. THE WHEEL STOPS ARE ALSO DIRTY.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RM-15 ZONED PROPERTY. THERE ARE GLASS TABLES THAT ARE BEING STORED ON THE FRONT 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.

CASE NO: CE26020743
CASE ADDR: 1345 NE 5 TER
OWNER: JAGGI, KARUSH
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

- VIOLATIONS: 47-21.15.I.1.
THERE IS TREE ABUSE THAT HAS OCCURRED TO A FICUS TREE AT THIS RDS-15 ZONED PROPERTY.

CITY OF FORT LAUDERDALE
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CASE NO: CE26030602
CASE ADDR: 1316 NE 5 AVE
OWNER: BEAUTIFUL HOME 100 LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
THIS IS A RECURRING CASE, REFERENCE CASE CE24080266 THIS CASE WILL BE
PRESENTED TO THE MAGISTRATE SEEKING A FINDING OF FACT WHETHER COMPLIANCE
IS MET OR NOT.

VIOLATIONS: 9-276 (B) (3)
THERE IS EVIDENCE OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

VIOLATIONS: 9-279 (e) COMPLIED
THE WATER SERVICES IS NOT WORKING.

VIOLATIONS: 9-280 (b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE
WINDOWS THAT ARE NOT OPENING AND WALLS DAMAGED.

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

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 HAS STAINS AND MISSING, PEELING PAINT.

CASE NO: CE26030491
CASE ADDR: 823 E LAS OLAS BLVD
OWNER: GALLANT FOX L L C
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESS, TAKKRA SPA, AT THIS B-1 ZONED LOCATION IS OPERATING WITHOUT A
CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE26030485
CASE ADDR: 813 E LAS OLAS BLVD
OWNER: COOMBES PROPERTIES INC
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9.A.5.a
THERE ARE ITEMS PLACED ON THE B-1 ZONED PROPERTY, OUTSIDE OF THE
BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES, USED AS
OUTDOOR DINING. THIS BUSINESS HAS NOT OBTAINED AND COMPLETED THE NECESSARY
PERMITS FROM CITY OF FORT LAUDERDALE.

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CASE NO: CE26030496
CASE ADDR: 808 E LAS OLAS BLVD 101
OWNER: PRESTON'S HOLDINGS INC
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

VIOLATIONS: 15-28
THE BUSINESSES AT THIS RAC-EMU ZONED LOCATION, LAS OLAS SMI LLC (UNIT 101)
AND SISTO INT'L SHIPPING INC (UNIT 105), ARE OPERATING WITHOUT A CURRENT YEAR
BUSINESS TAX RECEIPT.

CASE NO: CE26030902
CASE ADDR: 500 SE 9 ST
OWNER: 955 S FEDERAL LLC
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY THERE IS DEAD
PALM FRONDS SCATTERED THROUGHOUT THE PARKING LOT ON BOTH EAST AND WEST SIDES.
THERE IS A TREE AND PALM BUSH ON THE NORTHEAST SIDE OF THE PARKING LOT THAT
ARE ENCROACHING ONTO THE PARKING SPACES.

VIOLATIONS: 18-4. (c)
THERE IS A DERELICT VEHICLE ON THE PROPERTY. VEHICLE: WHITE LIFT TRUCK GMC
7800 EXP: 12-18 LIC: JXJI59

VIOLATIONS: 47-20.20. (H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE
PARKING LINES ARE FADED. THE WHEELSTOPS ARE CRACKED, DIRTY AND STAINED.
THERE IS EXPOSED REBAR PROTRUDING OUT OF WHEELSTOPS LOCATED IN THE NORTHWEST
CORNER OF PARKING LOT. DEAD VEGETATION IS COVER DRAINAGE IN THE CENTER MEDIAN
OF THE PARKING LOT. THERE IS A PARKING SIGN THAT IS DAMAGED ON THE NORTHEAST
SIDE OF THE PARKING LOT.

CASE NO: CE26031309
CASE ADDR: 1404 E BROWARD BLVD
OWNER: GINGER MEDICAL OFFICE LLC
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26020750
CASE ADDR: 900 NW 16 TER
OWNER: ALFRED, MARC J
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY.
- VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A DEAD TREE STUMP ON THIS RD-15 ZONED PROPERTY.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OF OUTDOOR STORAGE OCCURING AT THIS RD-15 PROPERTY.
THERE IS A REFRIGERATOR IN AN UNENCLOSED CARPORT, WOOD BOARDS ALONG THE FENCE
AND A TENT.
- VIOLATIONS: 9-280(C) COMPLIED
THERE ARE DAMAGED BOARDS ON THE PORCH.
- VIOLATIONS: 9-304(b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA: INCLUDING BUT NOT
LIMITED TO, A GOLF CART, BLUE PICK-UP TRUCK, MOTORCYCLE, AND RED BRONCO.
ALSO, GRAVEL DRIVEWAY IS IN DISREPAIR AND NEEDS TO BE REPLENISHED.
- VIOLATIONS: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND
WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER,
INCLUDING BUT NOT LIMITED TO THE SWALE AREA.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE
EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT.

CASE NO: CE26030868
CASE ADDR: 1709 NW 8 CT
OWNER: POLETTO JIMENEZ, MARHIOM E H/E CARDENAS, JEAN KHARLOS
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE IS UNPERMITTED OUTDOOR STORAGE ON THIS RD-15 ZONED PROPERTY. INCLUDING
BUT NOT LIMITED TO: A TOILET, MOTOR BIKE, ITEMS UNDER A TARP AND LARGE
BUILDING PARTS. THESE ITEMS ARE CREATING A PUBLIC NUISANCE. IT IS BEING
MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME
INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH,
SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF
ADJACENT PROPERTIES.

CONTINUED

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VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH WITH TALL GRASS AND WEEDS THROUGHOUT THE PROPERTY MOSTLY IN THE FRONT AROUND THE WHEEL STOPS, MAILBOX AND CLOSE TO THE HOUSE. THIS INCLUDES THE OVERGROWTH IN THE PARKING LOT.

VIOLATIONS: 9-304 (b)
THE GRAVEL DRIVEWAY NEEDS TO BE REPLENISHED WITH ROCK. THERE IS GRASS AND WEEDS GROWING THROUGH THE ROCKS. ALSO, THE WHEELSTOPS ARE IN DISREPAIR AND DIRTY/STAINED.

VIOLATIONS: 9-305 (b)
THERE ARE SEVERAL AREAS OF DEAD OR MISSING GROUND COVER THROUGHOUT THE PROPERTY, INCLUDING THE SWALE AREA.

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

CASE NO: CE26030986
CASE ADDR: 628 NW 22 RD
OWNER: MADRE Y PADRE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIE
THERE IS TRASH AND DEBRIS, INCLUDING BUT NOT LIMITED TO: BAGS OF ROOFING ITEMS, FOAM MATTRESSES, BOX AND YARD DEBRIS, THROUGHOUT THE PROPERTY AND SWALE AREA.

VIOLATIONS: 47-21.11.A COMPLIED
THE LANDSCAPE CONDITIONS ON THIS CB-ZONED PROPERTY ARE NOT IN COMPLIANCE WITH THE ULDR REQUIREMENTS OF THE CITY OF FORT LAUDERDALE. THE PROPERTY HAS OVERGROWTH THAT REQUIRES LANDSCAPE MAINTENANCE.

VIOLATIONS: 47-21.16.A.
THERE IS A TREE STUMP LOCATED ON THE NORTHWEST 21ST TERRACE SIDE OF THE PROPERTY.

VIOLATIONS: 47-21.9.M
THE LANDSCAPING ON THIS CB-ZONED VACANT LOT HAS AREAS OF BARE AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

VIOLATIONS: 9-305 (b)
WITHDRAWN 3-23-26*

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CASE NO: CE26030994
CASE ADDR: 700 NW 19 TER
OWNER: GGH 48 LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH AND YARD DEBRIS THROUGHOUT THE ENTIRE PROPERTY,
INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE CHAINLINK FENCE IS DISCOLORED IN SEVERAL AREAS AND HAS RED DARK MARKS IN
SEVERAL AREAS. ALSO, THERE ARE SEVERAL AREAS ON THE CHAINLINK FENCE WITH
GAPS, MISSING TOP CAPS ON POLES AND TOP POLES ARE NOT ATTACHED AND HANGING.

VIOLATIONS: 9-304(b)
THE CONCRETE DRIVEWAY IS STAINED WITH DARK MARKS AND DIRT. THE DRIVEWAY NEEDS
TO BE CLEANED AND MAINTAINED.

VIOLATIONS: 9-305(B)
THERE ARE SEVERAL AREAS OF DEAD OR MISSING GROUND COVER THROUGHOUT THE ENTIRE
PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR FASCIA BOARD AND WALLS HAVE DARK MARKS AND STAINS THROUGHOUT THE
PROPERTY.

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE
ROOF. THERE ARE DARK MARKS AND STAINS THROUGHOUT THE ENTIRE ROOF.

CASE NO: CE26031300
CASE ADDR: 645 NW 15 AVE
OWNER: HOSPITALITY ESTATE LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 24-7(b) COMPLIED
BULK TRASH OUT ON A NON-BULK TRASH DAY (WOOD PILE, TRASH AND FURNITURE ON
PROPERTY SWALE).

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

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9:00 AM

CASE NO: CE26030250
CASE ADDR: 501 ALABAMA AVE
OWNER: MARRERO, MIGUEL A SEELAL, ALICIA
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

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

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

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

CASE NO: CE26030415
CASE ADDR: 680 SW 31 AVE
OWNER: HPA BORROWER 2016-2 LLC % TRICON RESIDENTIAL-RYAN LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS ROOFED STORAGE CONSISTING OF A DINING ROOM TABLE AND OTHER MISCELLANIOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-276 (B) (3) COMPLIED
THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. THERE WERE AN ABUNDANCE OF DEAD TERMITES PRESENT DURING THE INSPECTION.

VIOLATIONS: 9-280 (b) COMPLIED
SECTIONS OF THE CEILINGS ARE MISSING OR IN DISREPAIR IN MULTIPLE ROOMS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THE PROPERTY HAS CRACKS AND SMALL POTHOLES THROUGHOUT.

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

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

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

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9:00 AM

CASE NO: CE26030764
CASE ADDR: 350 CAROLINA AVE
OWNER: CLARKE, RUPERT H/E CLARKE, ROSEMARIE
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 SILVER HONDA CIVIC WITH A MISSING FRONT END, MISSING REAR END, FLAT TIRES, AND NO LICENSE PLATE BEING PARKED IN THE DRIVEWAY.

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

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

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

CASE NO: CE26031083
CASE ADDR: 170 GEORGIA AVE
OWNER: DELICE, DEJACMAR H/E FRANCOIS, JULIENNE
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: 47-39.A.1.b. (6) (b)
THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO CARDBOARD FILLED BOXES, CARPET, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS CRACKED, STAINED, AND COVERED WITH DIRT IN SOME AREAS.

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

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

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

CASE NO: CE26031327
CASE ADDR: 400 SW 31 AVE
OWNER: JOHNSON, JUANITA W EST
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-1. COMPLIED
THERE IS TRASH, DEBRIS, DISCARDED FURNITURE ON THIS PROPERTY, THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY DVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTSIDE STORAGE CONSISTING OF BUT NOT LIMITED TO TIRES, LUGGAGE, WHEELBARROW, WATER JUGS, BUCKETS, AND OTHER MISCELLANIOUS ITEMS.

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS PROPERTY IS STAINED WITH A BLACK SUBSTANCE.

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

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

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CASE NO: CE26040979
CASE ADDR: 3440 W BROWARD BLVD
OWNER: ANISE STAR LLC
INSPECTOR: RACHEL MOORE
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH AND YARD DEBRIS ON THIS ZONED B-1 PROPERTY, INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS IS A REPEAT VIOLATION PER CASE CE24090439. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 47-20.20.(H)
THE PARKING FACILITY IN THIS ZONED B-1 PROPERTY IS STAINED WITH DARK MARKS, GRASS AND WEEDS GROWING THROUGHOUT THE LOT THROUGH THE CRACKS. ALSO THE WHEELSTOPS HAVE DARK STAINS AND FADED PAINT AS WELL AS THE PARKING LINES NEEDS TO BE PAINTED DUE TO BEING FADED.

VIOLATIONS: 9-280(h)(1)
THE FENCE IS IN DISREPAIR. THERE ARE PARTS BENT NOT CONNECTED ON THE NORTHEAST SIDE ALONG THE FENCE AND ALSO THE MAIN GATE IS NOT PROPERLY ATTACHED AND SITTING ON THE GROUND WITH YARD DEBRIS COVERING THE BOTTOM OF THE FENCE POLE.

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, WHICH INCLUDES BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-306 COMPLIED
THERE ARE EXTERIOR WALLS THROUGHOUT THE PROPERTY WITH STAINS AND DARK MARKS. ALSO, SOME AREAS HAVE CHIPPED OR FADED PAINT. THIS IS REPEAT VIOLATION PER CASE CE24090439. DAILY FINES WILL ACCRUE FROM THE DATE THE VIOLATION IS OBSERVED UNTIL IT IS BROUGHT INTO COMPLIANCE. THIS INCLUDES ANY STAINS OR DARK MARKS ON THE FASCIA AND SOFFITS.

CASE NO: CE26031311
CASE ADDR: 3204 RIVERLAND RD
OWNER: GPJ GROUP LLC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE DEAD PALM FRONDS AND TREE BRANCHES ON THIS PROPERTY.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THE VEHICLE IS A BLACK CHEVROLET SUV WITH LICENSE PLATE SPQ24. IT IS DERELICT DUE TO EXPIRED TAGS.

CONTINUED

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VIOLATIONS: 9-280(h) (1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE TO THE FENCE IS BROKEN AND LAYING ON THE GROUND. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020206. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE IS LANDSCAPE MATERIAL GROWING OVER THE SIDEWALK ON RIVERLAND ROAD. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020206. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308(b) COMPLIED
THE ROOF IS STAINED. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE24020206. 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: CE26031337
CASE ADDR: 3137 SW 14 ST
OWNER: SALLY T JOYNER LIV TR JOYNER, RICHARD A ETAL
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A RED TRAILER PARKED ON THE RIGHT OF WAY WITH LICENSE PLATE AR8 8TW.

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL IN THE SWALE HAS WORN AWAY AND THERE IS GRASS GROWING THROUGH IT.

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

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

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9:00 AM

CASE NO: CE26031341
CASE ADDR: 3776 SW 16 PL
OWNER: MARADIAGA ROMERO, SERGIO D H/E MARADIAGA ROMERO, OLGA PATRICIA
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE CARDBOARD
BOXES SCATTERED NEAR THE GATE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES ARE WHITE
TOYOTAS WITHOUT LICENSE PLATES.

VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL APRON OF THE
DRIVEWAY HAS AREAS THAT ARE WORN AWAY AND AREAS WHERE GRASS OR WEEDS ARE
GROWING THROUGH IT.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC
RIGHT-OF-WAY. SOME OF THE BUSHES AND LEAVES ON BOTH SIDES OF THE SIDEWALK
ARE GROWING OVER THE SIDEWALK.

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

CASE NO: CE26031345
CASE ADDR: 3788 SW 16 ST
OWNER: BILLION MORTGAGE & INVESTMENTS INC
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE SWALE AND ON THE PROPERTY. THE VEHICLE ON
THE SWALE IS A CHEVROLET AVALANCHE LICENSE PLATE KGP K42 WITH EXPIRED TAGS
AND THE VEHICLE ON THE PROPERTY IS A TOYOTA CAMRY LICENSE PLATE LWD P03 WITH
EXPIRED TAGS.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS
OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A STOVE, A DRESSER,
BOXES, PLASTIC GARBAGE BAGS, AND OTHER MISCELLENAOUS ITEMS.

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- VIOLATIONS: 9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE CHAIN LINK FENCE ARE BENT AND FALLING OVER. THE TOP BAR IS BROKEN IN OTHER AREAS.
- VIOLATIONS: 9-304 (b)
THE GRAVEL SWALE IS IN DISREPAIR. AREAS OF THE GRAVEL HAVE WORN AWAY.
- VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. SOME OF THE BUSHES ARE GROWING OVER THE SIDEWALK ON 16TH 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.
- 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: CE26031347
CASE ADDR: 3780 SW 16 ST
OWNER: GONZALEZ, OSMAN JR
INSPECTOR: MATTHEW FLESHER
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1. COMPLIED
THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO LARGE FLAT WHITE OBJECTS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. THERE ARE DEAD PALM FRONDS SCATTERED THROUGHOUT.
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BUCKETS, WOODEN BOARDS, TIRES AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR, THERE ARE CRACKS AND STAINS THROUGHOUT. THE GRAVEL APRON IS IN DISREPAIR, THE GRAVEL IS WORN AWAY IN AREAS.

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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.

CASE NO: CE26040910

CASE ADDR: 3616 SW 16 ST

OWNER: FKH SFR C1 LP % FIRST KEY HOMES LLC

INSPECTOR: MATHEW FLESHER

COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS CARPORT STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO WOODEN BOARDS, BOXES, BUCKETS, CAGES, AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 9-304 (b)

THERE IS A WHITE ENCLOSED TRAILER, A MINIVAN, AND A PICKUP TRUCK PARKED ON THE GRASS/LAWN AREA THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE25040414. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE THE FINES ACCRUED.

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.

THIS IS A REPEAT VIOLATION REFER TO CASE NUMBER CE25090353. FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE DRIP LINE THAT HAS BLACK STAINS THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE25080140. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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May 28, 2026

9:00 AM

CASE NO: CE25060553
CASE ADDR: 300 NE 14 AVE
OWNER: CASSIS, JIMMY & RODRIGUES, ANA CRISTINA
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304(b)
THE APRON TO THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED.
THE APRON IS IN DISREPAIR; THERE IS MISSING GROUNDCOVER WEEDS/GRASS AND ROCKS EMBEDDED INTO THE DIRT AT THIS APRON

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

CASE NO: CE25060487
CASE ADDR: 917 NE 11 ST
OWNER: SINGH, GURTEJ
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1. a.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RM-15 PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO LARGE BOX, WASHER AND OTHER MISCELLANEOUS ITEMS.

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

VIOLATIONS: 9-276(c) (3)
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

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

VIOLATIONS: 9-280(C)
THERE ARE WALKWAYS/PAVERS AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED AND A TRIP HAZARD

VIOLATIONS: 9-280(f)
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE WATER HEATER WILL NOT STOP POURING WATER.

CONTINUED

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- VIOLATIONS: 9-280 (g)
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES AND ELECTRIC OUTLETS.
- VIOLATIONS: 9-280 (h)
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THERE IS A SHOWER IN THE REAR OF THE PROPERTY THAT CONTINUES TO LEAK WATER.
- VIOLATIONS: 9-280 (h) (1)
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE STAINED WITH DIRT, AND THE WOODEN FENCE IS DETERIORATED WITH GREEN ALGAE AND DISCOLORED.
- VIOLATIONS: 9-304 (b)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THERE IS WEED/GRASS GROWING THROUGH THE DRIVEWAY. THERE ARE DIRTY AND DISCOLORED WHEEL STOPS.
- VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE.
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-363
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
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CASE NO: CE25060736
CASE ADDR: 431 NE 15 AVE
OWNER: STACKED PROPERTIES LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

- VIOLATIONS: 18-1. COMPLIED
THERE IS A WASHER MACHINE STORED OUTSIDE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-19.5.1.a.i
THERE ARE ITEMS WITHIN THE SIGHT TRIANGLE AT THIS RESIDENTIAL CORNER INTERSECTION, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL, PLANTS AND OTHER FOLLIAGE. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS, DRIVERS AND PEDESTRIANS. FOR PROPERTIES ABBUTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGES OR WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE. HEDGES ON PROPERTY EXCEED THE HEIGHT PERMITTED ON SWALE/RIGHT-OF-WAY CORNER OF THE PROPERTY.
- VIOLATIONS: 47-21.16.A COMPLIED
THERE IS EVIDENCE OF A DEAD TREE STUMP AT THIS PROPERTY.
- VIOLATIONS: 9-280 (C)
THERE ARE SIDEWALKS AT THIS PROPERTY ARE DIRTY AND STAINED.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY AND APPROACH AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DISCOLORED AND STAINED TO INCLUDE BUT NOT LIMITED TO THE CARPORT. THE DRIVEWAY APPROACH IS NOT DUSTLESS AND SMOOTH.
- VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE.

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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 HAS STAINS AND MISSING, PEELING PAINT. THE FASCIA IS STAINED AND DIRTY.

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

CASE NO: CE26010206
CASE ADDR: 1451 N FEDERAL HWY
OWNER: BH PLAZA DEL MAR LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 1

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

VIOLATIONS: 24-29. (a)
DUMPSTER OVERFLOWING WITH TRASH AND NOT BEING MAINTAINED.

VIOLATIONS: 47-19.5.D.5.
BUFFER WALLS ON THIS PROPERTY SHALL BE MAINTAINED IN GOOD REPAIR AND IN A SECURE MANNER. REMOVE ALL LOOSE MATERIALS FROM IN AND AROUND THE BUFFER WALLS. THE WALLS ARE DIRTY AND DISCOLORED.

VIOLATIONS: 47-20.20. (H)
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THE PARKING LOT, WHEEL STOPS AND STRIP LINGS ARE DISCOLORED FADED AND PEELING PAINT.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS B-1 - BOULEVARD BUSINESS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT LIMITED TO WOODEN PALLETS AND OTHER MISCELLANEOUS ITEMS.

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CASE NO: CE26010225
CASE ADDR: 1405 NW 8 AVE
OWNER: KMR PROPERTY INVESTMENTS LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

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

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. THERE IS A BLACK FORD WITH A FLAT TIRE AND NO TAG.

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

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

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

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

CASE NO: CE26020251
CASE ADDR: 1229 N VICTORIA PARK RD
OWNER: CHRISTENSEN, DANIEL F & CHRISTENSEN, DOREEN R
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH SURROUNDING THIS PROPERTY.

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

VIOLATIONS: 47-21.16.a. COMPLIED
THE EXISTENCE OF ANY DEAD TREE OR STUMP UPON ANY PARCEL OF LAND WITHIN THE CITY, WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

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VIOLATIONS: 9-304 (b) COMPLIED
THE PAVER/CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS DIRTY AND DISCOLORED AND THERE IS DEAD GROUND COVER IN-BETWEEN THERE IS THE PAVER/CONCRETE DRIVEWAY. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA AND THE EXTERIOR OF THE BUILDING IS DISCOLORED AND STAINED AND PEELING PAINT.

CASE NO: CE26030385
CASE ADDR: 1019 NE 17 TER
OWNER: ESPIRITU SANTO HOLDINGS LLC
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND LAWN DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO CAR BATTERIES BUCKETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-4. (c) COMPLIED
THERE ARE SEVERAL DERELICT VEHICLE ON THE PROPERTY TO INCLUDE A WHITE MERCEDES BEARING FL LICENSES PLATE DZ9-4II 8/26 WITH FRONT END DAMAGE, SILVER NISSAN ROGUE WITH A FLAT TIRE, FORD ESCAPE NO TAG, NISSAN VERSA NO TAG, HYUNDAI ELANTRA NO TAG.

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 AND THE STRIPING IS FADED AND/OR MISSING.

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 IS DIRTY THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND DISCOLORED.

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

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CASE NO: CE26050083
CASE ADDR: 1101 N VICTORIA PARK RD 1-2
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M
INSPECTOR: JEAN CLAUDE NOEL
COMMISSION DISTRICT 2

VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES PARKED ON AN UNAPPROVED SURFACE ON THE SUBJECT RC-15 ZONED PROPERTY. VEHICLES WERE PARKED AND STORED ON AREAS OF THE FRONT OF THE PROPERTY THAT ARE NOT COVERED BY A HARD AND DUSTLESS SURFACE.
THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE24060412. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING

CASE NO: CE26020131
CASE ADDR: 1130 SW 31 ST
OWNER: CAMACHO, MICHAEL J
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

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

CASE NO: CE26020500
CASE ADDR: 1821 SW 23 ST
OWNER: 1821 RIVER OAK LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(C)
THE WALKWAYS ON REAR OF THE PROPERTY ARE IN DISREPAIR, THE PAVERS ARE BROKEN, UNEVEN AND STAINED.

VIOLATIONS: 9-280(g)
WITHDRAWN BE26020129

VIOLATIONS: 9-304(b)
THE GRAVEL DRIVEWAY IS IN DISREPAIR; THE GRAVEL IS WORN OUT AND NOT WELL-GRADED WITH GRASS/WEED GROWING THROUGH IT.

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- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS ON THE BACK YARD 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 HAS STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-307 (a)
THERE ARE WINDOWS AT THIS PROPERTY THAT ARE NOT MAINTAINED AS REQUIRED. SEVERAL WINDOW HANDLES ARE BROKEN, AND SOME WINDOWS CANNOT BE OPENED AT ALL.
- VIOLATIONS: 9-309 (a)
THE CENTRAL AIR CONDITIONER (AC) IN THIS PROPERTY IS IN DISREPAIR; THE FAN IS NOT WORKING.
- VIOLATIONS: 9-363
THE FREE LANDLORD APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

CASE NO: CE26020538
CASE ADDR: 2320 SW 19 AVE
OWNER: SAMM88 ALIOT LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a) COMPLIED
THERE ARE LEAVES AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE #CE23090008. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY; THERE IS A GREY CHEVROLET SILVERADO PICK UP WITH AN EXPIRED FL TAG #IJF2B 10/24
- VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY ON THIS PROPERTY IS MAINTAINED AS REQUIRED, THE ASPHALT IS WORN OUT, CRACKED WITH WEED/ GRASS GROWING THROUGH IT
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR SUCH AS FASCIA AND AWNINGS THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION AS PER CASE # CE23090008 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

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CASE NO: CE26030253
CASE ADDR: 1735 SW 22 ST
OWNER: WASHINGTON, BRANDON H
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c)
THERE ARE DERELICT VEHICLES AND TRAILERS ON THE SWALE AND ON THE PROPERTY;
WHITE NISSAN ALTIMA ON SWALE WITH AN EXPIRED TAG AND MULTIPLE VEHICLES AND
TRAILER ON THE FRONT LAWN WITHOUT TAGS.

VIOLATIONS: 9-280(h)(1)
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED
AS REQUIRED, THE FENCE IS UNSIGHTLY AND SOME PANELS ARE MISSING/BROKEN. THE
MESH SCREEN ON THE CHAINLINK FENCE IS WORN/TORN OUT

VIOLATIONS: 9-304(b)
THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE CONCRETE DRIVEWAY IS
STAINED.

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

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

CASE NO: CE26030539
CASE ADDR: 1871 SW 22 ST
OWNER: GUNNELL, CAROLINE
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A
THERE ARE THREE CHRISTMAS PALMS REMOVED FROM THIS RD-15 ZONE RESIDENTIAL
PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMIT FROM CITY OF FORT
LAUDERDALE LANDSCAPING DEPLANEMENT. THIS CASE WILL BE BROUGHT TO A SPECIAL
MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE
AND IRREVERSIBLE VIOLATION.

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CASE NO: CE26031075
CASE ADDR: 1237 SW 9 AVE
OWNER: DICKERSON, ADAM
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) COMPLIED
THERE ARE TWO DERELICT VEHICLES (BOTH NISSAN NVI500) WITH EXPIRED TAGS ON THE PROPERTY.

VIOLATIONS: 9-306
THE EXTERIOR FRONT PORCH IS STAINED AND DIRTY.

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

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

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

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

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

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

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

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- VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS I- ZONED VACANT LOT HAVE NO LAWN COVER AS REQUIRED.
- VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURRING AT THIS I-ZONED VACANT LOT. OUTDOOR STORAGE CONTAINING OF BUT NOT LIMITED TO MULTIPLE CULVERTS AND CONSTRUCTION MATERIALS AND DEBRIS.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS AREA.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS ON THE SWALE OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-306
THE EXTERIOR WALLS HAVE NOT BEEN MAINTAINED; THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT. THE BUFFER WALL ON THE WEST SIDE IS IN DISREPAIR; SOME BRICKS ARE BROKEN AND SOME REBARS ARE EXPOSED.

CASE NO: CE26040332
CASE ADDR: 939 SW 16 ST 1-2
OWNER: GOMEZ, MARLON J
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, LEAVES, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE #CE24100178. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CONTINUED

- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE PROPERTY. A BLACK NISSAN WITHOUT A TAG AND A FLAT TIRE
- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO MATTRESS BOX, DOLLY AND MISCELLANEOUS ITEMS ON FRONT AND SIDES OF THE PROPERTY.
- VIOLATIONS: 9-278 (e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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VIOLATIONS: 9-304 (b)
THE PAVER DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED, THERE ARE GRASS/WEEDS GROWING THROUGH IT.

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

VIOLATIONS: 9-307 (a)
WITHDRAWN

CASE NO: CE26040476
CASE ADDR: 930 SW 16 ST 1-2
OWNER: LSUN LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, SEE CASE CE25090398. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A COVERED DERELICT VEHICLE PARKED ON THE PROPERTY. THE VEHICLE IS MISSING A VALID TAG. THIS IS RECURRING VIOLATION, SEE CASE #CE25090398. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-29. (a) COMPLIED
THE TRASH CARTS ARE OVERFLOWING WITH TRASH AND THEY ARE NOT MAINTAINED.

VIOLATIONS: 47-20.20. (H) COMPLIED
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS RD-15 ZONE PROPERTY. THERE ARE CRACKS, POTHOLES AND SOME SECTIONS OF THE ASPHALT ARE MISSING. THIS IS RECURRING VIOLATION, SEE CASE #CE24030996. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO FURNITURE, BUCKETS, MOWER, CRATES AND MISCELLANEOUS ITEMS. THIS IS RECURRING VIOLATION, SEE CASE CE25090398. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CONTINUED

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VIOLATIONS: 9-280 (C) COMPLIED
THE WALKWAY IS NOT MAINTAINED AS REQUIRED, THE WALKWAY IS DIRTY AND STAINED.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAS STAINS AND/OR MISSING, PEELING PAINT. THIS IS RECURRING VIOLATION, SEE CASE #CE25090398. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE26040760
CASE ADDR: 1007 CITRUS ISLE
OWNER: AMERICAN HOMES & DEVELOPMENT GROUP LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION AS PER CASE # CE25080754 AND AS SUCH FINES WILL BEGIN IMMEDIATELY AND CASE WILL BE BROUGHT BEFORE THE MAGISTRATE WHETHER OR NOT THE PROPERTY HAS COME INTO COMPLIANCE.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A COMMERCIAL VEHICLE ON RIGHT OF WAY, GREY TRACTOR TRAILER PARKED ON THE RIGHT OF WAY IN FRONT OF THIS RD-15 ZONE PROPERTY.

CASE NO: CE26010539
CASE ADDR: 2631 SW 5 ST
OWNER: FLORIDA LAND TR GARRETT, STEVEN SCOTT TRSTEE
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.
THERE IS ITEMS STORED UNDER THE CARPORT AT THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PLASTIC BUCKETS, WOOD, PAINT CANS, PROPANE TANKS, EXTENSION CORDS, PLASTIC STORAGE CONTAINERS, LANDSCAPING DEBRIS, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)
THERE IS OVERGROWTH ON THE PROPERTY.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE LAWN OF THIS PROPERTY. THE VEHICLE IS DESCRIBED AS A BLACK 2-DOOR CHEVY EL CAMINO. THE VEHICLE HAS FLAT TIRES AND EXPIRED FL TAG #IV9448 "9/22" DISPLAYED
- VIOLATIONS: 47-34.1.A.1.
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO: METAL SECTIONS OF A BED FRAME, ROLLS OF CHAIN-LINK FENCE MESH, AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-280 (c)
THE FRONT PORCH HAS GRASS GROWING THROUGH IT AND IS STAINED WITH A BLACK SUBSTANCE.
- VIOLATIONS: 9-304 (b)
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THIS RS-8 ZONED PROPERTY. FURTHERMORE, THE DRIVEWAY IS STAINED WITH A BLACK SUBSTANCE AND HAS GRASS GROWING THROUGH THE PAVERS.
-

CASE NO: CE26020179
CASE ADDR: 1515 SW 23 AVE
OWNER: HAND, DAVID
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

- VIOLATIONS: 18-1.
THERE ARE ITEMS STORED UNDER THE CARPORT OF THIS RS-8 ZONED PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PLYWOOD, ALUMINUM, LADDER, BOXES, GAS CONTAINER, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 18-12. (a) COMPLIED
THERE IS BROKEN GLASS AND DEBRIS ON THE SWALE OF THIS RS-8 ZONED PROPERTY.
- VIOLATIONS: 9-305 (b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE. THIS IS A REPEAT VIOLATION PER CASE #CE24110098, AND WILL BEGIN TO ACCRUE FINES BEGINNING THE FIRST DAY THE REPEAT VIOLATION WAS DISCOVERED AND ACCRUE DAILY UNTIL THE DAY THE VIOLATION IS COMPLIED. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE TO IMPOSE FINES.

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CITY OF FORT LAUDERDALE
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May 28, 2026

9:00 AM

VIOLATIONS: 9-308 (b)

THE METAL ROOF IS STAINED WITH A BLACK SUBSTANCE AND HAS AREAS OF MISSING AND
FADED PAINT

CASE NO: CE26020770

CASE ADDR: 108 SW 24 AVE

OWNER: TML ENTERPRISES LLC

INSPECTOR: RAMON OLIVERA

COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (C)

THE WALKWAY LEADING UP TO THE FRONT OF THE PROPERTY AND FRONT PORCH AREA ARE
STAINED WITH A BLACK AND ORANGE SUBSTANCE AND HAVE AREAS OF FADED, MISSING
PAINT.

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE
GARDEN WALL LOCATED AT THE FRONT OF THE PROPERTY AND ON THE SOUTH SIDE OF THE
PROPERTY ARE STAINED WITH AN ORANGE SUBSTANCE.

VIOLATIONS: 9-305 (b) COMPLIED

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE.

THIS IS A REPEAT VIOLATION TO CASE CE23010288. FINES WILL BEGIN TO ACCRUE
FROM THE DAY THE VIOLATION WAS FIRST OBSERVED, AND CONTINUE TO ACCRUE DAILY
UNTIL THE DAY THE VIOLATION IS COMPLIED. THIS CASE WILL BE PRESENTED TO THE
SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE
SCHEDULED HEARING DATE TO IMPOSE FINES ACCRUED

CASE NO: CE26020772

CASE ADDR: 439 SW 25 TER

OWNER: DIXON, JENNIFER

INSPECTOR: RAMON OLIVERA

COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A
PUBLIC NUISANCE. THE ITEMS BEING STORED UNDER THE CARPORT INCLUDE BUT ARE NOT
LIMITED TO PLASTIC BUCKETS, BOXES, LADDER, LANDSCAPING DEBRIS, MILK CRATES,
ITEMS COVERED IN CLEAR PLASTIC, GAS CONTAINERS, AND OTHER MISCELLANEOUS
ITEMS. IN ADDITION, THERE IS GREEN STAGNANT WATER IN THE PLASTIC FOUNTAIN
LOCATED ON THE FRONT LAWN OF THIS PROPERTY. THE PROPERTY IS BEING MAINTAINED
IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR
INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE
FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE
OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT
PROPERTIES.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE DERELICT VEHICLES ARE
DESCRIBED AS A 4-DOOR RED TOYOTA CAMRY WITH NO VALID FL TAG DISPLAYED, AND A
2-DOOR BUICK LESABRE WITH NO VALID FL TAG DISPLAYED

CONTINUED

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- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY.
THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO A SHOPPING
CART, EMPTY PLASTIC BUCKETS, WOOD, CINDERBLOCKS, PLASTIC WHEELBARROW, MILK
CRATES, PLASTIC BAG, AND OTHER MISCELLANEOUS ITEMS
- VIOLATIONS: 9-280(C) COMPLIED
THE WALKWAY, PATIO SURFACE, AND WALKING STONES AT THE REAR AND
SIDE OF THE PROPERTY ARE STAINED WITH A BLACK SUBSTANCE
- VIOLATIONS: 9-305(b) COMPLIED
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON
THE PROPERTY AND SWALE
-

CASE NO: CE26020774
CASE ADDR: 438 SW 25 TER
OWNER: GARCIA, WILLIAM
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1. COMPLIED
THERE ARE ITEMS STORED UNDER THE CARPORT/ PATIO ROOF AT THIS
PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE
BUT IS NOT LIMITED TO AUTO PARTS, TOOLS, BOXES, PLASTIC STORAGE CONTAINER,
BUCKETS, AND OTHER MISCELLANEOUS ITEMS. IT IS BEING MAINTAINED IN SUCH A
MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY
RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR
MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR
MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 47-34.1.A.1.
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY.
THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TIRES, STACK OF
PAVERS, WINDOWSILLS, PLYWOOD, GLASS, SCRAP METAL, AND OTHER MISCELLANEOUS
ITEMS.
- VIOLATIONS: 9-278(e)
THERE ARE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL
PROPERTY.
- VIOLATIONS: 9-304(b)
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL FROM TREES ON THE SWALE
ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY
(SIDEWALK) ON THE SOUTH SIDE OF THE PROPERTY.

CONTINUED

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CITY OF FORT LAUDERDALE
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VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE

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

CASE NO: CE26030059
CASE ADDR: 2500 W BROWARD BLVD
OWNER: RIVERBEND WM LLC
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE EAST SIDE OF THIS PROPERTY AND ITS SWALE ALONG SW 24 AVENUE. THIS IS A REPEAT VIOLATION TO CASE CE26010016. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

VIOLATIONS: 9-305 (a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THIS IS A REPEAT VIOLATION TO CASE CE25050393. DAILY FINES SHALL BEGIN TO ACCRUE IMMEDIATELY. FINES SHALL ACCRUE UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET TO IMPOSE THE FINES ACCRUED.

CASE NO: CE26030080
CASE ADDR: 439 SW 25 AVE
OWNER: MERCIER, MADELINE M EST
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOOR INCLUDE BUT IS NOT LIMITED TO PILE OF LANDSCAPING DEBRIS, A SINK, PLASTIC STORAGE CONTAINER, WOOD, BRICKS, CINDER BLOCKS, AND OTHER MISCELLANEOUS ITEMS

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

CONTINUED

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CITY OF FORT LAUDERDALE
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9:00 AM

- VIOLATIONS: 9-305 (a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, THE SIDEWALK, 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 ON THE PROPERTY AND SWALE
- VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS (BLACK AND GREEN) AND AREAS OF MISSING, FADED PAINT. FURTHERMORE, THE FASCIA IS DAMAGED AND STAINED WITH A BLACK SUBSTANCE ALL AROUND.
- VIOLATIONS: 9-308 (b) COMPLIED
THE ROOF IS STAINED WITH A BLACK SUBSTANCE. FURTHERMORE, THE ROOF HAS DEBRIS ON IT CONSISTING OF BUT NOT LIMITED TO PIECES OF BLUE TARPS, BRICKS, AND OTHER MISCELLANEOUS ITEMS.

CASE NO: CE26030087
CASE ADDR: 438 SW 25 AVE
OWNER: ADDERLEY, SHERETTE L
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1.
THERE ARE ITEMS STORED UNDER THE PORCH ROOF AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE ITEMS BEING STORED INCLUDE BUT IS NOT LIMITED TO PLASTIC STORAGE CONTAINERS, CLOTHES HAMPERS, COOLERS, BAGS, REFRIGERATOR, AND OTHER MISCELLANEOUS ITEMS. ALSO, THERE IS A PILE OF LANDSCAPING DEBRIS ON THE PROPERTY. 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 TO CASE #CE23060692. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.
- VIOLATIONS: 47-34.1.A.1.
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURRING AT THIS PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO PLASTIC STORAGE CONTAINERS, TARPS, DISCARDED PLASTIC LANDSCAPING MATERIAL, AND OTHER MISCELLANEOUS ITEMS.

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CITY OF FORT LAUDERDALE
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May 28, 2026

9:00 AM

- VIOLATIONS: 9-278 (e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-280 (b) COMPLIED
THE GUTTERS ARE IN DISREPAIR. THE RAIN GUTTER IS DAMAGED, TWISTED, DETACHED, AND STARTING TO COLLAPSE
- VIOLATIONS: 9-304 (b) COMPLIED
DRIVEWAY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS A DAMAGED AREA OF MISSING CONCRETE FURTHERMORE, THE DRIVEWAY HAS GRASS GROWING THROUGH THE SURFACE. THE GRAVEL STRIP IN BETWEEN THE PAVED DRIVEWAY HAS BARE AREAS OF MISSING GRAVEL AND IS OVERGROWN WITH GRASS. THIS IS A RECURRING VIOLATION TO CASE #CE23060692. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION 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 ON THE PROPERTY AND SWALE.
-

CASE NO: CE26030183
CASE ADDR: 2620 SW 5 ST
OWNER: PILZ, PETER JASON
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

- VIOLATIONS: 18-4. (c) COMPLIED
THERE IS A DERELICT TRAILER AT THIS RS-8 ZONED PROPERTY. THE TRAILER IS DESCRIBED AS A SINGLE AXLE BOAT TRAILER WITH FLAT TIRES THAT ARE COMING OFF. THE TRAILER HAS A WHITE AND RED BOAT ON IT DISPLAYING # FL4187FM
- VIOLATIONS: 47-34.1.A.1.
THERE ARE ITEMS STORED OUTDOORS AT THIS RS-8 ZONED PROPERTY. THE ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO A SECTION OF WHITE FENCE STORED ON THE FRONT LAWN, PROPANE TANK, PLASTIC CONTAINERS AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: 9-278 (e) COMPLIED
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-304 (b)
THE DRIVEWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION AT THIS RS-8 ZONED PROPERTY. THERE IS A DAMAGED AREA OF MISSING ASPHALT ON THE DRIVEWAY.

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 9-305 (b)
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

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

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

CASE NO: CE26030463
CASE ADDR: 2300 W BROWARD BLVD
OWNER: RACETRAC PETROLEUM % SILVER OAK ADVISORS
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THE TRASH AND DEBRIS CONSISTS OF BUT IS NOT LIMITED TO MULTIPLE SHOPPING CARTS WITH TRASH AND DEBRIS THROUGHOUT THE PROPERTY AND SWALE, STACKED UP CARDBOARD AND TIRE AROUND THE DUMPSTER ENCLOSURE, PLASTIC BAGS, BOTTLES, CUPS, CANS, AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION TO CASE #CE21110731. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 47-22.6.F
THE FREESTANDING SIGN AT THIS B-1 ZONED PROPERTY IS IN DISREPAIR. THE CONCRETE BASE OF THE SIGN IS DAMAGED WITH AREAS OF BROKEN AND DETERIORATING CONCRETE. FURTHERMORE, THERE IS A LARGE VOID OF MISSING CONCRETE, EXPOSED DAMAGED CINDERBLOCKS, THE SIGN IS LEANING AND THE LIGHTS ARE NOT WORKING PROPERLY. THE SIGN IS DESCRIBED AS A FREESTANDING SIGN WITH THE WORD "RACETRAC" PRINTED ON IT AND DISPLAYING GAS PRICES. THE SIGN IS LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY ABUTTING WEST BROWARD BOULEVARD.

CASE NO: CE26030666
CASE ADDR: 2611 SW 13 PL
OWNER: OLIVERA ZERQUERA, AMELI
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A COMPLIED
A COCONUT PALM TREE WAS REMOVED FROM THIS RS-8 ZONED PROPERTY WITHOUT FIRST OBTAINING A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THIS CASE WILL BE BROUGHT TO THE SPECIAL MAGISTRATE TO REQUEST AN IMPOSITION OF FINES UP TO \$15,000 FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CITY OF FORT LAUDERDALE
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9:00 AM

VIOLATIONS: 47-21.16.A. COMPLIED
THERE IS A TREE STUMP LOCATED IN THE FRONT LAWN OF THIS RS-8 ZONED
PROPERTY.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE ARE ITEMS STORED OUTDOORS AT THIS RS-8 ZONED PROPERTY. THE
ITEMS STORED OUTDOORS CONSIST OF BUT IS NOT LIMITED TO CONSTRUCTION DEBRIS
AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-306 COMPLIED
THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE MISSING PAINT.
FURTHERMORE, THE FASCIA AND SOFFITS ARE IN DISREPAIR AND HAVE AREAS OF
MISSING PAINT.

CASE NO: CE26040293
CASE ADDR: 200 SW 22 AVE
OWNER: ESPINAL, WESLEY H/E ROMAN GUZMAN, MARTIN
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT TRAILER ON THE SWALE. THE TRAILER IS DESCRIBED
AS A WHITE SINGLE AXLE ENCLOSED TRAILER WITH FLAT TIRES AND EXPIRED
FL TAG # 21BRDF "6/23"

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS UNPERMITTED OUTDOOR STORAGE OCCURING AT THIS RS-8 ZONED
PROPERTY. THE ITEMS THAT ARE BEING STORED OUTDOORS INCLUDE BUT IS NOT
LIMITED TO TARPS, ALUMINUM, FISHING POLES, TIRE AND AN ACCUMULATION OF
EQUIPMENT AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A TRAILER ON THE SWALE/ RIGHT OF WAY. THE TRAILER IS
DESCRIBED AS A WHITE SINGLE AXLE ENCLOSED TRAILER WITH FLAT TIRES AND
EXPIRED FL TAG # 21BRDF "6/23".

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26040370
CASE ADDR: 2661 SW 16 ST
OWNER: SGUROS, BRIAN LOUIS
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE EAST SIDE OF THE FRONT LAWN (IN THE AREA WERE MULCH IS PRESENT ON THE PROPERTY) AND ALONG THE SWALE AREA. THIS IS A REPEAT VIOLATION TO CASE # CE25110073 AND FINES WILL BEGINS TO ACCRUE IMMEDIATELY FROM THE DATE THE VIOLATION WAS FIRST OBSERVED AND CONTINUE TO ACCRUE DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE SCHEDULED HEARING DATE TO IMPOSE FINES ACCRUED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VACATION RENTALS

CASE NO: CE26050026
CASE ADDR: 800 NE 18 ST
OWNER: ST FLEUR, WALDECK
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.
THIS IS A REPEAT VIOLATION, SEE CASE CE24040537, FINES SHALL ACCRUE FROM THE
DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE
WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO
COMPLIANCE OR NOT.

CASE NO: CE26040707
CASE ADDR: 2191 NE 55 ST
OWNER: SUNSHINE STATE HOLDINGS 1 LLC
INSPECTOR: LEONARD CHAMPAGNE
COMMISSION DISTRICT 1

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE26030004 -
PARKING, NON-AMPLIFIED SOUND & RESPONSIBLE PARTY

CASE NO: CE26040771
CASE ADDR: 200 SE 19 ST
OWNER: ATAC, UGUR
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a) COMPLIED

THIS PROPERTY IS OPERATING AS A VACATION RENTAL WITHOUT THE REQUIRED VACATION
RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE.
THIS IS A RECURRING VIOLATION, SEE CASE CE26031325, FINES SHALL ACCRUE FROM
THE DATE THE VIOLATION WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET. THIS CASE
WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO
COMPLIANCE OR NOT.

CASE NO: CE26040162
CASE ADDR: 831 SW 26 CT
OWNER: KEMP FRANCIS, LAURA ASHLEY
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272 (a)

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

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26031288
CASE ADDR: 1308 SEABREEZE BLVD
OWNER: 1308 SEABREEZE VILLA LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS OPERATING AS A VACATION RENTAL WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THE VIOLATION CONTINUED BEYOND THE 24-HOUR COMPLIANCE PERIOD PROVIDED IN CIVIL CITATION REFERENCE CE26031184. 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: CE26040019
CASE ADDR: 607 SE 6 ST
OWNER: 6TH STREET PROPERTIES LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a) COMPLIED

THIS PROPERTY IS OPERATING A VACATION RENTAL WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THE VIOLATION CONTINUED BEYOND THE 24-HOUR COMPLIANCE PERIOD PROVIDED IN CIVIL CITATION REFERENCE CE26031262. 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: CE26040035
CASE ADDR: 200 SE 19 ST
OWNER: ATAC, UGUR
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a) COMPLIED

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 CE26031325. 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 28, 2026

9:00 AM

CASE NO: CE26040343
CASE ADDR: 1717 SW 5 PL
OWNER: CASA TIKI 1717 LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(7) COMPLIED
THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. AUTHORIZED 6 GUESTS PER THE ISSUED CERTIFICATE BUT ADVERTISING FOR 16+ GUESTS. THIS IS A REPEAT VIOLATION; PREVIOUS CASE NUMBER IS CE25090242 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING. FINES WILL ACCRUE FROM THE DAY THE VIOLATION WAS FIRST OBSERVED

CASE NO: CE26040411
CASE ADDR: 207 SE 10 TER 1-4
OWNER: PROYECTO GONGU #6 LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

CASE NO: CE26040427
CASE ADDR: 3010 HOLIDAY DR 4
OWNER: HARBOUR BEACH COLLECTION LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

CASE NO: CE26040430
CASE ADDR: 416 SE 9 CT 1-2
OWNER: JEBELL LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26040431
CASE ADDR: 3010 HOLIDAY DR 2
OWNER: HARBOUR BEACH RESIDENCES LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

CASE NO: CE26040432
CASE ADDR: 2341 SW 26 AVE
OWNER: DAVID H CARMICHAEL JR REV TR; YULIMA ZAMARA CARMICHAEL REV TR
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272(a)

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

CASE NO: CE26040490
CASE ADDR: 2531 KEY LARGO LN
OWNER: DANESHVAR, ALI
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE25050804 -
PARKING, NON-AMPLIFIED SOUND, CE26010779- PARKING

CASE NO: CE26040665
CASE ADDR: 3160 SW 20 CT
OWNER: SIM, JOSEPH
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCES WHICH CONSTITUTE A REQUEST
FOR 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE26020242 -
PARKING, CE26020589- PARKING & NON-AMPLIFIED SOUND

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26040729
CASE ADDR: 1700 NW 4 ST
OWNER: TYSON, JAMILA KANISA-ELIZABETH
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.
THIS IS A RECURRING VIOLATION OF CASE CE25020230. THIS CASE WILL PROCEED TO
SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO
COMPLIANCE PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

ADMINISTRATIVE HEARING

CASE NO: CE26031207
CASE ADDR: 1242 NW 2 AVE
OWNER: BAUMANN, STEVEN & KENDALL, VAN
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 15-272.(a) COMPLIED
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: CE26030618
CASE ADDR: 1513 SW 12 CT
OWNER: CROCCO, JOHN
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

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

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE25070806
CASE ADDR: 2548 MIDDLE RIVER DR
OWNER: EMGN GROUP LLC % MARLU GROUP LLC
INSPECTOR: ALEIDA MESA

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS INCLUDING BUT NOT LIMITED TO AND ACCUMULATION OF LEAVES AND FALLEN PALM
FRONDS.

VIOLATIONS: 9-304 (b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARENCE.
THERE ARE CRACKS, MISSING ASPHALT, AND DISCOLORATION.

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: CE25070996
CASE ADDR: 2811 NW 24 ST
OWNER: DORA, JACQUALINE
INSPECTOR: KAREN PROTO
COMMISSION DISTRICT 3

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

CASE NO: CE25010297
CASE ADDR: 1530 NW 12 CT
OWNER: JEFFERSON, LANARD; LONG-JEFFERSON, SHANTERIA
INSPECTOR: BOVARY EXANTUS
COMMISSION DISTRICT 3

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

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

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

CASE NO: CE25090839
CASE ADDR: 3001 HARBOR DR
OWNER: 3001-18 HARBOR DRIVE LLC
INSPECTOR: RAFAEL SANTOS
COMMISSION DISTRICT 4

VIOLATIONS: 8-91.(c)
THERE ARE WOOD PILLINGS THAT ARE IN DISREPAIR, THEY ARE LEANING.

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

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

VIOLATIONS: 47-19.2.HH.II.2
THERE IS A SHIPPING CONTAINER IN THE REAR OF THIS RM-15 ZONE PROPERTY BEING USED FOR PERSONAL GOOD OR LIVING SPACE WITHOUT A PERMIT. A PERMIT IS REQUIRED PRIOR TO PLACEMENT OF THE PSU ON A PROPERTY IN CONFORMANCE WITH THE REQUIREMENTS OF THIS REGULATION. THE PERMIT SHALL BE POSTED IN A CONSPICUOUS LOCATION AT THE SITE FOR THE ENTIRE TIME THE PSU IS ON THE PROPERTY.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE SLATS THAT IS BROKEN AND THE FENCE IS STAIN.

CASE NO: CE25100538
CASE ADDR: 1004 N RIO VISTA BLVD
OWNER: DOUGLASS, GEORGETTE SOSA
INSPECTOR: DAVID GOODRUM JR
COMMISSION DISTRICT 4

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

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

- VIOLATIONS: 9-304(b) COMPLIED
THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE BROKEN CONCRETE AND CRACKS.
- VIOLATIONS: 9-305(a) COMPLIED
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY/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 INCLUDING THE SWALE.
- VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. . THERE ARE AREAS OF THE EXTERIOR FRONT PORCH STAIRS AND STRUCTURE NEAR THE SIDEWALK THAT HAVE STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE CE24040748. THIS CASE WILL BE SCHEDULE TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CASE NO: CE25020284
CASE ADDR: 900 NW 2 ST
OWNER: SJW INVESTMENT IRREV TR
INSPECTOR: VANESSA WILLIS
COMMISSION DISTRICT 3

- VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS WOOD, BRICKS, METAL, CONSTRUCTION DEBRIS, ETC. STORED OUTSIDE THROUGHOUT THE RMM-25 ZONED PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-304(b) COMPLIED
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. INCLUDING BUT NOT LIMITED TO A WHITE MERCURY MOUNTAINER AND A BLUE HYUNDAI VEHICLE PARKED IN THE FRONT OF THE PROPERTY (NORTH SIDE); AND A BOAT/ BOAT TRAILER IN THE REAR OF THE PROPERTY (SOUTH SIDE)
- VIOLATIONS: 9-305(b)
THERE IS BARE OR MISSING GROUND COVER IN THE SWALE AND THROUGHOUT THE PROPERTY. THIS IS A RECURRING VIOLATION REFER TO CASE CE23020493. 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.

CONTINUED

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAS STAINS AND MISSING, PEELING PAINT. BUILDING WALLS ARE DISCOLORED, STAINED, DIRTY, PAINT IS MISSING OR PEELING ON THE BUILDING, FASCIA, AND SOFFITS. THIS IS A RECURRING VIOLATION REFER TO CASE CE22120430. 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: CE25090051
CASE ADDR: 1140 SW 9 AVE
OWNER: GIACHOS, NICHOLAS & BENNIS, KYLE
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 47-2.2.Q.3. COMPLIED

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

CASE NO: CE25070440
CASE ADDR: 1700 W BROWARD BLVD
OWNER: AIDS HEALTHCARE FOUNDATION INC
INSPECTOR: EDWARD EASON
COMMISSION DISTRICT 4

VIOLATIONS: 15-28

THE BUSINESS, THE VILLAGE AT NEW RIVER, AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

CASE NO: CE25100627
CASE ADDR: 1730 W SUNRISE BLVD
OWNER: TOO HOLDINGS LLC
INSPECTOR: PATT GAVIN - PRESENTED BY RAMON OLIVERA
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED

THERE ARE DERELICT VEHICLES ON THE RIGHT OF WAY ALONG THE NW. 17TH AVE. SIDE OF THIS COMMERCIAL PROPERTY. THERE IS A RED FORD ESCAPE, A WHITE HYUNDAI SONATA, AND A WHITE GMC SAVANNAH WITHOUT TAGS OR WITH EXPIRED TAGS AS DEPICTED IN THE PHOTOGRAPHS.

VIOLATIONS: 25-24.(b).1.c COMPLIED

THE REAL ESTATE SIGN(S) AT THIS COMMERCIAL PROPERTY EXCEEDS THE MAXIMUM ALLOWED PER CODE. THE SIGN IS GREATER THAN 49 SQUARE FEET, WHICH EXCEEDS THE 16 SQUARE FEET ALLOWED.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VIOLATIONS: 47-21.16.A. COMPLIED
THERE ARE TREE STUMPS ON THE RIGHT OF WAY OF THIS B-3 COMMERCIAL PROPERTY.

VIOLATIONS: 47-22.9.
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE ON THIS B-3 COMMERCIAL PROPERTY. THERE ARE FLAG SIGNS, AND SNIPE SIGNS THROUGHOUT THE PROPERTY, AS WELL AS A POLE SIGN ALL WITHOUT PERMITS.

CASE NO: CE24090029
CASE ADDR: 4008 NE 21 AVE
OWNER: KUWARSINGH, RACINE; OCON, DAVID
INSPECTOR: PATT GAVIN - PRESENTED BY VANESSA WILLIS
COMMISSION DISTRICT 1

VIOLATIONS: 18-11.(a) COMPLIED
THE POOL AT THIS 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 IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

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

VIOLATIONS: 9-280(g) COMPLIED
THERE ARE TWO LIGHTS MISSING FROM THE FRONT OF THE GARAGE WITH THE WIRES EXPOSED.

CASE NO: CE25110101
CASE ADDR: 426 NW 7 TER
OWNER: MJ INVESTMENT HOLDINGS INC
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE23030733. 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.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE25010161
CASE ADDR: 1121 NW 5 CT
OWNER: NOZINE, FABIOLA
INSPECTOR: ELIJAH JOHNSON
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY. THERE IS A RED CAR WITH NO TAG IN THE FRONT YARD.

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL LAND USE OCCURING AT THIS RM-15 ZONED PROPERTY; INCLUDING BUT NOT LIMITED TO MATTRESSES, TOILETS, APPLIANCES, TILES, SHOPPING CARTS, PALLETS, AND MISCELLANEOUS ITEMS.

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

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

VIOLATIONS: 9-308(b) COMPLIED
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE CINDER BLOCKS ON THE ROOF AS WELL AS TARP COVERINGS HANGING FROM THE EAVES.

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

CASE NO: CE26031203
CASE ADDR: 1737 NE 2 AVE
OWNER: CORTEZ, ISAI
INSPECTOR: MALIK JONES
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 28, 2026

9:00 AM

CASE NO: CE25010067
CASE ADDR: 1748 SW 20 ST
OWNER: 1748 RIVER OAK CORNER LLC
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE22090784. 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: 47-21.9.M. COMPLIED
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE OUTDOOR STORAGE CONSISTS OF BUT IS NOT LIMITED TO WOOD PALLETS, FENCE MESH, PLASTIC BUCKETS, CARDBOARD BOXES, PLYWOOD, TARPS, LADDER, POLES, BRICKS, WOOD BEAMS, CONSTRUCTION DEBRIS, AND OTHER MISCELLANEOUS ITEMS.

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

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

CASE NO: CE25090111
CASE ADDR: 1208 TANGELO ISLE
OWNER: DONALDSON, STEWART G
INSPECTOR: MOHAMMAD DAYEM

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

VIOLATIONS: 47-34.4.A.1. COMPLIED
THERE IS A TRAILER BEARING A VESSEL ON RIGHT OF WAY.

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE25100452
CASE ADDR: 1712 SW 10 AVE
OWNER: GRIFFITH, JOAN A
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AND ITS APPROACH ARE NOT BEING MAINTAINED AS REQUIRED, THE PAVERS ARE STAINED AND THE GRAVEL IS WORN OUT

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

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

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

CASE NO: CE25030115
CASE ADDR: 1444 NE 4 AVE
OWNER: 1444 NE 4TH AVE LLC
INSPECTOR: MALIK JONES

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

VIOLATIONS: 18-12. (a) COMPLIED
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS RECURRING VIOLATION, AS PER CASE CE24090517. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE IS ILLEGAL LAND USE AT THIS CB ZONED PROPERTY. THERE ARE WOODEN
CRATES BEING STORED OUT OF DOORS.

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
NORTH SIDE SWALE.

CASE NO: CE25070231
CASE ADDR: 1245 NE 3 AVE
OWNER: WORONECKI, ADAM
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a) WITHDRAWN
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS
SWALE. THIS IS A RECURRING CASE, REFERENCE CASE CE22100282. THIS CASE WILL BE
PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER COMPLIANCE IS
MET OR NOT.

VIOLATIONS: 18-4.(c) COMPLIED
THERE IS A LIGHT BLUE RAMBLER WITH NO TAG THAT IS A DERELICT VEHICLE ON THE
PROPERTY.

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

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA IS STAINED
AND DIRTY. THIS IS A RECURRING CASE, REFERENCE CASE CE22100282. THIS CASE
WILL BE PRESENTED TO THE MAGISTRATE SEEKING A FINDING A FACT WHETHER
COMPLIANCE IS MET OR NOT.

CASE NO: CE26031197
CASE ADDR: 1130 NE 18 AVE
OWNER: MCKENZIE HOUSES LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

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: CE26031331
CASE ADDR: 813 NW 3 AVE
OWNER: ARYA, VIKRANT & SALOOJA, KIRAN
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: CE26040034
CASE ADDR: 1645 NE 9 AVE 1-2
OWNER: MIZANI, ASHKAN
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: CE26040037
CASE ADDR: 1423 HOLLY HEIGHTS DR 19
OWNER: CASCADES19 LLC
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

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

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26031262
CASE ADDR: 607 SE 6 ST
OWNER: 6TH STREET PROPERTIES LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

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

CASE NO: CE26031275
CASE ADDR: 513 SW 10 ST
OWNER: WARREN, BRODIE
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

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

CASE NO: CE26031324
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 AS A VACATION RENTAL PROPERTY WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE FROM THE CITY OF FORT LAUDERDALE. THIS VIOLATION IS TRANSIENT IN NATURE AND RESULTS IN AN IMMEDIATE FINE OF \$500. FAILURE TO COMPLY WITHIN 24 HOURS WILL SUBSEQUENTLY RESULT IN THE ISSUANCE OF A NOTICE OF VIOLATION AND THE IMPOSITION OF A DAILY FINE OF \$1,000 PER DAY UNTIL COMPLIANCE IS ACHIEVED.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26031184
CASE ADDR: 1308 SEABREEZE BLVD
OWNER: 1308 SEABEEZE VILLA LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

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

CASE NO: CE26031186
CASE ADDR: 2400 SW 5 PL
OWNER: JOSEPH, MAYRA A
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 3

VIOLATIONS: 15-272. (a)

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

CASE NO: CE26031188
CASE ADDR: 812 SE 12 ST
OWNER: VILLAS AT HARBOR VISTA LLC
INSPECTOR: EVAN OAKS
COMMISSION DISTRICT 4

VIOLATIONS: 15-272. (a)

****WITHDRAWN****

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE26031192
CASE ADDR: 619 NE 13 AVE
OWNER: HAMIDI, KIMIA H/E DO, AN NGUYEN
INSPECTOR: WANDA ACQUAVELLA
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a) COMPLIED
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: CE26031204
CASE ADDR: 727 NE 17 WAY
OWNER: TERRENCE J PORTER TR; PORTER, TERRENCE J TRS
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: CE25090384
CASE ADDR: 1708 NW 9 PL
OWNER: A & S MANAGEMENT & CONSULTANCY; SERVICES INC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED
OVERGROWTH AND TRASH THROUGHOUT THE PROPERTY AND ITS SWALE.

VIOLATIONS: 47-34.1.A.1. COMPLIED
THERE ARE SEVERAL COOLERS AND MISCELLANEOUS ITEMS ON THE SIDE OF THE HOUSE IN VIEW FROM THE STREET.

VIOLATIONS: 9-280 (h) (1) COMPLIED
THE FENCE IS IN DISREPAIR MISSING THE GATE LATCH ON THE SOUTH SIDE OF THE PROPERTY AND A TOP BAR ON THE NORTH SIDE OF THE PROPERTY SIDE OF THE FENCE.

VIOLATIONS: 9-304 (b) COMPLIED
THE PAVED DRIVEWAY HAS STAINS, CRACKS AND GRASS AND WEEDS GROWING THROUGH.

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

VIOLATIONS: 9-305(b) COMPLIED
LANDSCAPE MISSING GROUND COVER (SOD/GRASS) THROUGHOUT THE
PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR OF THE PROPERTY HAS DARK STAINS ON THE FASCIA
BOARD AND WALLS.

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

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

VIOLATIONS: 47-19.2.II.2.c
COMPLIED THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY
WITHOUT A PERMIT. THE UNIT IS DESCRIBED AS A WHITE PORTABLE STORAGE UNIT WITH
THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE

VIOLATIONS: 47-19.2.II.4.a COMPLIED
THERE IS A PORTABLE STORAGE UNIT ON THIS RS-8 ZONED PROPERTY
BEYOND THE 14 DAYS ALLOWED. THE UNIT IS DESCRIBED AS A WHITE PORTABLE
STORAGE UNIT WITH THE WORDS "PODS MOVING & STORAGE" PRINTED ON THE SIDE

VIOLATIONS: 47-34.1.A.1.
THERE IS ILLEGAL OUTDOOR STORAGE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE
ITEMS BEING STORED OUTDOORS INCLUDE BUT IS NOT LIMITED TO TARPS, MULTIPLE GAS
TANKS, TOOLS, TIRE, WOOD, PILE OF BLACK TRASH BAGS, PILE OF BRICKS, BED
FRAME, GLASS, PLASTIC STORAGE CONTAINERS, AND OTHER MISCELLANEOUS ITEMS. THIS
IS A RECURRING VIOLATION TO CASE CE24060205. THIS CASE WILL BE PRESENTED TO
THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE
VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

CONTINUED

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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

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

CASE NO: CE25010522
CASE ADDR: 648 NW 22 RD
OWNER: GRIMALDI WEISS MANAGEMENT LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4(c) COMPLIED
THERE IS A DERELICT VEHICLE ON THE VACANT CB ZONED PRIVATE
LOT, WITH NO TAGS AND NOT HOOKED UP. ~

VIOLATIONS: 47-21.9.M
THE LANDSCAPING ON THIS CB VACANT LOT HAS AREAS OF BARE AND MISSING GROUND
COVER INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

CASE NO: CE25080731
CASE ADDR: 700 NW 15 AVE 1-2
OWNER: JADE INTERNATIONAL REALTY LLC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THERE IS TRASH AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING
BUT NOT LIMITED TO THE SWALE AREA.

VIOLATIONS: 24-27.(b) COMPLIED
IMPROPER PLACEMENT OF RECYCLING RECEPTACLES, ON A NON-TRASH
PICKUP DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE IS IN DISREPAIR MISSING PARTS AND NOT CONNECTED
PROPERLY.

VIOLATIONS: 9-304(b)
BOTH GRAVEL DRIVEWAYS ARE UNEVEN AND NOT DUST-FREE. THEY NEED TO BE REGRADED,
REPLENISHED WITH GRAVEL, AND CLEARLY DEFINED, INCLUDING THE DRIVEWAY
APPROACHES. GRASS AND WEEDS MUST BE REMOVED FROM THE GRAVEL DRIVEWAYS.

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

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

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

VIOLATIONS: 9-306 COMPLIED
THE EXTERIOR OF THE STRUCTURE IS NOT MAINTAINED. THERE ARE AREAS OF THE
FASCIA BOARD THAT HAS DARK STAINS AND MARKS. ALSO, THE WALLS HAVE STAINS
AND DARK MARKS AS WELL.

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

CASE NO: CE25090684
CASE ADDR: 712 NW 15 WAY
OWNER: TSC ASSOCIATES INC
INSPECTOR: GUY SEIDERMAN
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) COMPLIED
THIS RD-15 ZONED PROPERTY HAS OVERGROWTH AT REAR AND LEFT
SIDE OF THE PROPERTY THAT NEEDS TO BE MAINTAINED. THIS IS TO INCLUDE THE
AREAS ALONG THE FENCE ALSO. THIS IS A RECURRING VIOLATION PER CASE
#CE23110229. 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: 47-21.9.M.
THE LANDSCAPE AT THIS RD-15 PROPERTY IS NOT BEING MAINTAINED. THERE ARE
SEVERAL AREAS THAT HAVE MISSING GROUND COVER SOD/ GRASS THROUGHOUT THE
PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREA. THIS INCLUDES THE
AREAS THAT HAVE ROCKS AND NO GRASS.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

OLD BUSINESS

CASE NO: CE26010623
CASE ADDR: 1111 SW 32 CT
OWNER: VALDES, PAMELA
INSPECTOR: MOHAMMAD DAYEM
COMMISSION DISTRICT 4

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

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

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

CASE NO: CE25020155
CASE ADDR: 3021 NE 26 ST
OWNER: 26TH STREET LLC
INSPECTOR: PAULETTE DELGROSSO

VIOLATIONS: 8-91 (c)
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. THE SEAWALL HAS AREA OF DETERIORATON, HOLES, CRACKS AND IS AN UNSAFE CONDITION.

CASE NO: CE26010177
CASE ADDR: 301 E LAS OLAS BLVD 120
OWNER: S/OP ASSOCIATES LTD & THIRD AVE ASSOC LTD % STILES CORP
INSPECTOR: BERNSTEIN SAIMBERT
COMMISSION DISTRICT 4

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

COMMUNITY SERVICES DEPARTMENT
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CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

CASE NO: CE25090503
CASE ADDR: 1408 NW 9 AVE
OWNER: AA RLA LLC
INSPECTOR: MALIK JONES
COMMISSION DISTRICT 2

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

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

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

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

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

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

CASE NO: CE25110410
CASE ADDR: 1520 SW 13 ST
OWNER: VICKERS, GARY & RUTH
INSPECTOR: RAMON OLIVERA
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1.
THERE IS OVERNIGHT PARKING OF A COMMERCIAL VEHICLE AT THIS RS-8 ZONED PROPERTY. THE VEHICLE IS DESCRIBED AS A WHITE COMMERCIAL TRUCK WITH THE WORDS "MATCO TOOLS" "GARY VICKERS (PHONE NUMBER)" PRINTED ON THE SIDES AND REAR OF THE VEHICLE

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE AGENDA

May 28, 2026

9:00 AM

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