



CITY OF  
**FORT LAUDERDALE**

**SPECIAL MAGISTRATE  
HEARING  
AGENDA**

**February 29, 2024**

**9:00 AM**

**MARINE INDUSTRIES  
2<sup>ND</sup> FLOOR MEETING ROOM:  
221 SW 3 AVENUE, FORT LAUDERDALE, 33312**

**Annette Cannon  
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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

---

**NEW BUSINESS**

---

---

CASE NO: CE21040605  
CASE ADDR: 2935 N FEDERAL HWY  
OWNER: FAIRWINDS MOTEL INC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

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

VIOLATIONS: 47-20.20. (H)  
THE PARKING LOT IS EXHIBITING CRACKS, BROKEN ASPHALT, AND STRIPES ARE FADED, ALONG WITH BROKEN WHEEL STOPS ON THE FRONT AND REAR PARKING AREA.

VIOLATIONS: 47-21.11.A.  
THE OWNER, TENANT, AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE PROPER MAINTENANCE AND PROTECTION OF LANDSCAPING AND IRRIGATION SYSTEMS EXISTING OR HEREAFTER INSTALLED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, TRIMMING, REMOVAL OR REPLACEMENT OF DEAD OR DISEASED PLANTS AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO CONTINUE A HEALTHY GROWING CONDITION AND PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.

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

VIOLATIONS: 9-306  
ALL EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE STEP ON THE NORTH SIDE OF THE DIVE SHOP HAS A HOLE. THERE ARE AREAS THROUGHOUT THE COMMON WALKWAY THE PAINT IS FADED AND MISSING. ALONG THE UPPER PORTION OF THE ROOF THERE IS DAMAGE.

VIOLATIONS: 18-4. (c) CMP  
THERE ARE DERELICT VEHICLES ON VARIOUS LOCATION ON THE PROPERTY (FRONT & BACK).

VIOLATIONS: 9-280 (h) (2) CMP  
THE AWNING/CANOPY ON THE WEST SIDE OF THE DIVE SHOP AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-304 (C) CMP  
THE CONES IN PARKING LOT ARE HINDERING THE TRAFFIC FLOW FOR INGRESS AND EGRESS TO THE PROPERTY.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23120263  
CASE ADDR: 1429 SW 9 ST  
OWNER: 1429 RIVERSIDE LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.D.8.

THE DUMPSTER AND DUMPSTER ENCLOSURE LOCATED AT THIS PROPERTY IS NOT BEING PROPERLY MAINTAINED. THE DUMPSTER LIDS AND DOORS ARE OPEN. THE DUMPSTER IS OVERFLOWING WITH TRASH, AND THERE IS TRASH SCATTERED AROUND AND INSIDE THE DUMPSTER ENCLOSURE. THIS IS A REPEAT VIOLATION OF CASE CE23010302 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

---

CASE NO: CE23060146  
CASE ADDR: 1415 NW 2 AVE  
OWNER: PETLYAR, BRIAN  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.K.

DECORATIVE STONE OR GRAVEL IS BEING UTILIZED AT THIS LOCATION IN EXCESS OF THE MAXIMUM TEN PERCENT (10%) OF THE TOTAL LANDSCAPE AREA.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE LIVING ROOM IS IN DISREPAIR AND HAS EVIDENCE OF LEAKS AND OTHER AREAS TO INCLUDE THE PATIO.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH HAVE DAMAGED OR MISSING SLATS, LEANING AND NOT SECURED.

VIOLATIONS: 9-304 (b)

THE GRAVEL ON DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL. THE ASPHALT / CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 9-276 (c) (3)

THERE IS EVIDENCE OF TERMITES AND VERMIN AT THIS LOCATION. THE PROPERTY IS BEING MAINTAINED IN SUCH A WAY THAT IT AFFECTS THE HEALTH, SAFETY AND WELFARE OF THE OCCUPANTS.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23030154  
CASE ADDR: 1401 NW 7 TER  
OWNER: SANON, PERIERA & BAPTISTE, IRLANDE JEAN  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 18.1  
THERE ARE ITEMS BEING STORED UNDER THE CARPORT INCLUDING BUT NOT LIMITED TO INDOOR FURNITURE, BOXES, TELEVISION, BUCKETS AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY 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: 9-305 (b)  
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

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.

---

CASE NO: CE23100538  
CASE ADDR: 1417 SW 23 AVE  
OWNER: ABEMAX LLC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-304 (b) CMP  
THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. IT IS DIRTY, THERE ARE WEEDS GROWING THROUGH IT AND IT'S MISSING GRAVEL.

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23120105  
CASE ADDR: 1825 NE 26 AVE  
OWNER: OHANYAN, NIKOLAY  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION, REFERENCE CE22060837 AND WILL PROCEED TO SPECIAL  
MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED  
PRIOR TO THE HEARING.

---

CASE NO: CE23100344  
CASE ADDR: 1025 NE 16 TER  
OWNER: THOMAS, CAROL LE & THOMAS, ALINE  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)  
THE SOUTHSIDE WOODEN SIDEWALK (DECKING) IS BROKEN IN PLACES, A TRIP HAZARD, AND  
HAS UNSAFE STAIRS THAT ARE BROKEN.

VIOLATIONS: 9-280 (h)  
THE FENCE AND GATE(S) AT THIS LOCATION IS IN DISREPAIR. THE GATES AND LATCH DOES  
NOT CLOSE PROPERLY.

---

CASE NO: CE23090400  
CASE ADDR: 2006 NE 19 St  
OWNER: LI, QUANLIANG  
INSPECTOR: PAULETTE DELGROSSO

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

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE22070361  
CASE ADDR: 3050 NE 43 ST  
OWNER: NIKI REAL ESTATE INC % SUPERIORFLORIDAREALTY  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

VIOLATIONS: 9-306  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING/PEELING PAINT, INCLUDING  
BUT NOT LIMITED TO THE PROPERTY BUFFER WALL.

VIOLATIONS: 47-19.5.D.5.  
THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THE STUCCO AND/OR PAINT  
IS PEELING

---

CASE NO: CE23020904  
CASE ADDR: 201 S FORT LAUDERDALE BEACH BLVD  
OWNER: TRD OF FORT LAUDERDALE LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE  
OIL STAINS AND UNEVEN/MISSING SECTIONS OF 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.

VIOLATIONS: 47-21.16.D.  
THERE IS A HALF OF A DEAD TREE AND OR STUMP ON THE PROPERTY, THAT IS DECLARED  
PUBLIC NUISANCE.

---

CASE NO: CE23110093  
CASE ADDR: 646 FLAMINGO DR  
OWNER: 646 FLAMINGO LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 47-19.3.(f)(4)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN  
THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT  
ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS  
TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE  
PUBLIC RIGHT-OF-WAY.

VIOLATIONS: Sec. 8-91.(c)  
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS  
CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THERE ARE  
LOOSE, BROKEN, AND MISSING BOARDS AS WELL AS THE LIGHT FIXTURES ARE IN DISREPAIR.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23110575  
CASE ADDR: 928 NW 4 AVE 1-4  
OWNER: EVA CMOLOVA REV LIV TR  
CMOLOVA, EVA TRSTEE  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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: CE23110597  
CASE ADDR: 803 NE 4 AVE  
OWNER: BRIGADA INTERNATIONAL SERVICE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.  
THERE IS MISCELLANEOUS TRASH, RUBBISH AND DEBRIS AT THIS PROPERTY AS WELL AS THE GREEN SCREEN MESHING ON THE CHAIN LINK FENCE IS IN DISREPAIR 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. THIS IS A REPEAT VIOLATION FROM CASE CE2070671, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING. FINES SHALL ACCRUE FROM THE DATE IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

---

CASE NO: CE23110554  
CASE ADDR: 900 S ANDREWS AVE  
OWNER: DEBRA P ROCHLIN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.  
THERE ARE UNPERMITTED FEATHER FLAGS THAT HAVE BEEN ERECTED ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23090766) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

---

CASE NO: CE23110208  
CASE ADDR: 401 NE 4 ST  
OWNER: 401 FOURTH LLC  
INSPECTOR: GUSTAVO CARACAS

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23050882  
CASE ADDR: 1217 NW 3 ST  
OWNER: BOHADANAH, ELI  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

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

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

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

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

---

CASE NO: CE23100140  
CASE ADDR: 524 NW 21 AVE  
OWNER: BY THE OCEAN LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE23060719 AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT TO OBTAIN A FINDING OF FACT.

---

CASE NO: CE23080505  
CASE ADDR: 509 NW 21 TER  
OWNER: HANDY, JACQUELINE MCQUAY ET AL  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS ON THE PAINT, INCLUDING THE DOOR.

VIOLATIONS: 9-304 (b)  
THE PARKING FACILITIES AT THIS PROPERTY ARE IN DISREPAIR. THE DRIVEWAY IS CRACKED AND HAS STAINED AREAS.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23090147  
CASE ADDR: 1312 NW 3 ST  
OWNER: BROWARD TANGO VILLAGE LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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: 24-27.(b) CMP  
THE WASTE CONTAINERS ARE NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-304(b) CMP  
THE DRIVEWAY AS WELL AS THE ACCESS FROM THE FRONT DOOR HAS STAINS AND IS DIRTY. THE DRIVEWAY IS NOT BEING MAINTAINED IN WELL-KEPT MANNER.

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 CMP  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING, PEELING PAINT.

---

CASE NO: CE23101026  
CASE ADDR: 721 CORDOVA RD  
OWNER: BOHNE, EDWARD J III & ELIZABETH E  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 47-21.5.  
THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

---

CASE NO: CE23110047  
CASE ADDR: 1307 SW 24 AVE  
OWNER: MILO, DONNA E  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-19.1.B  
THERE IS A NON-PERMITTED CARPORT THAT HAS BEEN ERECTED OVER THE DRIVEWAY.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23110003  
CASE ADDR: 1229 MIAMI RD 1-6  
OWNER: NAOPLY LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.A. CMP  
BOLLARDS AND CHAIN ERECTED THAT OBSTRUCT THE SWALE.

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

VIOLATIONS: 9-305(b) CMP  
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 YARD AND SWALE. PALMS IN THE FRONT YARD HAVE DEAD PALM FRONDS HANGING FROM THE TREE.

VIOLATIONS: 18-12.(a) CMP  
THERE IS OVERGROWTH OF GRASS AND TRASH, RUBBISH AND DEBRIS SCATTERED ON THIS PROPERTY AND/OR ITS SWALE INCLUDING LITTER, BAGS OF TRASH NEAR THE DUMPSTER AND DEAD PALM FRONDS ON THE YARD.

VIOLATIONS: 47-19.4.C.2.  
DUMPSTER PLACED/STORED IN RIGHT-OF-WAY. PLACEMENT/STORAGE OF DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT OF WAY IS UNLAWFUL.

VIOLATIONS: 47-19.4.D.1.  
THE PROPERTY DOES NOT HAVE THE REQUIRED DUMPSTER ENCLOSURE AS PER THE ULDR.

---

CASE NO: CE23120334  
CASE ADDR: 2436 CAT CAY LN  
OWNER: TACHER, MARIO & YELENA  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23090547 AND CE22120346 AND AS SUCH WILL BE BROUGHT BEFORE THE MAGISTRATE FOR A FINDING-OF-FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23090547 AND CE22120346 AND AS SUCH WILL BE BROUGHT BEFORE THE MAGISTRATE FOR A FINDING-OF-FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE MAGISTRATE HEARING.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23110051  
CASE ADDR: 1355 SW 24 AVE  
OWNER: ARGUINZONI, ANDRES & ROSA  
ARGUINZONI, EVETTE  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

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: 47-19.1.B CMP

THERE IS A NON-PERMITTED CARPORT ERECTED OVER THE DRIVEWAY.

---

CASE NO: CE23090560  
CASE ADDR: 976 NW 17 AVE  
OWNER: 3A INVESTMENT GROUP LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION AS PER CASE CE19010390. THIS VIOLATION IS BEING PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-1.

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

VIOLATIONS: 24-27 (b)

THERE ARE TRASH CONTAINERS STORED IN THE FRONT YARD AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION AS PER CASE CE19010390. THIS VIOLATION IS BEING PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS ALSO A LARGE AMOUNT OF INDOOR FURNITURE AND SOME TRASH BAGS DUMPED ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE19010390. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT, IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-280 (h) (1)

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080339  
CASE ADDR: 738 NW 10 TER  
OWNER: SAN MARINO 1 LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE MULTIPLE BROKEN CLOSET DOORS INSIDE THE HOUSE AS WELL AS A BROKEN BACK DOOR HELD SHUT BY MAKESHIFT LATCHES. THE FLOOR IN THE LIVING ROOM IS UNEVEN.

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS FADED, CRACKED AND THERE ARE POTHoles ON THE SURFACE.

VIOLATIONS: 9-279 (g)  
THE BATHROOM SINK, BATHTUB, AND KITCHEN SINK DRAINS ARE LEAKING AND CLOGGED.

VIOLATIONS: 9-280 (g)  
THE STOVE, REFRIGERATOR AND CEILING FANS ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE REFRIGERATOR DOES NOT WORK. THE INSIDE IS COVERED WITH A MOLD LIKE SUBSTANCE. THE GLASS ON THE STOVE DOOR IS SHATTERED, MAKING IT UNSAFE TO USE THE OVEN, AND THE CEILING FANS IN THE ROOMS ARE OFF BALANCE WITH THE LIGHT BULBS EXPOSED.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS A WASHER AND DRYER BEING STORED AND USED OUTSIDE THE BACK DOOR OF THE DWELLING. THIS IS A NON-PERMITTED USE PER ULDR REGULATIONS.

---

CASE NO: CE23080640  
CASE ADDR: 525 NW 14 AVE  
OWNER: RE-BUILD FOUNDATION INC % L.A. LEE TERRACE APARTMENTS  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. MULTIPLE WINDOWS IN THE UNIT HAVE NO LOCKING MECHANISM. THE FRONT DOOR FRAME IS HEAVILY DAMAGED, THE CLOSET DOORS ARE HANGING AND UNHINGED, AC VENTS ARE DIRTY AND FALLING OFF THE WALL, THERE ARE MULTIPLE HOLES IN THE WALLS, MISSING OUTLETS AND OUTLET COVERS, AS WELL AS BROKEN OR CHIPPED TILES.

VIOLATIONS: 9-280 (g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THERE IS A CEILING LIGHT IN THE KITCHEN WITH WATER POOLING INSIDE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23090394  
CASE ADDR: 816 NW 19 AVE  
OWNER: RANDELL, EDDIE EST  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7(b) CMP  
THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. BULK PICK UP FOR THIS AREA IS ON THE THIRD MONDAY OF EVERY MONTH.

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA HAS NOT BEEN FULLY PAINTED.

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY.

---

CASE NO: CE23100244  
CASE ADDR: 1121 N ANDREWS AVE  
OWNER: BURGHER, AUDREY  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 24-7(b) COMPLIED  
THERE IS BULK TRASH ON THE RIGHT OF WAY NOT ON THE SCHEDULED DATE AND TIME.  
THERE ARE TWO FLAT SCREEN TV ON THE CITY SWALE.

VIOLATIONS: 18-12.(a)  
THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE AND THE REAR OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO BOTTLES AND OTHER VARIOUS TRASH ON THE PROPERTY.

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. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING AND ARE COVERED WITH LOTS OF SAND. THERE ARE AREAS OF GRASS GROWING THROUGH THE ASPHALT.

---

CASE NO: CE23050336  
CASE ADDR: 1242 NE 5 TER  
OWNER: LAND MEN GROUP LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.m.  
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. THE AREA WAS COVERED WITH GRAVEL INSTEAD OF LAWN COVER.

VIOLATIONS: 47-19.1.c.  
THERE ARE VEHICLES BEING PARKED/STORED ON THIS VACANT LOT WHICH HAS NO PRIMARY USE AND IS NOT PERMITTED PER THE ULDR FOR THIS RMM-25 - ZONED PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

VIOLATIONS: 9-305 (b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

---

CASE NO: CE23070880

CASE ADDR: 1420 NW 4 AVE

OWNER: WARE, PATRICIA A & BROWN, TROY C JR

INSPECTOR: JEAN CLAUDE JC NOEL

COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO DEAD PALM FRONDS ON THE PROPERTY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-306 COMPLIED

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

---

CASE NO: CE23090472

CASE ADDR: 1650 N DIXIE HWY

OWNER: RISERBATO, ANGELA V

INSPECTOR: JEAN CLAUDE JC NOEL

COMMISSION DISTRICT 2

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH WALKWAY.

VIOLATIONS: 47-21.16.A.

THERE ARE DEAD TREES AT THIS PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE BACKYARD OF THE PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

VIOLATIONS: 18-1. COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A RECYCLING BIN, GARDEN TOOLS, AND OTHER MISCELLANEOUS ITEMS. THIS 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: 9-305 (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: 9-304 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE, AND TREES ARE LEANING GROWING INTO THE FENCE.

---

CASE NO: CE23100623  
CASE ADDR: 1300 NW 7 TER  
OWNER: OSHU 2 LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE A BEER CAN AND A EMPTY PLASTIC BOTTLE AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE CONCRETE/GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE IS NOT DUSTLESS AND SMOOTH AND HAS GRASS AND WEEDS GROWING THROUGH THE GRAVEL

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. TO INCLUDE BUT NOT LIMITED TO THE FRONT PORCH WALKWAY.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23100721  
CASE ADDR: 1125 N ANDREWS AVE  
OWNER: KASOKER, LIEL  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

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

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

VIOLATIONS: 47-21.11.A.  
THERE IS LANDSCAPE DEBRIS/WEEDS CAUSING BLIGHT THROUGHOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE PERIMETER OF THE BUILDING NOT BEING MAINTAINED. THERE ARE WEEDS GROWING THROUGH THE GRAVEL.

VIOLATIONS: Sec. 24-27(d)  
IT IS THE RESPONSIBILITY OF EACH PERSON ISSUED A CITY CONTAINER TO MAINTAIN THE CONTAINER IN GOOD WORKING CONDITION. THERE IS A CONTAINER WITH A BROKEN LID THAT NEEDS TO BE REPLACED.

VIOLATIONS: 9-308(a)  
THERE IS A PLASTIC COVER ON THE ROOF AND IT IS NOT WEATHERPROOF OR WATERTIGHT.

---

CASE NO: CE23090799  
CASE ADDR: 430 ROYAL PLAZA DR  
OWNER: SPECTOR, JONAS & SPECTOR, LAURIE  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 47-19.3. (f) (5)  
THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND/OR THE PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF A DISREPAIR IN THE SEAWALL OR THE SEAWALL BEING BELOW THE MINIMUM ELEVATION. - PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

---

CASE NO: CE23100242  
CASE ADDR: 1362 SW 22 AVE  
OWNER: THERRIEN, MICHEL P  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305(b)CMP  
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: 47-21.16.A. COMPLIED  
THERE IS A DEAD TREE STUMP ON THE FRONT YARD.

---



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23100243  
CASE ADDR: 1363 SW 22 AVE  
OWNER: SRP SUB LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

THE SWALE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF GRAVEL, DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE23010072. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

---

CASE NO: CE23100368  
CASE ADDR: 1338 SW 22 AVE  
OWNER: SMITH, LOVETTA MARIE  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-304 (b)

THERE SWALE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. GRASS IS GROWING THROUGH IT.

VIOLATIONS: 9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND PEELING PAINT. THE EXTERIOR WALLS AROUND THE WINDOWS AND DOORS HAVE PEELING PAINT.

---

CASE NO: CE23100376  
CASE ADDR: 1369 SW 22 AVE  
OWNER: COX, JOHN R & DEBRA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE SWALE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN .

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND SOFFITS THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-305 (b)

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23100662  
CASE ADDR: 2232 SW 14 ST  
OWNER: MAS, MARIA NOELLA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

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

---

CASE NO: CE23070172  
CASE ADDR: 1206 NW 14 CT  
OWNER: CHARLES, MIREILLE H/E; MARC, JETHRO  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT WHITE MERCEDES BENZ WITH FLAT TIRES, STAINED, DIRTY AND KEPT IN A NEGLECTED STATE BEING STORED AT THIS PROPERTY.

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

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

---

CASE NO: CE23040242  
CASE ADDR: 1242 NW 15 TER  
OWNER: PESSOA, EVANILDA P  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

- VIOLATIONS: 9-306 COMPLIED  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-34.1.A.1.  
THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF TIRES, A LADDER, BUCKETS, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.
- VIOLATIONS: 47-34.4.A.1. COMPLIED  
THERE IS A COMMERCIAL TRAILER WITH FLAT TIRES PARKED ON THE RIGHT OF WAY.
- 

CASE NO: CE23070553  
CASE ADDR: 1795 LAUDERDALE MANOR DR  
OWNER: THOMPSON, YVETTE D; THOMPSON, R & THOMPSON, D ETAL  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 18-1.  
THERE ARE TABLES, CHAIRS, PLYWOOD, BOXES, A REFRIGERATOR, AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS FALLEN AND HAS BROKEN AND MISSING PARTS.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND AWNINGS ARE STAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 18-4 (c)  
THERE IS A DERELICT WHITE CHEVY VAN WITH FLAT TIRES AND EXPIRED TAG STORED AT THIS PROPERTY.
-

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080068  
CASE ADDR: 942 NW 14 CT  
OWNER: VELOZ, DIHOSY DYLAN & PERALTA REYES, DENIS  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

- VIOLATIONS: 9-280(h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS FALLEN, BROKEN AND DISCONNECTED PARTS.
- VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE ADDRESS IS NOT DISPLAYED OR VISIBLE FROM THE STREET.
- VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE CARS, A TRAILER AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE AREA.
- VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.
- VIOLATIONS: 9-308 (a)  
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.
- VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO, CAR RIMS, TOOLBOX, AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.
- VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT WHITE DODGE VAN WITH EXPIRED TAG STORED ON THE RIGHT OF WAY OF THIS PROPERTY.
-

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080076  
CASE ADDR: 1147 NW 17 ST  
OWNER: TARLOCK SANGHERA ROTH IRA; EQUITY TRUST CO (CUST)  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE PROHIBITED. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

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

VIOLATIONS: 18-1. CMP  
THERE IS A FOLDING TABLE, TOYS, TIRES, BRICKS, AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE PORCH 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: 24-27. (b) CMP  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

---

CASE NO: CE23090202  
CASE ADDR: 1125 NW 14 CT  
OWNER: BAE HOMES LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE IS PROHIBITED. THERE ARE MULTIPLE 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 INCLUDING THE SWALE AREA.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080078  
CASE ADDR: 948 NW 14 CT  
OWNER: SMITH, THOMAS A  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING SWALE. AREA THIS IS A REPEAT VIOLATION OF CASE #CE19070921 AND WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY APRON IS IN DISREPAIR. THIS IS A REPEAT VIOLATION OF CASE #CE19070921 AND WILL BE BROUGHT TO A HEARING WHETHER IT COMPLIES OR NOT.

VIOLATIONS: 47-34.1.A.1.

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

VIOLATIONS: 18-1.

THERE IS A WASHING MACHINE, A FISH TANK AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

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

---

CASE NO: CE23110022  
CASE ADDR: 1741 NW 18 ST  
OWNER: MANIA LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 18-1.

THERE IS A MATTRESSES STORED UNDER THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PANELS.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080084  
CASE ADDR: 1006 NW 14 CT  
OWNER: CORAGGIO, MICHAEL L  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

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

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

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

---

CASE NO: CE23080086  
CASE ADDR: 1012 NW 14 CT  
OWNER: PARRISH, CLEONE RIVERE  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES AND/OR TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY APRON AND DRIVEWAY ARE IN DISREPAIR. THERE ARE CRACKS AND HOLES THROUGHOUT THE DRIVEWAY.

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO: PIECES OF WOOD, PLASTIC BINS, A BARREL, PROPANE TANK AND OTHER MISCELLANEOUS ITEMS COVERED WITH A BLUE A TARP. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

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.

---

CASE NO: CE23080092  
CASE ADDR: 1018 NW 14 CT  
OWNER: 2016 PAUL REAL ESTATE LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY HAS GRASS AND WEEDS GROWING THROUGH IT. THE ASPHALT ON THE  
DRIVEWAY APRON HAS CRACKS, HOLES AND THE BLACKTOP IS FADED.

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

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

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

---

CASE NO: CE23090490  
CASE ADDR: 1118 NW 17 ST  
OWNER: FKH SFR PROPCO A LP % FIRST KEY HOMES LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THIS IS A RECURRING VIOLATION OF CASE #CE22060467 AND WILL BE BROUGHT TO A  
HEARING WHETHER OR NOT COMPLIANCE IS MET.

---



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23090818  
CASE ADDR: 1513 NW 15 AVE  
OWNER: AMERICAN REAL ESTATE STRATEGIES; FUND LP  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4(c) CMP  
THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAGS AND EXPIRED TAGS PARKED AND STORED ON THIS PROPERTY. A FORD F250 WITH NO TAG, A WHITE CHEVY VAN WITH EXPIRED TAG, A GOLD HONDA WITH NO TAG AND A GOLD TOYOTA WITH EXPIRED TAG.

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

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

---

CASE NO: CE23100152  
CASE ADDR: 1218 NW 17 ST  
OWNER: SAINVIL, LOUISANNA  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4.(c)  
THERE ARE MULTIPLE DERELICT VEHICLES WITH NO TAGS AND EXPIRED TAGS PARKED AND STORED ON THIS PROPERTY. A FORD F250 WITH NO TAG, A WHITE CHEVY VAN WITH EXPIRED TAG, A GOLD HONDA WITH NO TAG AND A GOLD TOYOTA WITH EXPIRED TAG.

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

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

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HOLES IN THE ROOF AND CEILING, WITH BROKEN WALLS THAT HAVE HOLES.

CONTINUED

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

VIOLATIONS: 9-280 (f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. MULTIPLE BATHTUBS ARE CLOGGED UP AND THE SINK IS LEAKING.

VIOLATIONS: 9-280 (g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

VIOLATIONS: 9-308 (a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

---

CASE NO: FC23110006  
CASE ADDR: 203 SE 10 ST  
OWNER: ASH, DARLENE A  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23110010  
CASE ADDR: 200 SE 18 CT  
OWNER: JENNINGS, EDWARD J  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120001  
CASE ADDR: 620 NW 10 TER  
OWNER: BERT 620 REV RESIDENTIAL LAND TRUST  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1: 13.6.1.2, FF

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

---

CASE NO: FC23120002  
CASE ADDR: 626 NW 10 TER  
OWNER: OFPAZ INVESTMENTS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:13.6.3.1.2, F

THE FIRE EXTINGUISHER(S) IS/ARE NOT IN ITS/THEIR DESIGNATED PLACE.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: FC23120003  
CASE ADDR: 630 NW 10 TER  
OWNER: P E INVESTMENTS I LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120005  
CASE ADDR: 1129 NE 15 ST  
OWNER: 1129 NE 15TH ST LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120008  
CASE ADDR: 625 NE 17 TER  
OWNER: 1025 PARK LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120009  
CASE ADDR: 633 NE 17 TER  
OWNER: 1025 PARK LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120010  
CASE ADDR: 2216 NW 15 AVE  
OWNER: TIQUITA INVESTMENTS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: FC23120014  
CASE ADDR: 3050 NW 68 ST BLD1  
OWNER: TERRA PALM AIRE  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: FC23120015  
CASE ADDR: 3050 NW 68 ST BLD2  
OWNER: TERRA PALM AIRE LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED  
PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

CASE NO: CE23080507  
CASE ADDR: 1011 NW 45 ST  
OWNER: MIDDLETON, CRAIG  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

---

VACATION RENTAL

---

CASE NO: CE23090076  
CASE ADDR: 6510 NW 34 AVE  
OWNER: ZHENG, BO & GU, JIAN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

---

CASE NO: CE23090162  
CASE ADDR: 6843 NW 29 AVE  
OWNER: BROWN, CARLENE C GONZALEZ  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

---

CASE NO: CE23110224  
CASE ADDR: 5950 NE 28 AVE  
OWNER: APPLETON, PAUL HONEY TR  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-281. (a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION.

---

CASE NO: CE23100779  
CASE ADDR: 2301 N OCEAN BLVD 1-3  
OWNER: 2301 N OCEAN BLVD LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

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

---

CASE NO: CE23100781  
CASE ADDR: 2313 N OCEAN BLVD  
OWNER: A1A N OCEAN BLVD LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281. (a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23100782  
CASE ADDR: 2317 N OCEAN BLVD  
OWNER: A1A N OCEAN BLVD LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281.(a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION.

---

CASE NO: CE23100838  
CASE ADDR: 1300 NW 7 AVE  
OWNER: DECRESCENZO, JAMES JR & DEFRESCO, ROSEMARY  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281.(a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION.

---

CASE NO: CE23110376  
CASE ADDR: 1919 SUNRISE KEY BLVD  
OWNER: D'ALESSIO, DENNIS & JOHNSON, GUY K  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED  
CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE  
CE23020548. 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: CE24010823  
CASE ADDR: 1781 SW 30 PL  
OWNER: HUNGRY DUCK LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-282.(d)(1)b.  
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO  
REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE. CASE  
NUMBER CE24010730 NOISE , PARKING, OCCUPANCY, RESPONSIBLE PARTY.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

HEARING TO IMPOSE FINES

CASE NO: CE24010375 CITATION  
CASE ADDR: 4008 NE 21 AVE  
OWNER: KUWARSINGH, RACINE & OCON, DAVID  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A  
IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

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

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

VIOLATIONS: 18-1.  
THERE IS AN ACCUMULATION OF TRASH AND DEBRIS 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.

CASE NO: CE23060072  
CASE ADDR: 1222 BAYVIEW DR  
OWNER: JULIA B NEUFELD LIV TR  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A CMP  
PER LANDSCAPING A PERMIT IS NOT REQUIRED FOR THE TREE THAT WAS REMOVED, IT WAS AN INVASIVE SPECIES AND CAN BE REMOVED WITHOUT A PERMIT. IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

VIOLATIONS: 24-7 (b)  
COMPLIED

VIOLATIONS: 18-12. (a) CMP  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS FRONDS PROPERTY AND/OR ITS SWALE. THERE IS AN ACCUMULATION OF DEAD LEAVES AND PALM ON THE PROPERTY AS WELL AS IN THE DRIVEWAY.

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

VIOLATIONS: 24-27. (b)  
COMPLIED.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080802  
CASE ADDR: 2541 E SUNRISE BLVD  
OWNER: SHAWNICK GALLERIA LLC  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

SIGNS HAVE BEEN ERECTED IN THE WINDOWS OF THE BUSINESSES IN THE PLAZA WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 47-22.3.U.1

THE WINDOW SIGNS IN THIS COMMERCIAL ESTABLISHMENT EXCEED 20% OF THE SURFACE OF THE WINDOW.

---

CASE NO: CE23020590  
CASE ADDR: 6411 NE 22 AVE  
OWNER: 9960SW LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. FRONT OF THE PROPERTY THAT IS FACING THE STREET HAS AREAS THAT HAVE STAINS, MISSING, PEELING/CHIPPING PAINT AND DIRT.

VIOLATIONS: 9-305(b) CMP

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE FRONT LAWN IS DEAD/MISSING AT THIS PROPERTY. THE FRONT IS COVERED WITH SAND/DIRT. THERE IS NO LIVING GROUND COVER.

---

CASE NO: CE23030618  
CASE ADDR: 1238 NE 17 WAY  
OWNER: TSCHAPEK, MARCUS  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.B.b

THERE IS GRAVEL ON THE SWALE AREA OF THIS RC-15 RESIDENTIAL ZONED PROPERTY THAT EXCEEDS THE ALLOTTED FORTY (40) PERCENT OF THE LENGTH OF THE PROPERTY LINE ADJACENT/PARALLEL TO THE RIGHT OF WAY.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080380  
CASE ADDR: 643 NE 18 AVE  
OWNER: GOOD SERVICE REALTY INC  
% INGEBOG LEATHERBURY  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12(a)  
THERE IS TRASH AND DEBRIS ONSITE IN THE DRIVEWAY AS WELL AS FENCELINE (A LARGE SCREEN/ITEM) .

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 REAR AND SIDE YARDS. THE FRONT BRICK FLOWER BOXES ARE NEGLECTED WITH CREEPING VINES ON THE EXTERIOR OR DEVOID OF LANDSCAPING.

VIOLATIONS: 9-280(g)  
THERE IS AN AIR CONDITIONING UNIT ON THE FRONT SECOND LEVEL, THAT HAS ITS SCREEN OFF AND FOAM INSULATION UNDERNEATH IT.

VIOLATIONS: 6-34  
KENNEL(S) ON PREMISES NOT BEING MAINTAINED IN COMPLIANCE WITH APPLICABLE ZONING AND LICENSING PROVISIONS PER THE CITY CODE. MORE THAN THREE (3) DOGS ARE LOCATED ON THE PREMISES.

VIOLATIONS: 6-7  
NOXIOUS ODORS ARE ON THE PREMISES AS A RESULT TO ANIMAL FECES AND URINE.

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

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

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

---

CASE NO: CE23080195  
CASE ADDR: 1401 SW 9 ST  
OWNER: JUDAH, SABRINA  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE22050725  
CASE ADDR: 709 SW 4 CT 1-7  
OWNER: DBAK INVESTMENTS IV LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306 COMPLIED

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS SUCH AS WINDOWS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOWS ARE BEING COVERED BY PLYWOOD ON THE WEST SIDE OF THE BUILDING.

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: CE23060520  
CASE ADDR: 3106 SW 14 ST  
OWNER: VILLAN, JULIEVER  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. FENCE PANELS ARE BROKEN/MISSING.

VIOLATIONS: 9-313. (a) CMP

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 24-7 (b) CMP

THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON THE SCHEDULED DATE AND TIME.

VIOLATIONS: 47-21.15.A

ONE MANGO TREE REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF FORT LAUDERDALE.

---

CASE NO: CE23060122  
CASE ADDR: 825 NE 18 ST  
OWNER: BAPTISTA, EDWARD  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-11. (a)

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

VIOLATIONS: 9-305 (b)

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080790  
CASE ADDR: 807 NW 2 AVE 1-3  
OWNER: JACKSON FAUSTIN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)  
THE PARKING FACILITY AT THIS PROPERTY IS NOT BEING MAINTAINED, REQUIRING TO BE RESURFACED AND RESTRIPEDED.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE PARKED/STORED ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A BLACK PICK UP TRUCK.

VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE WOODEN FENCE THAT ARE BROKEN OR HAVE MISSING SLATES.

---

CASE NO: CE23090379  
CASE ADDR: 711 SE 11 CT  
OWNER: COLANER, JOSEPH  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE IN THE CARPORT AREA. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO MOPS, BROOMS, BUCKETS AND OTHER PERSONAL BELONGINGS THAT REQUIRE TO BE PROPERLY STORED OUT OF VIEW.

VIOLATIONS: 9-304 (b)  
PARKING AREA IS NOT WELL GRADED AND/OR DEFINED. THERE ARE WEEDS GROWING FROM THE GRAVEL DRIVEWAY.

---

CASE NO: FC23090003 S  
CASE ADDR: 3906 SW 12 CT  
OWNER: C R O W ENTERTAINMENT LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.6.4.3.2.1, FFPC  
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE21100122  
CASE ADDR: 2800 NW 20 ST  
OWNER: LESLIE, G W & HELEN R  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) CMP  
COMPLIED 07/23/2022

VIOLATIONS: 18-12.(a)  
THERE IS OUTDOOR STORAGE OF A LARGE ACCUMULATION OF DISCARDED MACHINERY,  
DISCARDED METALS AND APPLIANCES TAKING PLACE ON THE EXTERIOR OF THE PROPERTY.

VIOLATIONS: BCZ 39-296.  
THE SUBJECT RS-5 COUNTY ZONED PROPERTY IS BEING USED TO STORE LARGE AMOUNTS OF  
DISCARDED OBJECTS WHICH DO NOT COMPLY WITH THE PERMITTED USES OF A SINGLE FAMILY  
RESIDENTIAL PROPERTY UNDER SECTION 39-295.

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

VIOLATIONS: 9-280(h)CMP  
THE CONCRETE FENCE, INCLUDING ALL FIXTURES, HAVE NOT BEEN MAINTAINED. THERE ARE  
AREAS OF RUST, MISSING PIECES, STAINS AND MISSING, PEELING PAINT.

---

CASE NO: CE23060482  
CASE ADDR: 640 NW 21 TER  
OWNER: BRAVERMAN, JOAN LYDIA  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

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

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

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

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23070173  
CASE ADDR: 1200 NW 14 CT  
OWNER: FYR SFR BORROWER LLC % HAVENBROOK HOMES  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY APPROACH DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS,  
POTHLES AND MISSING SECTIONS.

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

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

---

CASE NO: CE23060733  
CASE ADDR: 1343 NW 13 AVE  
OWNER: TAYLOR, JEFFREY  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
PARKING ON THE LAWN DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES PARKED ON THE  
GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS,  
HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

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

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INCLUDING BUT  
NOT LIMITED TO WINDOWS THAT ARE COVERED WITH HURRICANE SHUTTERS.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT BLACK BMW KEPT IN A STATE OF NEGLECT PARKED/STORED AT THIS  
PROPERTY WITH FLAT TIRES, COVERED WITH TREE LEAVES, AND VEGETATION GROWING  
UNDERNEATH IT.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23080419  
CASE ADDR: 1805 NW 16 ST  
OWNER: JOHNSON, THELMA V  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A BLACK DERELICT FORD EXPLORER WITH FLAT TIRES AND AN EXPIRED TAG ON THIS PROPERTY.

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA BOARDS AND AWNINGS ARE STAINED AND DIRTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS ALSO A WINDOW WHICH IS IN DISREPAIR AS EVIDENT BY THE BOARD COVERING IT.

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

---

CASE NO: CE23020567  
CASE ADDR: 1121 NW 5 ST  
OWNER: MCBRIDE LODGE % VARION J HARRIS  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b) CMP  
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. IT IS NOT SMOOTH AND THE SWALE AND DRIVEWAY HAVE POTHOLES, AS WELL AS FADED WHEELSTOPS.

VIOLATIONS: 9-280 (H) CMP  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE BALLARD AT THE REAR IS DISCOLORED.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE22040523  
CASE ADDR: 1470 N DIXIE HWY  
OWNER: WISTERIA COURT CONDO ASSN INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. CMP

THERE ARE COCONUT PALM TREES AT THIS PROPERTY WHICH ARE NOT BEING MAINTAINED AND IS CREATING A PUBLIC NUISANCE. THERE IS AN ABUNDANCE OF COCONUTS ON SEVERAL TREES ON THE EXTERIOR AND INTERIOR COURTYARD OF THE PROPERTY WHICH MAY THREATEN OR ENDANGER THE PUBLIC HEALTH OR SAFETY OF THE RESIDENTS OR PEDESTRIANS IN THE COMMUNITY.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305(b) CMP

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: 47-19.4.D.8. CMP

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE WOOD FENCE SURROUNDING THE ENCLOSURE IS MISSING ON THE SOUTHSIDE AND THE BROKEN POSTS WHICH SECURED IT HAVE BEEN LEFT PROTRUDING FROM THE GROUND. THERE ARE FENCE SLATS WHICH ARE DAMAGED AND MISSING. THE ENCLOSURE FENCE GATES ARE BEING LEFT OPEN.

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

THE WOOD FENCE SURROUNDING THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS WHICH ARE DAMAGED, MISSING SLATS LEANING AND NOT SECURED.

VIOLATIONS: 9-280(g) CMP

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE LANDSCAPE AREA.

---

CASE NO: CE22110379  
CASE ADDR: 817 NW 1 ST  
OWNER: 817 NW 1ST STREET LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.1.A.1. WITHDRAWN

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. SITE PLAN LEVEL I CHANGE OF USE FROM WAREHOUSE TO DOG GROOMING WITH RETAIL AND BAR USE.

VIOLATIONS: 47-3.5(C)

THERE IS ILLEGAL LAND USE OCCURING AT THIS B-3 HEAVY COMMERCIAL/LIGHT INDUSTRIAL BUSINESS ZONE PROPERTY. SITE PLAN LEVEL I CHANGE OF USE FROM WAREHOUSE TO DOG GROOMING WITH RETAIL AND BAR USE.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23020868  
CASE ADDR: 420 NW 7 TER  
OWNER: SALAMONE, SALVATORE  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-304(b)  
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS NOT BEING  
MAINTAINED. THE GRAVEL DRIVEWAY IS WORN AND HAS GRASS GROWING THROUGH IT.

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

VIOLATIONS: 47-19.9 CMP  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A MATTRESS AND  
PLYWOOD ON THE REAR OF THE PROPERTY.

---



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

---

OLD BUSINESS

---

---

CASE NO: CE23050571  
CASE ADDR: 2401 NE 32 AVE  
OWNER: WEISS, KURT A & AMY A  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 47-19.3. (f) (4)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. - ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

---

CASE NO: CE23050960  
CASE ADDR: 1301 NE 4 AVE  
OWNER: R S HOLDINGS II LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE ASPHALT PARKING LOT HAVE CRACKS, HOLES, OIL STAINS, AND WIRES STICKING OUT OF THE GROUND.

VIOLATIONS: 9-305(b) CMP  
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: 47-22.9. CMP  
SIGN(S) HAS BEEN ERECTED ON THE CHAINLINK FENCE WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

VIOLATIONS: 18-1. CMP  
THERE IS (GRAFFITI ON THE FENCE) 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: 9-306 CMP  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR NORTH WALL THAT HAVE MISSING AND PEELING PAINT.

VIOLATIONS: 47-19.9 CMP  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY. THERE IS A CANOPY BEHIND THE PROPERTY.

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

---

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

CASE NO: CE23030547  
CASE ADDR: 2218 NE 17 CT  
OWNER: COSTELLO, RAYMOND & COSTELLO, CAROL  
INSPECTOR: DAVID SANDIFORD  
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 8-91.(c)  
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS  
CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE DOCK  
BOARDS ARE LIFTING FROM THE SEAWALL AND THERE ARE MISSING PIECES OF THE WOOD.

VIOLATIONS: Sec. 47-19.3.(f)(4)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN  
THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT  
ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS  
TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE  
PUBLIC RIGHT-OF-WAY. THE SEA WALL HAS CRACKS AND APPEARS TO HAVE BEEN REPAIRED  
WITH SAND AND PARTS OF THE SEAWALL IS LEANING AND NOT IN A STABLE CONDITION.

---

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 29, 2024

9:00 AM

INSPECTOR	PAGES
Acquavella, Wanda	7-8
Aguilera, Marco	8-10, 33
Caracas, Gustavo	6, 34
Champagne, Leonard	28
DelGrosso, Paulette	4, 31-32
Eason, Edward	2, 32-33
Exantus, Bovary	17-24, 36-37
Gavin, Patt	28-29
Jolly, Patrice	10-12, 35
Kisarewich, Robert	25-27, 34
Koloian, Dorian	5
Krock, Robert	-
Lombard, Jeffrey	-
Moore, Rachel	-
Murray, Malaika	-
Noel, Jean Claude	2-3, 12-15, 33
Oaks, Evan	29
Proto, Karen	-
Saimbert, Bernstein	15-27, 37-39, 40
Sandiford, David	4, 30-31, 41
Santos, Diego	3
Santos, Rafael	-
Seiderman, Guy	-
Simmons, Fitzgerald	-
Smart, Paul	-
Thelusma, Jani	1, 31
Williams, Gail	27
<b>New Cases:</b>	<b>Pages: 1 - 27</b>
<b>Vacation Rental:</b>	<b>Pages: 28 - 29</b>
<b>Administrative Hearing:</b>	<b>Pages: -</b>
<b>Hearing to Impose Fines - Citation</b>	<b>Pages:</b>
<b>Hearing to Impose Fines:</b>	<b>Pages: 30 - 39</b>
<b>Return Hearing:</b>	<b>Pages: 40 - 41</b>