



CITY OF  
**FORT LAUDERDALE**

**SPECIAL MAGISTRATE  
HEARING  
AGENDA**

**February 13, 2024**

**9:00 AM**

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

**Rose-Ann Flynn  
PRESIDING**

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 13, 2024  
9:00 AM

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**NEW BUSINESS**

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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 LOCATIONS 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 THE PARKING LOT ARE HINDERING THE TRAFFIC FLOW FOR INGRESS AND EGRESS TO THE PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23110120  
CASE ADDR: 534 HENDRICKS ISLE  
OWNER: BEXA LLC  
INSPECTOR: PAULETTE DELGROSSO

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

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CASE NO: CE23110252  
CASE ADDR: 2436 CAT CAY LN  
OWNER: TACHER, MARIO & YELENA  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 4

VIOLATIONS: 47-39.A.1.b(9)(e)(2)  
THERE IS A RECREATIONAL VEHICLE THAT IS PARKED OR STORED IN A LOCATION WHICH  
CAUSES THE RECREATIONAL VEHICLE TO VISUALLY OBSTRUCT VEHICLE EGRESS FROM  
ABUTTING PROPERTIES. THIS IS A RECCURRING VIOLATION PER CASE CE23090547, AND  
IT WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER  
OR NOT IT COMPLIES PRIOR TO THE SCHEDULED HEARING DATE.

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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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23060226  
CASE ADDR: 3800 N OCEAN BLVD  
OWNER: MSKP GALT OCEAN LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

- VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 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: 47-19.9  
THERE IS OUTDOOR STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A CLOTHING DISPLAY.
- VIOLATIONS: 47-19.4.D.8.  
THERE ARE DUMPSTER ENCLOSURES THAT ARE NOT MAINTAINED AT THIS LOCATION, INCLUDING BUT NOT LIMITED TO BROKEN GATES AND/OR LATCHES AND LIDS OPEN.
- VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.
- VIOLATIONS: 47.20.20.E  
THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS, OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS STORAGE, INCLUDING BUT NOT LIMITED TO A PORTABLE POTTY, WOOD, AND CONTAINERS AT THIS PROPERTY.
- VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEELSTOPS ARE MISSING OR HAVE CHIPPING PEELING PAINT. THERE IS WORN/FADED STRIPING.
- VIOLATIONS: 47-20.20.I.  
THE PAVEMENT MARKINGS FOR EGRESS OF SHOPPING CENTER, (N OCEAN BLVD) HAS BEEN CHANGED FROM THE ORIGINAL MARKINGS WHICH MAY CONFLICT WITH THE MOVEMENT AND ITS SAFE PASSAGE OF VEHICLES AND PEDESTRIANS. RESTRIPIPING OF PARKING FACILITIES WITHOUT FIRST OBTAINING APPROVED CITY PERMIT.
- VIOLATIONS: 47-19.9.A.5.a.  
THERE ARE OUTDOOR DINING AREAS (TABLES/CHAIRS/ACCESSORIES) THAT HAVE BEEN PLACED/ERECTED IN FRONT OF BUSINESSES WITHOUT THE REQUIRED APPROVAL
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23100452  
CASE ADDR: 1131 NW 15 CT  
OWNER: PHAM, PHUONG V  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A WHITE COMMERCIAL TRUCK WITH PEST CONTROL WRITTEN ON IT IS PARKED ON THE LAWN OF THIS PROPERTY.

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CASE NO: CE23100464  
CASE ADDR: 1154 NW 15 CT  
OWNER: JOHNSON, BERNICE M  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. THERE IS A WHITE COMMERCIAL BOX TRUCK PARKED AT THIS PROPERTY IN THE DRIVEWAY.

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CASE NO: CE23021075  
CASE ADDR: 501 SE 14 ST 1-3  
OWNER: 501 SE 14 STREET LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) CMP

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.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 18-4 (c) CMP

THERE IS A DERELICT VEHICLE IN THE FRONT YARD OF THIS PROPERTY WITH NO TAG AND FLAT TIRE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23070896  
CASE ADDR: 3020 S FEDERAL HWY  
OWNER: AIRPARK EXECUTIVE LLC  
INSPECTOR: RAFAEL SANTOS  
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 INCLUDING THE 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 IS BROKEN AND LEANING.

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

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

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CASE NO: CE23070306  
CASE ADDR: 2132 E OAKLAND PARK BLVD  
OWNER: HARRY VORDERMEIER JR REV LIV TR  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.3.U.1 CMP  
THE WINDOW SIGNS AT UNIT# 2140 AND 2132 EXCEED 20% OF THE GLASS SURFACE TO WHICH IT IS DIRECTLY APPLIED.

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SIGNS ON THE EXTERIOR WALL ON THE WEST BACK SIDE OF THE BUILDING ADVERTISING, MR. PRINT ONE STOP SHOP, SHIRTS, WRAPS, SIGNS AND PRINTING.

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CASE NO: CE23100866  
CASE ADDR: 805 SW 22 TER  
OWNER: CSMA BLT LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE SWALE AREA HAS DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION PER CASE CE21040283. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING AND FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23020013  
CASE ADDR: 2530 NW 16 ST  
OWNER: MURRAY, LEONARD  
INSPECTOR: KAREN PROTO  
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.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY APRON IS IN DISREPAIR. THE DRIVEWAY APRON HAS CRACKS AND POTHOLES AND NEEDS TO BE RESURFACED. A PERMIT MAY BE REQUIRED.

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

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CASE NO: CE23080230  
CASE ADDR: 2760 NW 16 ST  
OWNER: GAINES, JACKIE  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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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 13, 2024

9:00 AM

CASE NO: CE23040074  
CASE ADDR: 5200 NE 19 AVE  
OWNER: ROBERTS, LARA F  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-308(a)

THERE IS DEBRIS ON THE ROOF. THE ROOF IS STAINED AND DIRTY.

VIOLATIONS: 47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTDOORS ON THIS RS-8 ZONED PROPERTY, WHICH INCLUDES BUT IS NOT LIMITED TO BICYCLES, INDOOR FURNITURE, A PATIO UMBRELLA, PATIO CHAIRS AND LARGE ACCUMULATION PLANTER POTS IN THE DRIVEWAY, UNDER THE TREE AND IN THE FRONT YARD. THERE IS A LARGE AMOUNT OF OUTDOOR STORAGE IN THE REAR OF THE PROPERTY BY THE POOL.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THERE ARE TREE BRANCHES HANGING LOW OVER THE SIDEWALK HINDERING SAFE PASSAGE FOR PEDESTRIANS.

VIOLATIONS: 47-19-.5.D.5

THERE IS A CONCRETE WALL SURROUNDING THE PROPERTY, THAT HAS CHIPPING PAINT AND THE REAR IS DISCOLORED WITH A RUST COLOR.

VIOLATIONS: 24-27(b)

IMPROPER PLACEMENT OF TRASH/LAWN RECEPTACLES NOT BEING RETURNED TO THEIR CORRECT LOCATION BEHIND THE BUILDING LINE. TRASH CARTS ARE BEING STORED IN THE DRIVEWAY. DUE TO THE ITEMS IN THE DRIVEWAY THE CARTS WERE NOT ABLE TO BE PULLED BACK.

VIOLATIONS: 18-11(a)

THE SWIMMING POOL AT THIS OCCUPIED PROPERTY HAS STAGNANT DARK COLOR WATER AND NOT BEING MAINTAINED WITH CIRCULATING CLEAN WATER. IT CAN BECOME A BREEDING GROUND FOR MOSQUITOS, WHICH CAN CAUSE HARM AND A NUISANCES TO THE NEIGHBORING PROPERTIES.

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CASE NO: CE23090197  
CASE ADDR: 5100 N FEDERAL HWY  
OWNER: HALL CONSOLIDATED GROUP LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a) CMP

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

VIOLATIONS: 47-19.4.D.8 CMP

THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE AND A WOOD BOARD LEANING UP AGAINST THE BACK OF THE FENCE AND THE GATE DOORS ARE LEFT OPEN. THERE ARE BROKEN WOOD PANELS ON THE ENCLOSURE.

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

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

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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 13, 2024

9:00 AM

CASE NO: CE23090552  
CASE ADDR: 910 NW 2 AVE  
OWNER: 2ND AVENUE HOLDINGS LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c)  
THERE IS A WHITE DERELICT VEHICLE PARKED/STORED ON THE SWALE/RIGHT-OF-WAY OF THE PROPERTY.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE UNDER THE CARPORT AREA THAT INCLUDES BUT NOT LIMITED TO REFRIGERATOR, SOFA.

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

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

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CASE NO: CE23100308  
CASE ADDR: 930 NW 9 AVE  
OWNER: FIRST COAST ENERGY LLP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23040328) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: CE23110263  
CASE ADDR: 437 NW 1 AVE  
OWNER: CHARLES L PEET REV TR  
PEET, CHARLES L TRSTEE  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL IN FRONT OF PROPERTY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY (SIDEWALK AND ROADWAY)

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

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DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23100749  
CASE ADDR: 1700 BRICKELL DR  
OWNER: 1700 BRICKELL DR LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.

SIGN ALONG THE PERIMETER FENCE HAS BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. UNPERMITTED BANNER/SIGNS ARE BEING DISPLAYED ON THE EXTERIOR WALLS OR ELSEWHERE ON THE VACANT LOT/PROPERTY.

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CASE NO: CE23100761  
CASE ADDR: 825 E LAS OLAS BLVD  
OWNER: LAS OLAS 825 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.b.1.

THERE IS A LARGE 4 YARD BULK CONTAINER STORED IN THE REAR (ALLEY) OF THIS PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE.

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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. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23090766) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: CE23090163  
CASE ADDR: 115 SW 30 AVE  
OWNER: JEAN-BAPTISTE, MARISTA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-18.47.A.

THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM DENSITY ZONED PROPERTY, IS RUNNING A COMMUNITY HOUSE/SOBER LIVING/ HALFWAY HOUSE, WITHOUT THE PROPER LICENSES. THIS IS A RECURRING VIOLATION PER CASE #CE23050136. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23030078  
CASE ADDR: 2781 SW 4 CT  
OWNER: CONLIFFE, JACQUELINE C  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE CONSISTING OF BOXES, BINS, GARBAGE BAGS, AND OTHER UNKNOWN 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: 9-306 CMP

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. THE SOFFITS AND FASCIA ARE IN DISREPAIR.

VIOLATIONS: 9-308(b) CMP

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

VIOLATIONS: 9-313.(a) CMP

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLUE VEHICLE PARKED IN THE DRIVEWAY WITH BRICKS UNDER EACH TIRE.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AT THIS PROPERTY IS WORN, WITH CRACKS AND POTHOLES.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 47-34.1.A.1. CMP

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO STORAGE OF BOARDS, BOXES, BINS, ETC

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CASE NO: CE23100256  
CASE ADDR: 630 ARIZONA AVE  
OWNER: SOLARANA, PHILIP LE ANA SOLARANA TR  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b.(7)(a)1. CMP

THERE IS A COMMERCIAL VEHICLE, "CORNER YOUTHS TRUCKING INC", LICENSE PLATE FL-GSSV02, PARKED AT THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE21040780, CE2210016, CE22040474, AND CE22080057. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT COMPLIANCE IS MET.

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DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23050210  
CASE ADDR: 748 W DAYTON CIR  
OWNER: WILSON-POWELL, JENNIFER  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 47-39.A.1.b.(7)(a)1. CMP  
IT SHALL BE UNLAWFUL TO PARK OR STORE ANY COMMERCIAL VEHICLE OR EQUIPMENT ON PUBLIC PROPERTY IN ALL RESIDENTIAL ZONING DISTRICTS EXCEPT AS OTHERWISE PERMITTED UNDER BCZ 39-275(7)(A)/2 OR IN THE UNITED LAND DEVELOPMENT REGULATIONS. A WHITE TRACTOR TRUCK, AND A BURGUNDY TRACTOR TRUCK ARE BEING STORED ON THIS RS-6.7 - IRREGULAR RESIDENTIAL PROPERTY.
- VIOLATIONS: 9-304(b) CMP  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLUE TRUCK, A SCOOTER, A COMMERCIAL TRACTOR TRUCK, AND A WHITE INFINITY WERE OBSERVED BEING PARKED ON THE GRASS. ALSO, THE DRIVEWAY WAS OBSERVED AS WORN, DETERIORATED PAVER BRICKS WERE OBSERVED UNDER THE BLUE TRUCK.
- VIOLATIONS: 18-1. CMP  
THERE ARE ITEMS IN THE CARPORT SUCH AS FURNITURE, AND OTHER UNKNOWN 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: 47-39.A.1.b.(6)(b)  
THIS PROPERTY WAS OBSERVED TO HAVE OPEN AIR STORAGE OF ITEMS STACKED UP AGAINST THE NORTH SIDE OF THE PROPERTY, TO INCLUDE BUT NOT LIMITED TO, STORAGE BINS, AND OTHER KNOWN ITEMS.
- 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. THERE ARE AREAS IN THE FRONT OF THE HOME, AND THE SOUTHSIDE OF THE PROPERTY, WITH MISSING/DEAD GRASS.
- VIOLATIONS: 47-39.A.1.B.10 CMP  
IT WAS OBSERVED THAT THE BURGUNDY TRACTOR TRUCK WAS BEING REPAIRED IN THE DRIVEWAY OF THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY.

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CASE NO: CE23100258  
CASE ADDR: 1071 TENNESSEE AVE  
OWNER: WHITSETT, WILLIAM ROBERT  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE NEIGHBOR HAS BEEN CUTTING THE SWALE AT THIS PROPERTY, HOWEVER THE OVERGROWTH OF VEGETATION AROUND THIS PROPERTY NEEDS IMMEDIATE ATTENTION. THIS A REPEAT VIOLATION PER CASE NUMBERS, CE23070206, CE23060257, CE22090754, AND CE21100869. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

VIOLATIONS: 9-276(c) (3) WITHDRAWN  
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THERE IS A ACTIVE BEEHIVE ON THE EAST SIDE OF THIS PROPERTY, BEING COVERED BY OVERGROWTH OF VEGETATION.

VIOLATIONS: 9-305(a) CMP  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE TREES IN THE FRONT OF THIS PROPERTY HAVE ENCROACHED ON THE SIDEWALK, PREVENTING PEDESTRIANS FROM WALKING FREELY UPON THE SIDEWALK.

VIOLATIONS: 18-1 CMP  
THERE ARE 5 ACTIVE BEEHIVES, ON THE EAST, FRONT, AND BACK SIDE OF THE HOME: AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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CASE NO: CE23100293  
CASE ADDR: 3613 SW 12 PL  
OWNER: ARENAS, JACK DEMPSEY  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-11. (a)  
THE POOL AT THIS UNOCCUPIED 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. THE POOL AREA IS OPEN, AND THERE IS A SCHOOL DIRECTLY ACROSS THE STREET, WHICH THE POOL'S CONDITION IS CAUSING A SAFETY ISSUE. MOSQUITO DUNKS WERE THROWN INTO THE POOL.

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 AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS HOUSE IS NOT BEING MAINTAINED, AS THE EXTERIOR IS IN DISREPAIR.

VIOLATIONS: 9-307 (b)  
THIS PROPERTY IS MISSING WINDOWS. THE FRONT WINDOW AND THE SIDE WINDOW ARE COMPLETELY MISSING.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY HAS WEEDS, AND GRASS GROWING THROUGH THE GRAVEL.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23070455  
CASE ADDR: 2400 NE 25 PL 1  
OWNER: JDMN 26 INVESTORS II LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 1

VIOLATIONS: 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.

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CASE NO: CE23110199  
CASE ADDR: 321 NE 3 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

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

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CASE NO: CE23101017  
CASE ADDR: 1312 SEMINOLE DR  
OWNER: RHODES, JAY G  
INSPECTOR: MARCO AGUILERA  
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.

VIOLATIONS: 18-4.(c)

THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE PROPERTY.

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CASE NO: CE23101031  
CASE ADDR: 1800 E LAS OLAS BLVD  
OWNER: 1800 LAS OLAS LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 8-91.(e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THIS IS A RECURRING VIOLATION AS CITED PREVIOUSLY UNDER CASE CE23060484 AND AS SUCH WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 47-22.9. CMP

SIGNS (FLAGS) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23090263  
CASE ADDR: 1840 SW 37 WAY  
OWNER: MERGILLES, VODREGUE & MERGILLES, AGATHE  
INSPECTOR: MARCO AGUILERA  
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 IN THE SWALE AREA.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN A STATE OF DISREPAIR. ASPHALT AREA IS CRACKED/BROKEN AND GRAVEL DRIVEWAY APPROACH IS UNEVEN AND MISSING GRAVEL IN AREAS. GRAVEL DRIVEWAY AREA IS OVERGROWN WITH WEEDS.

VIOLATIONS: 18-12.(a) CMP  
THERE IS TRASH, RUBBISH AND DEBRIS(GLASS PANELS) DUMPED IN THE FRONT YARD ON THIS PROPERTY.

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CASE NO: CE23090264  
CASE ADDR: 1860 SW 37 WAY  
OWNER: WHITE, LINDA  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, THE DRIVEWAY HAS AREAS THAT ARE BROKEN, DIRTY, UNEVEN AND HAS WEEDS GROWING THROUGH CRACKS. THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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

VIOLATIONS: 18-4.(c) CMP  
THERE IS A DERELICT VESSEL ON THE PROPERTY. BOAT ON TRAILER FL8270HY EXP 04-22.

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 UNDER THE VEHICLES BEING STORED ON THE LAWN AND SWALE.

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS NONPERMITTED OUTDOOR STORAGE IN THE FRONT YARD, DRIVEWAY AND PORCH AT THIS RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO PALLETS, BUCKETS, AIR HOSES, TOOLS, TOOL BOXES, MILK CONTAINERS, PAINT CANS, BAGS OF SOIL, WEED KILLER, ETC.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23090015  
CASE ADDR: 811 CORDOVA RD  
OWNER: MARIN, STEVEN & DANA  
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.

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CASE NO: CE23100579  
CASE ADDR: 1337 SW 24 AVE  
OWNER: SANCHEZ, RAFAEL & HERNANDEZ MARTINEZ, BELKYS  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) CMP

THERE IS OVERGROWTH OF LANDSCAPE 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.

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CASE NO: CE23110053  
CASE ADDR: 1361 SW 24 AVE  
OWNER: FEARONS INVESTMENT VENTURES LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304(b) CMP

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS IN A STATE OF DISREPAIR. WEEDS/VEGETATION GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-313.(a) CMP

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 9-306 CMP

THE EXTERIOR WINDOW COVERINGS ARE DIRTY/STAINED.

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: CE23080829  
CASE ADDR: 1967 SW 28 AVE  
OWNER: BERENGUER, JOSE M IV  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. STRANGLER FIG TREE REMOVED WITHOUT A PERMIT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23060037  
CASE ADDR: 700 SW 21 TER  
OWNER: COLAIANNI INVESTMENTS OF FL INC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS A LARGE AMOUNT OF GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12.(a) CMP 12/5/23

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

VIOLATIONS: 9-280(h) (1)

THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE CHAIN LINK FENCE THAT ARE BROKEN AND HAVE NO SUPPORT. THE GATES ON THE CHAIN LINK FENCE WERE OBSERVED TO BE IN SEVERE DAMAGE. THE BARB WIRE THAT RUNS AT THE TOP OF THE FENCE IS LOOSE AND NOT PROPERLY INSTALLED.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS "I" ZONED INDUSTRIAL PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TRASH CONTAINERS, LARGE PILES OF TRASH, ROOF TILES, PAVERS, METAL FRAMES AND OTHER MISCELLANEOUS ITEMS.

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CASE NO: CE23060826  
CASE ADDR: 2664 SW 6 CT  
OWNER: BAF 2 LLC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) CMP 1/10/24

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-21070777) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE 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 IN THE FRONT OF THE PROPERTY AND IN THE SWALE AREA.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23080524  
CASE ADDR: 1348 RIVERLAND RD  
OWNER: NIELSEN, LARRY  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280(h)(1) CMP  
THE WOOD FENCE AND CHAIN LINK FENCE AT SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-278(E) CMP  
THERE ARE A BUNCH OF MISCELLANEOUS ITEMS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY CREATING AN UNSAFE AND HAZARDOUS CONDITION.

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

VIOLATIONS: 47-34.1.A.1. CMP  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY.  
THERE ARE PILES OF MISCELLANEOUS ITEMS ALL OVER THE PROPERTY INCLUDING BUT NOT LIMITED TO: INDOOR FURNITURE, TABLES, LAMPS, PLASTIC CONTAINERS, BOXES, PIECES OF FENCE, SHELVES, METAL SHEETS AND OTHER MISCELLANEOUS ITEMS.  
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a) CMP  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE SIDE AND BACK OF THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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 SIDE AND BACK OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19032029) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: CE23090339  
CASE ADDR: 2620 SW 13 CT  
OWNER: NIELSEN, LARRY L  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) CMP  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22020622) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

VIOLATIONS: 9-305(a) CMP

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY COVERING UP THE STOP SIGN AND THE SW 13 CT SIGN. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22020622) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: CE23100324

CASE ADDR: 1313 SW 23 AVE

OWNER: DELPINO, RAMON G

INSPECTOR: DIEGO SANTOS

COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) CMP 10/17/23

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A GREEN FORD TRUCK WITH NO LICENSE PLATE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b) CMP

BOTH DRIVEWAYS ARE NOT BEING MAINTAINED. BOTH SIDES ARE DIRTY. ON THE LEFT SIDE THERE ARE WEEDS GROWING THROUGH IT AND IT'S MISSING GRAVEL IN THE MIDDLE AND IN THE APRON ENTRANCE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305(b) CMP 11/29/23

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE SWALE AREA IN THE FRONT OF THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306

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. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23040307) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF IS DIRTY AND BOTH WHITE METAL DOORS ARE DIRTY AND HAS STAINS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23090532  
CASE ADDR: 700 SW 21 TER  
OWNER: COLAIANNI INVESTMENTS OF FL INC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS "I" ZONED INDUSTRIAL PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO TRASH CONTAINERS, LARGE PILES OF TRASH, ROOF TILES, PAVERS, METAL FRAMES AND OTHER MISC. ITEMS.

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CASE NO: CE23090781  
CASE ADDR: 2630 W BROWARD BLVD  
OWNER: NBIM RIVERBEND US LP % NORTHBRIDGE INVESTMENT MGMT INC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.  
WITHDRAWN

VIOLATIONS: 25-14  
THE DUMPSTER ENCLOSURE AND GREASE TRAPS LOCATED AT THIS PROPERTY IN THE FRONT 2630 AMSCOT STORE ARE LEAKING GREASE TOWARDS THE PARKING LOT INTO THE CITY'S DRAIN 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 CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-23070517) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23100768  
CASE ADDR: 1362 SW 23 AVE  
OWNER: COOPER, MICHAEL JAY EST  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c)  
THERE ARE THREE DERELICT VEHICLES PARKED ON THE RIGHT SIDE OF THE PROPERTY. A SILVER ACURA WITH EXPIRED FLORIDA LICENSE PLATE #QIGN74 EXP 10-22 , A BURGUNDY CHEVY TRUCK AND A BURGUNDY VEHICLE TOWARDS THE BACK.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE SWALE AREA AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE GRAVEL SWALE HAS GRASS GROWING THROUGH IT AND IS MISSING GRAVEL IN SOME AREAS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22040349) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304 (b)  
THERE ARE 2 DERELICT VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY AT THIS PROPERTY NEEDS TO BE MAINTAINED. THERE IS GRASS GROWING THROUGH THE GRAVEL. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-22040349) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: FC23110011  
CASE ADDR: 1843 S FEDERAL HWY  
OWNER: ANDY'S LIVE FIRE GRILL & BAR  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: NFPA 1:50.5.6.1, FFP  
UPON INSPECTION, THE EXHAUST SYSTEM HAS BEEN FOUND TO BE CONTAMINATED WITH DEPOSITS FROM GREASE-LADEN VAPORS.

VIOLATIONS: NFPA 1:12.6.1, 12/31  
FURNISHINGS, CONTENTS, DECORATIONS, AND TREATED FINISHES MUST MEET OR EXCEED MINIMUM FIRE RATING.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: FC23110009  
CASE ADDR: 1828 SE 1 AVE  
OWNER: F M II LTD & SEAWATCH II LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:4.5.8.6 , FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN  
ACCORDANCE WITH THE CODE.

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

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CASE NO: FC23120013  
CASE ADDR: 3381 SW 11 AVE  
OWNER: HUNTER, DAVID WILLIAM JR & BOYER, LYL  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:1.7.7.2, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

VIOLATIONS: NFPA 17:11.3.1, 2013  
THE FIRE SUPPRESSION SYSTEM IN THE SPRAY BOOTH HAS NOT BEEN CERTIFIED WITHIN  
THE PAST 6 MONTHS.

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.

VIOLATIONS: F-103.2.5,BCBRA  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: FC23120006  
CASE ADDR: 740 NW 10 AVE  
OWNER: HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:13.3.1.1, FFPC 6th  
THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE AND HAS RED TAG DEFICIENCIES.

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CASE NO: FC23110001  
CASE ADDR: 3900 N FEDERAL HWY  
OWNER: SD FEDERAL HWY LLC  
INSPECTOR: ROBERT KISAREWICH

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: FC23110002  
CASE ADDR: 931 SUNRISE LN  
OWNER: 3114-20 E SUNRISE BLVD 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.

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CASE NO: FC23110003  
CASE ADDR: 6200 N FEDERAL HWY  
OWNER: 6200 NORTH FEDERAL LLC  
INSPECTOR: ROBERT KISAREWICH

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

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

VIOLATIONS: NFPA 1: 13.6.3.1.3.3  
THE FIRE EXTINGUISHER(S) ARE NOT VISIBLE AND/OR ARE OBSTRUCTED.

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CASE NO: FC23110005  
CASE ADDR: 8 ISLE OF VENICE DR  
OWNER: CALI GROUP-8 ISLE OF VENICE 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.

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CASE NO: FC23120011  
CASE ADDR: 1333 N FEDERAL HWY  
OWNER: GRIECO FORD FORT LAUDERDALE LLC  
INSPECTOR: ROBERT KISAREWICH

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 13, 2024  
9:00 AM

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VACATION RENTAL

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CASE NO: CE23120331  
CASE ADDR: 2320 SW 36 AVE  
OWNER: ASMAR, GEORGETTE ANGELA D DE  
SAYEC, JHONNY AHMAR  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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

THERE IS A QUALIFYING FLORIDA BUILDING CODE VIOLATION AT THIS VACATION RENTAL PROPERTY TO REQUEST A TEMPORARY SUSPENSION: BE23120045 -BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS.

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CASE NO: CE23060915  
CASE ADDR: 5700 NE 27 AVE  
OWNER: 2701 NE 57TH ST HOLDINGS LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272. (a)

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

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CASE NO: CE23100741  
CASE ADDR: 1840 NE 59 CT  
OWNER: AKRE VENTURES LLC  
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.

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CASE NO: CE23100755  
CASE ADDR: 2932 NW 67 CT  
OWNER: POWSNER, KARIN  
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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23110381  
CASE ADDR: 1601 NE 63 ST  
OWNER: KOTRADY, JEFFREY W & CARVALLO, JULIANNA  
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.

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CASE NO: CE23120121  
CASE ADDR: 5300 NE 26 AVE  
OWNER: TUAGITA INVEST INC % SUPERIOR FLORIDA REALTY  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-282.(d)(1)b.  
THERE ARE 4 VIOLATIONS OF THE CITY'S ORDINANCE WHICH CONSTITUTE A REQUEST FOR 365 DAYS SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23100253 (NOISE, PARKING, RESPONSIBLE PARTY), CE23080348 (LISTING OCCUPANCY).

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CASE NO: CE23120276  
CASE ADDR: 1425 NE 57 ST  
OWNER: 1425 NE 57TH STREET LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-282.(d)(1)a.  
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE: CE23120274 (NOISE, PARKING, OCCUPANCY)

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CASE NO: CE23120277  
CASE ADDR: 2818 NE 21 AVE  
OWNER: AIZEL ESTATES LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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: CE23120267 - NOISE, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23120129  
CASE ADDR: 1029 NW 1 AVE  
OWNER: HITT, CURTIS W & HITT, FU-LING Y  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCE WHICH CONSTITUTE A REQUEST FOR  
180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23050151 (LISTING  
OCCUPANCY), CE23070414 (PARKING, OCCUPANCY)

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CASE NO: CE23120136  
CASE ADDR: 208 NE 16 CT  
OWNER: DAVENPORT, ALAN  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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

THERE ARE 3 VIOLATIONS OF THE CITY'S ORDINANCE WHICH CONSTITUTE A REQUEST FOR  
SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23120065 (NOISE,  
PARKING, OCCUPANCY) .

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 13, 2024  
9:00 AM

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**ADMINISTRATIVE HEARING**  
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CASE NO: CE23120267  
CASE ADDR: 2818 NE 21 AVE  
OWNER: AIZEL ESTATES LLC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 1

VIOLATIONS: 15-278.(5)(a)  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THERE WAS LOUD TALKING AND MUSIC AT THIS PROPERTY THAT WAS HEARD MORE THAN 25FT AWAY AFTER 10PM.

VIOLATIONS: 15-278.(1)(e)  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURRING AT THIS PROPERTY. THERE IS A DARK COLORED TOYOTA MINIVAN THAT IS PARKED ON THE FRONT OF THE LAWN.

VIOLATIONS: 15-278.(2)b.  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.  
THIS PROPERTY IS REGISTERED AS A 3 BEDROOM, WHICH AT ANY GIVEN TIME SHOULD NOT EXCEED A TOTAL OF 9 OCCUPANTS. A TOTAL OF 11 VEHICLES WERE PARKED AT THIS PROPERTY WHICH PROVES THE MAX OCCUPANCY WAS EXCEEDED.

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

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CASE NO: CE23120243  
CASE ADDR: 2818 NE 21 AVE  
OWNER: AIZEL ESTATES LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 1

VIOLATIONS: 15-278.(2)b. IMMEDIATE FINE OF \$250.00  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

VIOLATIONS: 15-278.(1)(e) IMMEDIATE FINE OF \$250.00  
THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY. THERE IS WHITE LANDROVER SUV PARTIALLY PARKED ON THE DRIVEWAY AND PARTIALLY IN THE GRASS.

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CASE NO: CE23120048  
CASE ADDR: 608 FIRST KEY DR  
OWNER: ANN M DOOLEY TR  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 2

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY, WHICH IS PLAINLY AUDIBLE FIFTY (50) FEET FROM THE PROPERTY LINE BEFORE 10 PM. THIS IS AN IRREVERSIBLE/IRREPARABLE VIOLATION.

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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 13, 2024

9:00 AM

CASE NO: CE23090691  
CASE ADDR: 2921 NW 68 ST  
OWNER: MIRANDA, VIVIANE  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.D.E.

TREE ABUSE IS PROHIBITED. TREE ABUSE SHALL INCLUDE HAT RACKING, THERE ARE FOUR(4) BLACK OLIVE TREES ON THE SWALE THAT HAVE BEEN TRIMMED INCORRECTLY AND CAN CAUSE FUTURE DAMAGE TO THE TREES.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
February 13, 2024  
9:00 AM

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HEARING TO IMPOSE FINES – CITATION

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CASE NO: CE23120237  
CASE ADDR: 3328 NE 16 CT  
OWNER: CHIN, KINGSLEY & VANESSA  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(3)  
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE/NOT SCREENED FROM VIEW  
OUTSIDE OF THE PERMITTED TIME FRAMES.

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CASE NO: CE23120065  
CASE ADDR: 208 NE 16 CT  
OWNER: DAVENPORT, ALAN  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278. (5) (a)  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE  
OF THE PERMISSIBLE LIMITS.

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

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

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

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CASE NO: CE23110516  
CASE ADDR: 2325 SE 18 ST  
OWNER: WHITEMAN, IAN ALEXANDER  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278. (5) (a)  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE  
OF THE PERMISSIBLE LIMITS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

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CASE NO: CE23110136  
CASE ADDR: 3130 SW 22 CT  
OWNER: CORRALES-ACUNA, NEYSA H/E ACUNA LANUZA, ELEX M H/E ETAL  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 3

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY THAT COULD BE  
HEARD MORE THAN 25 FEET AFTER 10 P.M.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

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HEARING TO IMPOSE FINES

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CASE NO: CE23070860  
CASE ADDR: 2554 GULFSTREAM LN  
OWNER: SPALDING, ANTONY A  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

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. A PORTION OF THE DOCK IS MISSING.

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CASE NO: CE23080702  
CASE ADDR: 424 NW 14 TER  
OWNER: SMITH, LORRAINE E & SMITH, INELL A  
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: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. IT HAS DISCONNECTED PARTS, IS DISCOLORED, AND RUSTED.

VIOLATIONS: 47-19.5.H.3 WITHDRAWN  
BARBED WIRE FENCING SHALL NOT BE VISIBLE FROM ANY STREET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23020927  
CASE ADDR: 901 SW 22 AVE  
OWNER: PIERRE, MARIE & ALFRED  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

- VIOLATIONS: 9-305(a) CMP 9/6/23  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 18-12.(a) CMP 9/6/23  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 18-1. CMP 9/6/23  
THERE ARE ITEMS BEING STORED UNDER THE CARPORT, INCLUDING BUT NOT LIMITED TO: INDOOR FURNITURE, SOFA, CHAIRS, TABLE, SHOPPING CARTS, PLASTIC BARRELS, BOXES, A WOOD DOOR, AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. THIS PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATEN/ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-305(b)  
THE SWALE AREA IN THE FRONT OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF MISSING GROUND COVER, MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.
- VIOLATIONS: 9-280(h) (1) CMP 10/24/23  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN, PART OF IT IS COMPLETELY BROKEN OFF AND IT IS LEANING.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-313.(a) CMP 9/11/23  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE FADED AND NOT VISIBLE FROM THE STREET.
- VIOLATIONS: 9-308(a) CMP 9/6/23  
ROOF IS COVERED BY A WHITE TARP; IT IS NOT IN GOOD REPAIR AND IS NOT WEATHER AND WATERTIGHT.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23080277 CMP 9/21/23  
CASE ADDR: 2540 SW 5 ST  
OWNER: GORDON, VERONICA E & GORDON, JAMES JR  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) CMP 9/21/23  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19042404) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305(a) CMP 11/13/23  
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 IN THE FRONT OF THE PROPERTY IN THE SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-19042404) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-304(b) CMP 12/5/23  
THE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL, AREAS OF THE CONCRETE IS LIFTED, DIRTY, BROKEN AND THE ENTRYWAY IS NOT DEFINED.

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.

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CASE NO: CE23060359  
CASE ADDR: 411 SW 31 AVE  
OWNER: CUMBERBATCH, JOHN R & CUMBERBATCH, MADLYN E  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 24-7(b) CMP  
THERE IS BULK TRASH ON THE RIGHT-OF-WAY, CONSISTING OF SOFA CHAIRS, PLASTIC BINS, CLOTHING, MATTRESS, SIDE TABLE, BED FRAME, AND TRASH, NOT ON SCHEDULED DATE AND TIME. BULK PICK UP IS THE 2ND TUESDAY OF EACH MONTH.

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. IT IS WORN THROUGH AND HAS GRASS AND WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-280(h)(1) CMP  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE POST HAS BEEN BROKEN IN HALF IN THE FRONT OF THE PROPERTY. ALSO ON THE NORTH SIDE OF THE PROPERTY, THE FENCE POST AND MESH WAS OBSERVED PUSHED OUT TOWARD THE SIDEWALK.

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

February 13, 2024

9:00 AM

CASE NO: CE23020841  
CASE ADDR: 181 SW 37 TER  
OWNER: ESTIME, ANALDO C & TAMMI-ANN C  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 47-39.A.1.b.(6)(b)  
THERE ARE WOODEN BOARDS THAT CAN BE SEEN IN THE OPEN AIR ON THE EAST SIDE OF THE PROPERTY.

VIOLATIONS: 18-1.  
THERE IS ROOFED STORAGE 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. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

VIOLATIONS: 18-4.(c)  
THERE ARE SEVERAL DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 9-304(b) CMP  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, IN THE FRONT YARD, AND THE BACKYARD.

VIOLATIONS: 9-280(h)(1) CMP  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOODEN FENCE AT THIS PROPERTY THAT IS DETERIORATED ON THE WEST SIDE OF THE HOME. THE FENCE WAS ALSO OBSERVED AS LEANING INTO THE NEIGHBOR'S YARD. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE19091665 AND WILL BE PRESENTED AT A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23030236  
CASE ADDR: 1221 NE 1 AVE  
OWNER: PAWLIK, WALTRAUD  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-4.(c) CMP  
THERE IS A BLACK, 4-DOOR, TOYOTA SIENNA LE MINIVAN WITH NO TAG PARKED ON THE RIGHT OF WAY.

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. ON THE NORTH SIDE OF THE EXTERIOR WALL IS MISSING, THERE ARE EXPOSED WOOD BEAMS THAT ARE SHOWING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE

VIOLATIONS: 47-34.1.A.1.  
THERE IS NON-PERMITTED LAND USE IN THIS RD-15 ZONE. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, PLASTIC GARBAGE PAILS, FURNITURE, SAFETY CONE, RUG, & OTHER MISCELLANEOUS ITEMS THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE

VIOLATIONS: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

VIOLATIONS: 18-4(b)  
NO PERSON SHALL ABANDON ANY MOTOR VEHICLE UPON ANY PRIVATE PROPERTY FOR A PERIOD OF TIME IN EXCESS OF TEN (10) DAYS. THERE IS A GRAY VOLVO AND GRAY MINI VAN BEING USED AS STORAGE. THERE ARE MISCELLANEOUS ITEMS IN BOTH VEHICLES.

VIOLATIONS: 9-304(b)  
THERE IS A TRAILER PARKED IN FRONT ON THE GRASS/LAWN AREA.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23070861  
CASE ADDR: 1032 NW 8 AVE  
OWNER: AFMX LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20.(H) CMP  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, THE STRIPING IS FADED AND THE WHEEL STOPS ARE STAINED AND DIRTY.

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

VIOLATIONS: 18-4.(c) CMP  
THERE IS A DERELICT BURGUNDY VEHICLE IN THE BACK OF PROPERTY, POSSIBLY BEING STORED ON THE PROPERTY.

VIOLATIONS: 9-304(b) CMP  
THERE IS A BURGUNDY SUV VEHICLE PARKED ON THE GRASS/LAWN AREA IN THE REAR.

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CASE NO: CE23070038  
CASE ADDR: 1720 NE 55 ST  
OWNER: CRIM, NINA  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a) CMP  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE GRASS WAS OBSERVED AS OVERGROWN, AND UNKEPT.

VIOLATIONS: 9-280(h)(1) CMP  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE TO THE BACKYARD WAS OBSERVED AS WARPED AND LEANING INTO THE ADJOINING PROPERTY ON THE SOUTH SIDE OF THE PROPERTY. THE NORTH SIDE OF THE PROPERTY, THE WOODEN FENCE IS TORN DOWN, WITH SEVERAL MISSING WOODEN SLATS. THE FENCE IS ALSO DETERIORATED ON THE NORTH SIDE AS WELL.

VIOLATIONS: 9-306 CMP  
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. THE HOME'S EXTERIOR WAS OBSERVED AS DIRTY AND STAINED WITH BUGS.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY WAS OBSERVED AS BEING WORN, WITH CRACKS THROUGHOUT. AND FADED.

VIOLATIONS: Sec. 24-27(b) CMP  
THERE ARE CONTAINERS SITTING IN THE FRONT WALKWAY OF THE PROPERTY, AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23090337  
CASE ADDR: 6251 NE 20 WAY  
OWNER: RICHARD W & DORIS L TAYLOR TR  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-279(f)  
THE PLUMBING FIXTURES AT THIS PROPERTY IS NOT PROPERLY CONNECTED TO THE CITY WATER AND SEWER SYSTEMS.

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

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: 18-11(a)  
THE SWIMMING POOL AT THIS OCCUPIED PROPERTY IS BLACK IN COLOR AND THE WATER HAS BECOME STAGNANT, DIRTY AND WILL BE A BREEDING GROUND FOR MOSQUITOES. THE SWIMMING POOL IN THIS CONDITION HAS BECOME A PUBLIC NUISANCE.

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CASE NO: CE23080431  
CASE ADDR: 2570 NW 19 ST  
OWNER: DEVINE TOUCH INVESTMENTS INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 47-18.13.C.1  
THIS UNDEVELOPED PARCEL (I.E., VACANT LOT) IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A PARKING LOT, STORAGE OF COMMERCIAL TRACTOR TRAILERS, UNHITCHED TRAILERS, AND TRUCKS. THIS IS A RECCURING VIOLATION, REFER TO CASE NUMBER CE22080474 AND WILL BE PRESENTED TO THE MAGISTRATE WHEATHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECCURING VIOLATION, REFER TO CASE NUMBER CE20050430 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CASE NO: CE23060728  
CASE ADDR: 2521 NW 30 WAY  
OWNER: HARVIG, KAIRI & KIBALCHENKO, MIKHAIL  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23070683  
CASE ADDR: 1905 NW 21 AVE  
OWNER: NATOUR, ESA  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT AND IS OPERATING A SECOND BUSINESS IN A GARAGE ON THE SIDE OF THE BUILDING.

VIOLATIONS: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COUNTY ZONED PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS, AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE PER SECTION 39-295.

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CASE NO: CE22120140  
CASE ADDR: 100 CAROLINA AVE  
OWNER: ALEXANDRE, LOUISSAINT  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-313.(a) CMP

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THERE IS A NUMBER MISSING ON THE ADDRESS.

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 AREA.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN AND IS LEANING OVER WITH MISSING PANELS AND SLATS.

VIOLATIONS: 9-304(b) CMP

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. IN THE FRONT AND THE BACK OF THE PROPERTY.

VIOLATIONS: 9-306 CMP

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

VIOLATIONS: 18-12.(a) CMP

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23030248  
CASE ADDR: 2145 NW 20 ST  
OWNER: MORTGAGE ASSETS MANAGEMENT LLC  
%REVERSE MORT SOLUTIONS INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE OF THE PROPERTY SUCH AS BUT LIMITED TO COOLERS, CONTAINERS, WOOD PANEL AND OTHER MISCELLANEOUS ITEMS 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. COMPLIED 12-13-23

VIOLATIONS: 9-280(h) (1)CMP 12/13/23

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE PARTS OF THE FENCE THAT ARE BROKEN AND HAVE BECOME DISCONNECTED FROM THE FENCE POLES.

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CASE NO: CE23050447  
CASE ADDR: 2521 NW 30 WAY  
OWNER: HARVIG, KAIRI & KIBALCHENKO, MIKHAIL  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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, INCLUDING THE SWALE AREA.

VIOLATIONS: 9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR IT HAS CRACKS AND POTHOLES AND NEEDS TO RESURFACED. OBTAIN PERMITS IF NECESSARY.

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: 18-12.(a)

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

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

VIOLATIONS: 9-363 CMP 8/7/23

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: CE23070458  
CASE ADDR: 2030 NW 29 AVE  
OWNER: JORDAN, RODERICK L SR  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12.(a) CMP 8/2/23

THERE IS OVERGROWTH OF DEAD GRASS ALL ALONG THE FENCE ON THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE  
EXTERIOR THAT HAVE STAINS AND DIRT AND NEEDS TO BE PAINTED.

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CASE NO: CE22070067  
CASE ADDR: 1500 NW 9 AVE  
OWNER: BEDOYA, DAVID M  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

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. THERE ARE AREAS  
THAT ARE USED AS PARKING AREA.

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED  
AS REQUIRED, INCLUDING BUT NOT LIMITED TO MISSING SLOTS, FENCE FALLING, NEW  
SECTIONS OF FENCE INSTALLED/REPLACED.

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES  
ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-304(b)

THE DRIVEWAY AT THIS PROPERTY REQUIRES MAINTENANCE. THE DRIVEWAY REQUIRES TO  
BE RESURFACED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23080275  
CASE ADDR: 525 N FEDERAL HWY  
OWNER: T-C THE MANOR AT FLAGLER VILLAGE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.

UNPERMITTED FEATHER SIGNS ARE DISPLAYED ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO BEING STACKED, POSTED, OR PLACED ON THE SWALE/RIGHT-OF-WAY.

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CASE NO: CE23090638  
CASE ADDR: 934 NW 4 AVE  
OWNER: WALTERS, BOBBY L JR  
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.

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CASE NO: CE23020323  
CASE ADDR: 1313 E LAS OLAS BLVD  
OWNER: 1313 EAST LAS OLAS BLVD LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9.A.5.a.

THERE ARE ITEMS PLACED ON THE FRONT OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO CHAIRS AND TABLES. THIS BUSINESS HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

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CASE NO: FC23060014  
CASE ADDR: 312 NW 7 ST  
OWNER: 312 NW 7TH STREET LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: 1:4.5.8.6, FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

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CASE NO: FC23070004  
CASE ADDR: 2196 NE 56 ST  
OWNER: EMAL 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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23050926  
CASE ADDR: 1612 SE 4 AVE  
OWNER: BUSTO, RAFAEL P  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306  
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. BUILDING IN REAR OF PROPERTY.

VIOLATIONS: 18-1.  
THE BUILDING IS IN COMPLETE DISREPAIR AT THIS PROPERTY WHICH 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 CE19051572.  
THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT VIOLATION COMPLIED PRIOR TO THE HEARING DATE.

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CASE NO: CE23010329  
CASE ADDR: 1331 S OCEAN DR  
OWNER: ESLIB INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4.(c) CMP 3/15/23  
THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS DUE TO THE OVERALL STATE OF NEGLECT AND FLAT TIRES.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THE SUBJECT PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE ARE AREAS OF THE DRIVEWAY THAT REQUIRE REPAIRS DUE TO CRACKS, POTHOLES AND UNEVEN SURFACES.

VIOLATIONS: 9-305(a) CMP 6/11/23  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

VIOLATIONS: 9-305(b) CMP 9/12/23  
THE OVERALL LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER AND THERE ARE TREES ON THE PROPERTY THAT REQUIRE TRIMMING.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

- VIOLATIONS: 9-306 CMP 9/12/23  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIAS AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-280(h) (1) CMP 6/11/23  
THE GARDEN WALL/FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE GARDEN WALL/ FENCE THAT ARE BROKEN, AND MISSING SUPPORT. THERE ARE COLUMNS THAT ATTACH TO THE GARDEN WALL/FENCE THAT ARE FALLING.
- VIOLATIONS: 9-308(b) CMP 9/12/23  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT, WHICH IS NOT PERMANENT ON THE ROOF.
- VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO ITEMS COVERED BY TARPS, BUCKETS, PLASTIC BINS AND BOXES. THERE IS ILLEGAL STORAGE OF A DERELICT VEHICLE ON THE PROPERTY.
- VIOLATIONS: 18-1.  
THE OVERALL CONDITIONS OF 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 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.

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CASE NO: CE23060405  
CASE ADDR: 801 SW 18 ST  
OWNER: DEERHURST PARTNERS LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

- VIOLATIONS: 18-12. (a) CMP 8/16/23  
THERE IS OVERGROWTH OF THE GRASS AND BUSHES. THERE IS TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-306 CMP 11/29/23  
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) (1) CMP 11/29/23  
THE FENCE/WOOD GATE AT THIS PROPERTY IS IN DISREPAIR MISSING SLATS, LEANING AND APPEARS TO BE OFF THE HINGE AND IS NOT BEING MAINTAINED AS REQUIRED
- VIOLATIONS: 9-308 (b)  
THE ROOF IS DIRTY AND STAINED OR HAS ANOTHER ELEMENT, WHICH IS NOT PERMANENT ON THE ROOF.
- VIOLATIONS: 9-363 CMP 11/29/23  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23080023  
CASE ADDR: 1440 MIAMI RD  
OWNER: 1440 ROCE LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION, IT IS MISSING THE DOORS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, OUTDOOR STORAGE AROUND THE OUTSIDE OF THE DUMPSTER OF COUCHES, WOOD, CARPETS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AROUND THE GARBAGE DUMPSTER. THIS IS A RECURRING VIOLATION FROM CASE CE23030260. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT BEFORE THE HEARING.

VIOLATIONS: 9-363

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

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OLD BUSINESS

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CASE NO: CE23040096  
CASE ADDR: 1620 NE 62 ST 1  
OWNER: PERAZZELLI, ELOINA N EST  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-276(c) (3) CMP

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. AT THIS LOCATION, THERE IS AN INFESTATION OF ROACHES IN THE KITCHEN AREA AND REFRIGERATOR. THERE IS AN INFESTAION IN UNIT 1.

VIOLATIONS: 9-280(b) CMP

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE POST/POLLS ON THE FRONT PORCH OF THIS PROPERTY THAT ARE DISCONNECTED FROM THE ROOF TO FLOOR.

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 WALL THAT WAS ATTACHED TO SMOKE DETECTOR IN UNIT 1.

VIOLATIONS: 9-304(b)

DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE ARE CRACKS, POTHOLES, AND MISSING ASPHALT.

VIOLATIONS: 9-306 CMP

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: 9-305(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: 9-307(a) CMP

THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING & WEATHERPROOF MANNER. THE FRONT FACING WINDOWS ARE NOT SECURED AND IN A TIGHT-FITTING MANNER. THE REAR GLASS DOOR IS COMING OFF THE RAILING AND IS NOT SECURE IN THE RAILING. THERE ARE SCREWS THAT ARE IN THE WINDOWS KEEPING THEM SHUT.

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 13, 2024

9:00 AM

CASE NO: CE22100342  
CASE ADDR: 707 FLAMINGO DR  
OWNER: VASTLAND NORTHCREST DEVELOPMENT 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.

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CASE NO: CE23050454  
CASE ADDR: 2150 NW 30 WAY  
OWNER: GREGOIRE, JACQUES A  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A WHITE TARP COVERING THE ROOF.

VIOLATIONS: 9-306 CMP 11-12-23

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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CASE NO: CE23060512  
CASE ADDR: 1312 NW 2 ST  
OWNER: SENGUL, ELGIN  
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. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THERE ARE AREAS OF MISSING GRAVEL, DIRT SHOWING, AND WATER PUDDLING.

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: 9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BENT, RUSTED, AND HAS DISCONNECTED PARTS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23070621  
CASE ADDR: 3724 JACKSON BLVD  
OWNER: NAIRNE, OSWALD L LE & NAIRNE, DALTON O  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-276(C) (1)

THE COURTYARD THAT IS BEING USED BY THE TENANTS OF THE TWO ROOMING FACILITIES ARE NOT BEING MAINTAINED. THEY ARE DIRTY AND DISCOLORED.

VIOLATIONS: 9-280(g) CMP

THERE ARE ELECTRICAL WIRES AND ACCESSORIES, AND AIR CONDITIONERS NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX. THERE ARE WIRES ON THE OUTSIDE OF THIS PROPERTY THAT HAVE BEEN RIGGED IN ORDER TO PROVIDE ELECTRICITY TO TWO ROOMS THAT ARE BEING RENTED. ALSO, THE AC UNITS IN THESE ROOMS ARE ONLY BLOWING HOT AIR.

VIOLATIONS: 9-279(i) CMP

UNLAWFUL STORAGE OF STOVES IN ROOMING UNITS. THERE ARE TWO STOVES THAT ARE PROHIBITED IN THE TWO ROOMING UNITS THAT ARE BEING OCCUPIED BY ELDERLY, DISABLED TENANTS.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE AT THIS PROPERTY, WHICH LEADS TO THE TWO ROOMING FACILITIES IS DETERIORATED, ROTTED IN AREAS, DISCOLORED, AND WARPED.

VIOLATIONS: 9-304(b) CMP

THE DRIVEWAY AT THIS PROPERTY HAS POTHOLES AND CRACKS THROUGHOUT. THERE IS ALSO GRASS GROWING THROUGH THE ASPHALT.

VIOLATIONS: 9-306 WITHDRAWN

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. THE PAINT AT THIS PROPERTY WAS OBSERVED AS HAVING AREAS THROUGHOUT THAT WERE MISSING PAINT.

VIOLATIONS: 9-307(a) CMP

THERE ARE WINDOWS WHERE THE TWO ROOMING FACILITIES ARE BEING RENTED, WHICH ARE NOT ABLE TO OPEN TO ALLOW AIR TO THE OUTSIDE. THESE TWO WINDOWS ARE ALSO SHUTTERED TO PREVENT THE WINDOW FROM OPENING.

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

THERE ARE MISCELLANEOUS ITEMS BEING STORED ON THE OUTSIDE WALKWAY OF THE TWO ROOMING FACILITIES.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23010843  
CASE ADDR: 1429 SW 9 ST  
OWNER: RIVERSIDE BREEZES CONDO ASSN INC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-304(b)  
PARKING FACILITIES ARE IN DISREPAIR. THERE ARE HOLES AND THE SURFACE IS UNEVEN. WHEEL STOP NEEDS TO BE PAINTED AND SECURED. RESTRIPE AS NEEDED.

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

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CASE NO: CE23070376  
CASE ADDR: 341 SW 21 ST 1-2  
OWNER: EMPIRE PROPERTY PROS LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-305(a) CMP  
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 THE SWALE.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED AS REQUIRED. THE DRIVEWAY IS STAINED AND HAS PEELING PAINT.

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

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS MISSING SLATS AND THE CHAIN LINK FENCE IS BROKEN AND MISSING SUPPORT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

February 13, 2024

9:00 AM

CASE NO: CE23090192  
CASE ADDR: 1415 MIAMI RD C  
OWNER: PAIS, JULIAN & SHIREEN  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280(h) (1)  
THE WOOD FENCE IN REAR OF PROPERTY IS IN DISREPAIR; THERE ARE SLATS THAT ARE  
DETACHED/MISSING.

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CASE NO: CE22090509  
CASE ADDR: 2445 SW 18 TER  
OWNER: MARINA OAKS CONDO ASSN INC  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

VIOLATIONS: 9-308(a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE ARE  
TARPS ON MULTIPLE ROOFS (BUILDING 1,2,4,5,6,7,8,9,11,12) WITHIN THE COMPLEX.

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CASE NO: CE23070482  
CASE ADDR: 1492 E BROWARD BLVD  
OWNER: GINGER MEDICAL OFFICE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING  
BUT NOT LIMITED TO MISSING AWNING, WOODEN RAMP STRUCTURE IN DISREPAIR.

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH OF SHRUBBERY AND FOLIAGE, AND THERE IS 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  
PARKING FACILITY REQUIRES TO BE RESURFACED AND RESTRIPEDED.

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February 13, 2024

9:00 AM

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