



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE VIRTUAL HEARING AGENDA**

March 28, 2024

**9:00 AM**

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

**ANNETTE CANNON  
PRESIDING**

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

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

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

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**NEW BUSINESS**  
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CASE NO: FC24010002  
CASE ADDR: 640 NE 16 ST  
OWNER: DOCKTOR, ADAM S  
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: FC24010003  
CASE ADDR: 613 SE 1 AVE  
OWNER: 1501 GARAGE LLC  
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).

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CASE NO: FC24010004  
CASE ADDR: 820 SW 29 ST  
OWNER: STEVEN SKOPP  
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: FC24010005  
CASE ADDR: 825 SW 30 ST  
OWNER: DIAMANTI INVESTMENTS LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: FSS 633.222, 12/13/0

THE REQUIRED "R" ROOF TRUSS SIGN IS NOT DISPLAYED OR POSTED AS REQUIRED BY THE CODE.

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CASE NO: FC24010006  
CASE ADDR: 101 SE 26 ST  
OWNER: 101 - 105 SE 26TH STREET LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: MO Sec. 9-313, 4/21/

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

VIOLATIONS: 1:1.7.7.2, FFPC 6th

THERE IS STORAGE IN THE ELECTRIC METER ROOM.

CASE NO: FC24010007  
CASE ADDR: 105 SE 26 ST  
OWNER: 101 - 105 SE 26TH STREET LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: 1:14.4.1, FFPC 6th e  
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

VIOLETIONS: 1:1.7.7.2, FFPC 6th  
THERE IS STORAGE IN THE ELECTRIC METER ROOM.

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CASE NO: FC24010009  
CASE ADDR: 2900 E OAKLAND PARK BLVD  
OWNER: L.A.I., INC  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: 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).

VIOLETIONS: 1:13.2.3.1, FFPC 6th  
THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE  
AND PROTECTION AS DESIGNED.

VIOLETIONS: NFPA 101:7.2.1.6.2,  
ACCESS-CONTROLLED DOORS DO NOT MEET NFPA 101:7.2.1.6.2.

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CASE NO: FC24010011  
CASE ADDR: 700 SE 3 AVE COMMON  
OWNER: AIDS HEALTHCARE FOUNDATION INC  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: 1:13.2.3.1, FFPC 6th  
THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST THE SAME LEVEL OF PERFORMANCE  
AND PROTECTION AS DESIGNED.

VIOLETIONS: 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: FC24010018  
CASE ADDR: 1240 NE 12 AVE  
OWNER: VEROSAM LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLETIONS: 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: FC24010022  
CASE ADDR: 901 E SUNRISE BLVD  
OWNER: 220145 LLC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: NFPA 1:11.1.8, FFPC  
THERE IS/ARE MISSING ELECTRICAL COVER(S).

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CASE NO: FC24010023  
CASE ADDR: 1044 NE 8 AVE  
OWNER: SIMON FLL 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: FC24020001  
CASE ADDR: 1607 E SUNRISE BLVD  
OWNER: HOLIDAY PARK PLAZA LTD  
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.

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

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CASE NO: FC24020014  
CASE ADDR: 2487 NW 21 ST  
OWNER: NEW LIFE MINISTRIES CHURCH OF THE L  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5,BCBRA 3/19  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: FC24020011  
CASE ADDR: 705 NW 15 AVE  
OWNER: NEW DESTINY CHURCH OF GOD INC  
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.

VIOLATIONS: 1:50.5.2.1, FFPC 6th  
THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

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 1:11.1.5.6, FFP  
EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR PERMANENT WIRING.

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CASE NO: FC24020013  
CASE ADDR: 1535 NW 15 AVE  
OWNER: PENTECOSTAL ASSEMBLIES INC  
INSPECTOR: ROBERT KISAREWICH

VIOLATIONS: F-103.2.5,BCBRA 3/19  
UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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CASE NO: CE23090361  
CASE ADDR: 1708 NW 6 ST PARKING  
OWNER: ZAKZOOK INC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

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

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE HAS CRACKS, POTHOLES, FADED STRIPING AND BROKEN/LOOSE/ MISSING WHEEL STOPS.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY, INCLUDING THE SWALE, 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: CE23090354  
CASE ADDR: 1712 NW 6 ST PARKING  
OWNER: ZAKZOOK INC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE MARKINGS THROUGHOUT THE PARKING LOT ARE FADED AND NEED RESTRIPIING. THE WHEELSTOPS AT THIS PROPERTY NEEDS REANCHORING OR REPLACING.

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

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

VIOLATIONS: 47-20.20. (H) COMPLIED  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE SURFACE MARKINGS THROUGHOUT THE PARKING LOT ARE FADED AND NEED RESTRIPIING. THE WHEELSTOPS AT THIS PROPERTY NEEDS REANCHORING OR REPLACING.

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CASE NO: CE24010533  
CASE ADDR: 1236 SW 24 AVE  
OWNER: RODRIGUEZ FLORES, ALEX STANLY; VASQUEZ SEGURA, MIRIAM DEL R  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY/STAINED. WINDOW SHUTTER IS ALSO DIRTY/STAINED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS IN A STATE OF DISREPAIR. GRAVEL HAS WEEDS GROWING THROUGHOUT.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH ON THIS PROPERTY AND/OR ITS SWALE. WEEDS/VEGETATION ARE OVERGROWN ALONG THE CHAIN LINK FENCE ON THE NORTH SIDE OF THE PROPERTY.

VIOLATIONS: 9-280 (h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. MAILBOX/MAILBOX POST IS DIRTY/STAINED AND HAS MISSING/PEELING PAINT.

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CASE NO: CE23120125  
CASE ADDR: 901 CORDOVA RD  
OWNER: FRIEDMAN, MATTHEW & KATHERYN A B  
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: CE23120492  
CASE ADDR: 1224 SW 24 AVE  
OWNER: BATT, ANTHONY JAKOB  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT MAINTAINED. THERE ARE WEEDS/VEGETATION GROWING THROUGHOUT THE GRAVEL.

VIOLATIONS: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY/STAINED.

VIOLATIONS: 9-280 (h) COMPLIED

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. MAILBOX IS FALLING OVER.

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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CASE NO: CE23030497  
CASE ADDR: 2530 E OAKLAND PARK BLVD  
OWNER: SOUTHERN BELL TEL & TEL CO; TAX ADMIN OFF % BELL SOUTH CORP  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASES CE22080606, CE21010200, CE22010204 AND CE22040424. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THIS IS A RECURRING VIOLATION SEE CASE CE21020223. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 47-19.4.b.1.  
THERE IS A 2 YARD DUMPSTER IN THE PARKING SPACES. THIS IS A RECURRING VIOLATION PER CASE CE22010204. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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CASE NO: CE23090557  
CASE ADDR: 4701 NE 21 AVE 1-5  
OWNER: 4701 NE 21ST AVENUE LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG THE WEST SIDE OF THE PROPERTY IN THE ALLEYWAY ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE LANDSCAPE MATERIAL IS OBSTRUCTING THE STOP SIGN FROM THE ALLEYWAY ON TO NE 48 ST.

VIOLATIONS: 47-20.20.H  
THE PARKING FACILITIES ARE NOT BEING PROPERLY MAINTAINED AND MAY CREATE A HAZARD OR NUISANCE. THERE ARE TWO WHEELSTOPS THAT ARE BROKEN AND HAVE EXPOSED IRON RODS.

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

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CASE NO: CE23100449  
CASE ADDR: 1239 SEMINOLE DR  
OWNER: HARRIS, PETER  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THERE IS AN ACCUMULATION OF DIRT AND DEBRIS ON THE ROOF CAUSING DISCOLORATION.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION. THERE  
ARE AREAS OF CRACKS AND DISCOLORATION.

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CASE NO: CE23100600  
CASE ADDR: 6351 NE 20 WAY  
OWNER: JAEN, ELOY E JR & SUSAN FRANCES  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE  
ROOF, OVERHANGS, FASCIA BOARDS AND SOFFITS ARE DISCOLORED, STAINED AND/OR DIRTY.

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY IN FRONT OF THIS PROPERTY IS NOT WELL GRADED.

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CASE NO: CE23110089  
CASE ADDR: 2851 N FEDERAL HWY  
OWNER: 220145 LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, SHOPPING CARTS, BOTTLES, CUPS, PAPER, RUBBISH AND  
DEBRIS ON THE FRONT AND THROUGHOUT THIS PROPERTY.

VIOLATIONS: 47-20.20. (H) COMPLIED  
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEEL-STOPS ARE  
MISSING, PEELING, CHIPPING, DISCOLORED, MOLDED, MILDEWED PAINT AND ASPHALT  
PARKING LOT IS FADED AND DISCOLORED.

VIOLATIONS: 47-21.11.A. COMPLIED  
LANDSCAPING ON AND THROUGHOUT THE REAR OF PROPERTY NOT MAINTAINED. DEAD TREE  
BRANCHES, PALM FRONGS, OVERHANGING TREES OVER CONCRETE WALL IN REAR, HEDGES NOT  
TRIMMED AND CUT BACK.

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CASE NO: CE23110190  
CASE ADDR: 6801 NW 26 TER  
OWNER: PONCE DE LEON, JUAN RODOLFO  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA IN THE FRONT OF THE PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080648. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN FRONT OF PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22080648. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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CASE NO: CE23110399  
CASE ADDR: 5975 N FEDERAL HWY 138  
OWNER: CJB REAL ESTATE MANAGEMENT LP  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 15-28

THE BUSINESS AT THIS LOCATION (FRED ASTAIRE DANCE STUDIO) IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT

VIOLATIONS: 15-43 (a)

DELINQUENT BUSINESS TAX RECEIPT. ENGAGING IN A BUSINESS WITHOUT FIRST OBTAINING A CURRENT BUSINESS TAX RECEIPT.

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CASE NO: CE24010375  
CASE ADDR: 4008 NE 21 AVE  
OWNER: KUWARSINGH, RACINE; OCON, DAVID  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLE/TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-1.

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

CASE NO: CE24020037  
CASE ADDR: 6300 NW 9 AVE  
OWNER: 6300 POWERLINE SHOPPING LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.

A SIGN (PINK LOTUS SPA MASSAGE) HAS/HAVE BEEN PLACED/ERECTED ON THE SWALE/RIGHT-OF-WAY WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE23120037. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT.

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CASE NO: CE24020238  
CASE ADDR: 800 SW 4 CT  
OWNER: SMITH, RICHARD DANIEL  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22090605. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

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CASE NO: CE23070974  
CASE ADDR: 1011 SW 8 ST  
OWNER: REZNICHEK, RYAN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY (OUTDOOR STORAGE OF COMMERCIAL EQUIPMENT).

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THIS IS A RECURRING VIOLATION FROM CASE CE-20010904. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO 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 YARD.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION.

VIOLATIONS: 9-306

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

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CASE NO: CE23110330  
CASE ADDR: 517 SW 4 AVE 1-2  
OWNER: CHACON, SANTIAGO JOAQUIN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION  
FROM CASE CE211110667, THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE  
WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-304(b)  
THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR.

VIOLATIONS: 9-280(h)(1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THE WOODEN FENCE IS LEANING OVER AND THE FRONT ENTRANCE FENCE HAS  
MISSING/BROKEN SECTIONS.

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CASE NO: CE23090695  
CASE ADDR: 700 SW 4 PL  
OWNER: JORDAN, SCOTT ERIC; MYERS, ERIN MARY  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 8-91.(c)  
THERE IS A DOCK/MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN  
THIS CONDITION, IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

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CASE NO: CE23110729  
CASE ADDR: 729 SW 2 CT  
OWNER: SP FLORIDA LLC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.4.D.1.  
THIS MULTI-FAMILY PROPERTY (WITH MORE THAN 3 UNITS) DOES NOT HAVE THE REQUIRED  
DUMPSTER ENCLOSURE AS REQUIRED BY THE ULDR.

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CASE NO: CE23100673  
CASE ADDR: 695 SW 9 AVE  
OWNER: RITOS DEVELOPMENT LP  
INSPECTOR: EDWARD EASON

VIOLATIONS: 47-21.16.A.  
THERE IS A DEAD PALM TREE ON THE ZONED RS-8 RESIDENTIAL PROPERTY.

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CASE NO: CE23110508  
CASE ADDR: 1033 NE 9 AVE 1-3  
OWNER: AYANDEH LLC; NEW ENKAR LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (C)

THERE ARE PAVERS USED AS A WALKING SURFACE (NEAR FRONT STAIRS) THAT ARE BROKEN OR MISALIGNED. THERE ARE PAVERS TO THE RIGHT OF THE BUILDING (NEAR GATE) THAT ARE MISALIGNED.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE AISLES ALONG THE PARKING LOT ON BOTH SIDES ARE MISSING LANDSCAPING. THE FRONT AREAS OF THE BUILDING ALSO HAVE MISSING LANDSCAPING AND AN ARRAY OF UNKEPT POTTED PLANTS, BUCKETS, ETC, CREATING AN UNTIDY APPEARANCE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE AREAS OF BROKEN/UNEVEN PAVEMENT.

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CASE NO: CE23100310  
CASE ADDR: 1470 SW 21 TER  
OWNER: KNIGHT, RYAN  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE AT THIS PROPERTY. A WHITE COMMERCIAL PUMP TRUCK PARKED BEHIND THE FENCE.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A COMMERCIAL PUMP TRUCK AND AIR BOAT PARKED ON THE GRASS.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO: BOAT BOWIE, WATER HEATER, AIR BOAT, METAL CRATES 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.

VIOLATIONS: 47-19.2.HH.II.1

WITHDRAWN

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 BACKYARD.

VIOLATIONS: 9-306

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

CONTINUED

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

VIOLATIONS: 47-19.2.HH.II.2  
THERE ARE PORTABLE STORAGE UNITS PLACED IN THE REAR OF THIS PROPERTY WITHOUT A  
PERMIT.

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CASE NO: CE23100660  
CASE ADDR: 2228 SW 14 ST  
OWNER: H L HOMES INVESTMENTS LLC  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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

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

CONTINUED

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

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

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

VIOLATIONS: 18-1  
THERE IS OUTDOOR STORAGE CONSISTING OF COUCH AND FAN UNDER THE CARPORT AT THIS  
RD-15 ZONE 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: CE23120387  
CASE ADDR: 301 SW 14 ST  
OWNER: BROWARD COUNTY COMMUNITY; DEVELOPMENT CORPORATION INC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE RIGHT OF WAY. THERE IS A 4 DOOR  
SILVER INFINITI EXPIRED TAG (924MGA), A 2 DOOR BLACK HONDA CIVIC EXPIRED  
TAG (BQMF59) AND A DERELICT TRAILER ON THE BACK OF THE PROPERTY WITHOUT A TAG.

VIOLATIONS: 9-304 (b)  
THE PARKING DRIVEWAY ARE NOT BEING MAINTAINED. THE PARKING AREA IS STAINED AND  
DISCOLORED. THE WHEEL STOPS AND PARKING LINES ARE FADED.

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CASE NO: CE23110474  
CASE ADDR: 1372 SW 22 AVE  
OWNER: ARDON, HELMUTH ADOLFO & JESSICA I  
INSPECTOR: BERNSTEIN SAIMBERT  
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: 9-304 (b) COMPLIED

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

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CASE NO: CE24010719  
CASE ADDR: 2732 NE 15 ST  
OWNER: LAHOMA KEY LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 1

VIOLATION: 47-19.6 (E)

THE 74 SUNREEF CATAMARAN VESSEL "AMELIE" DOCKED AT THE REAR OF THIS RMM-25 ZONED PROPERTY WAS FOUND TO BE EXTENDING BEYOND THE PERMITTED THIRTY (30) PERCENT WIDTH OF THE 125 FOOT WIDE WATERWAY. THE VESSEL "AMELIE" HAS A BEAM OF 33.1 FEET IN ADDITION TO THE 6.5 FOOT DOCK TOTALS THE ENCROACHMENT TO 39.6 FEET EXCLUDING FENDERS.

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CASE NO: CE24010129  
CASE ADDR: 1008 NW 5 AVE  
OWNER: CITYFLATS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE24010132  
CASE ADDR: 1010 NW 5 AVE  
OWNER: CITYFLATS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND 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: CE24010111  
CASE ADDR: 301 W SUNRISE BLVD  
OWNER: DAKOTA HOLDINGS GROUP LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT WERE OBSERVED BROKEN AND MISSING SLOTS. IN ADDITION, AREAS OF THE BUFFER WALL WERE OBSERVED LEANING AND UNEVEN.

VIOLATIONS: 47-19.4.D.8.

THE DUMPSTER ENCLOSURE AT THIS PROPERTY REQUIRES MAINTENANCE. THE DUMPSTER ENCLOSURE WAS OBSERVED TO BE IN A STATE OF COMPLETE DISREPAIR. THE DUMPSTER ENCLOSURE WAS OBSERVED UNSECURED WITH BROKEN DOORS AND MISSING SLOTS.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES ON THE PROPERTY WERE FOUND IN DISREPAIR. THE PARKING STRIPES NEEDS TO BE REPAINTED AND THERE ARE BROKEN CURBS THAT NEED TO BE REPAIRED.

VIOLATIONS: 9-308 (a)

THE ROOF AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE NORTH WEST CORNER OF THE BUILDING'S ROOF WAS OBSERVED DAMAGED AND NOT WEATHERTIGHT.

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CASE NO: CE24010115  
CASE ADDR: 301 W SUNRISE BLVD  
OWNER: DAKOTA HOLDINGS GROUP LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER WALL ON THE PROPERTY THAT NEEDS REPAIR. THERE ARE AREAS OF THE BUFFER WALL THAT WERE OBSERVED BROKEN AND MISSING SLOTS. IN ADDITION, AREAS OF THE BUFFER WALL WERE OBSERVED LEANING AND UNEVEN.

VIOLATIONS: 47-20.20. (H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITY ON THE PROPERTY WAS FOUND IN DISREPAIR. THERE ARE BROKEN CURBS THAT NEED TO BE REPAIRED.

VIOLATIONS: 9-308 (a)

THE ROOF AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE EXTERIOR ROOF INCLUDING THE FASCIA OF THE ROOF WAS OBSERVED WITH SIGNS OF DETERIORATION AND IN NEED OF MAINTENANCE. PORTIONS OF THE ROOF WERE OBSERVED BROKEN.

CASE NO: CE24010120  
CASE ADDR: 427 W SUNRISE BLVD  
OWNER: CITYFLATS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE21090523 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS B-1 ZONED PROPERTY. THE PARKING AREA WAS OBSERVED TO HAVE BROKEN WHEELSTOPS AND BROKEN CURBS.

VIOLATIONS: 47-19.4.D.1. COMPLIED

THE PROPERTY DOES NOT HAVE A DUMPSTER ENCLOSURE ON SITE AS REQUIRED UNDER SECTION 47-19.4.D.1 OF THE CITY OF FORT LAUDERDALE'S CODE OF ORDINANCES.

VIOLATIONS: 47-19.4.b.1. COMPLIED

THERE IS A 3 YARD DUMPSTER THAT IS NOT PROPERLY STORED AT THIS B-1 ZONED PROPERTY. THE DUMPSTER WAS OBSERVED EXPOSED AND STORED OUTSIDE IN THE PARKING LOT OF THE PROPERTY AND NOT IN A DUMPSTER ENCLOSURE AS REQUIRED BY SECTION 47-19.4.D.1. THIS IS A REPEAT VIOLATION OF CASE CE21090523 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-22.9. COMPLIED

THERE IS A SIGN ATTACHED TO A TREE AT THIS B-1 ZONED PROPERTY. THE SIGN WAS ERECTED WITHOUT FIRST OBTAINING A PERMIT.

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CASE NO: CE24010447  
CASE ADDR: 1016 NW 6 AVE  
OWNER: ESTEVEZ, WALROGEN  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN COMPLETE DISREPAIR. THERE ARE AREAS OF THE PARKING AREA THAT ARE UNEVEN WITH POTHOLES AND CRACKS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363

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



CASE NO: CE24010448  
CASE ADDR: 1018 NW 6 AVE  
OWNER: FRAMAVI LLC  
INSPECTOR: MANUEL GARCIA  
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.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE23010739 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF BUT NOT LIMITED TO PLASTIC BUCKETS AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION OF CASE CE23010739 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A REPEAT VIOLATION OF CASE CE23010739 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS NOT BEING MAINTAINED. THE WHEELSTOPS ARE NOT PROPERLY FIXED TO THE GROUND AND THERE ARE NO MARKINGS ON THE GROUND TO PROPERLY DISPLAY EACH INDIVIDUAL PARKING SPACE.

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CASE NO: CE24010450  
CASE ADDR: 1022 NW 6 AVE  
OWNER: JGKI INVESTMENTS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

COMPLIED

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

VIOLATIONS: 47-20.20. (H)

COMPLIED

THE PARKING AREA AT THIS RD-15 ZONED PROPERTY IS IN DISREPAIR. THE WHEELSTOPS ARE NOT PROPERLY INSTALLED. THE PARKING AREA DOES NOT HAVE PROPER MARKINGS TO SIGNAL MULTIPLE PARKING SPACES.

VIOLATIONS: 9-280 (h)

COMPLIED

THE AREAS INCLUDING BUT NOT LIMITED TO THE PARKING AREA AND WALKWAY ON THE PROPERTY WERE FOUND STAINED WITH ELEMENTS THAT ARE NOT PERMANENT TO THE SURFACES.

VIOLATIONS: 9-363

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

CASE NO: CE24010451  
CASE ADDR: 1028 NW 6 AVE  
OWNER: MFG SWIFT INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

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

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

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

VIOLATIONS: 47-20.20. (H)  
THE PARKING AREA AT THIS RD-15 ZONED PROPERTY WAS FOUND IN DISREPAIR. THE WHEEL STOPS WERE OBSERVED TO HAVE BEEN PUSHED BACK INTO THE LANDSCAPE AREA OF THE PROPERTY AND THERE ARE UNEVEN SURFACES CONSISTING OF POTHOLES AND CRACKS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO BEDROOM FURNITURE AND OTHER MISCELLANEOUS ITEMS.

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: 47-21.16.A.  
THERE IS A DEAD TREE STUMP AT THE FRONT OF THIS RD-15 ZONED PROPERTY THAT IS DECLARED TO BE A PUBLIC NUISANCE.

VIOLATIONS: 9-280 (h)  
THE AREAS INCLUDING BUT NOT LIMITED TO THE PARKING AREA AND WALKWAY ON THE PROPERTY WERE FOUND STAINED WITH ELEMENTS THAT ARE NOT PERMANENT TO THE SURFACES.

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CASE NO: CE24010133  
CASE ADDR: 1012 NW 5 AVE  
OWNER: CITYFLATS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND 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: CE24010477  
CASE ADDR: 1237 NE 4 AVE  
OWNER: 1237 CHURCH OF LIGHT LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.  
WITHDRAWN

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.  
THIS IS A REPEAT VIOLATION OF CASE CE23050416 AND FINES WILL BEGIN TO ACCRUE  
IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE OR NOT.

VIOLATIONS: 47-19.5.E.7. COMPLIED  
THE CHAINLINK FENCE AT THIS PROPERTY WAS OBSERVED IN DISREPAIR. THE FENCE WAS  
OBSERVED FALLEN WITHOUT SUPPORT, PORTIONS OF THE SCREENS HAVE BEEN RIPPED AND ARE  
MISSING. THIS IS A REPEAT VIOLATION OF CASE CE23050416 AND FINES WILL BEGIN TO  
ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER IN COMPLIANCE  
OR NOT.

VIOLATIONS: 25-7 (a) COMPLIED  
THERE IS A FALLEN FENCE OBSTRUCTING THE SAFE PASSAGE OF PEDESTRIANS AND VEHICULAR  
TRAFFIC.

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CASE NO: CE24010648  
CASE ADDR: 1428 NE 2 AVE  
OWNER: MAXHAUS LLC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H) COMPLIED  
THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN NEED OF MAINTENANCE. THE  
GRAVEL AREA AT THIS PROPERTY WAS FOUND UNEVEN AND UNGRADED. THERE ARE AREAS OF  
THE GRAVEL DRIVEWAY THAT HAVE WEEDS. THE PARKING STRIPES ARE FADED.

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT  
APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT  
VIOLATION AS PER CASE CE21090803 AND CE23080058. FINES WILL ACCRUE FROM THE DATE  
THE VIOLATION WAS OBSERVED UNTIL ITS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS  
REQUIRED. THERE ARE AREAS OF THE WOOD FENCE THAT HAVE BROKEN SLOTS. THIS IS A  
REPEAT VIOLATION AS PER CASE CE21090803 AND CE23080058. FINES WILL ACCRUE FROM  
THE DATE THE VIOLATION WAS OBSERVED UNTIL ITS BROUGHT INTO COMPLIANCE.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. THE VEHICLES WERE FOUND IN DERELICT  
CONDITIONS AS PER THE DEFINITION OF SECTION 18-3 DUE TO FLAT TIRES AND MISSING OR  
EXPIRED REGISTRATION.

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CASE NO: CE23100039  
CASE ADDR: 14 FORT ROYAL ISLE  
OWNER: CASALE, DONA M  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE WITH TWO (2) FLAT TIRES ON THE LEFT SIDE  
UNDER A COVER IN THE DRIVEWAY OF THE PROPERTY.

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

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION. THE ROOF IS DIRTY AND NEEDS TO  
BE CLEANED VIA PRESSURE WASHING OR ANY METHOD WITH SIMILAR EFFECT.

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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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CASE NO: CE23110475  
CASE ADDR: 740 NE 13 CT 7  
OWNER: 740 13TH LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)  
THE ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS  
THAT ARE STAINED WITH DIRT/OIL.

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: CE23100656  
CASE ADDR: 816 NW 19 AVE  
OWNER: RANDELL, EDDIE EST  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AMD ON ITS SWALE.  
THERE IS TRASH ON THE SWALE IN FRONT OF THE HOUSE NEAR THE FENCE.

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.OBSERVED MISSING  
GROND COVER ON THE SWALE AND LEFT SIDE OF THE DRIVEWAY.

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CASE NO: CE23100740  
CASE ADDR: 720 NW 15 TER  
OWNER: ROBINSON, MAGGIE WORKMAN LE; MARTIN, SAMUEL LEE JR ETAL  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1. COMPLIED  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT PORCH OF THIS PROPERTY.

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

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CASE NO: CE23110239  
CASE ADDR: 638 NW 22 RD  
OWNER: FLORIAL, NATACHA; PIERRE, JACKSON  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR PORCH IS IN DESPAIR AND FALLING APART.

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

VIOLATIONS: 18-12. (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 BROKEN AND DISCONNECTED PARTS.

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CASE NO: CE23110634  
CASE ADDR: 718 NW 15 TER  
OWNER: MATHIEU, STEPHANIE; VIEUX, FERNANDE  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. A SILVER 4 DOOR VEHICLE PARKED ON THE PROPERTY/SWALE. THE DRIVEWAY HAS GRASS GROWING THROUGH THE ROCKS.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH AND RUBBISH ON THIS PROPERTY AND/OR ITS SWALE AND IN THE FRONT YARD.

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CASE NO: CE23110720  
CASE ADDR: 626 NW 22 RD  
OWNER: SHADY PINE INVESTMENTS LLC  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

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

CASE NO: CE23010869  
CASE ADDR: 1621 NW 7 PL  
OWNER: DAVIS, HERBERT  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBERS: CE19081795 AND CE21060254. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT DUE TO THE RECURRING NATURE OF THE VIOLATION REGARDLESS IF COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY AND ITS SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE21060254. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE FOR A FINDING OF FACT DUE TO THE RECURRING NATURE OF THE VIOLATION REGARDLESS IF COMPLIANCE IS MET PRIOR TO THE HEARING.

VIOLATIONS: 9-308 (b) COMPLIED  
THERE IS A BLUE TARP WITH SANDBAGS COVERING THE ROOF WHICH IS NOT PERMANENT.

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

VIOLATIONS: 18-4. (c) COMPLIED  
THERE ARE TWO DERELICT VEHICLES ON THE PROPERTY. A GRAY VW JETTA WITHOUT A VALID LICENSE PLATE AND A BURGUNDY CLASSIC GM VEHICLE WITH A NEW JERSEY LICENSE CPL 78N WITHOUT A VALID DECAL.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE IS BROKEN AND THE FENCE IS BENT IN THE ENTRANCE AND IT IS LEANING TOWARDS THE GROUND.

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

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CASE NO: CE23120042  
CASE ADDR: 2234 NW 7 ST  
OWNER: JONES, MPETER  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

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

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

CONTINUED

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AND PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER (CE22080580). THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER (CE22080580). THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING A FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23120439

CASE ADDR: 1430 NW 7 ST

OWNER: ABERT, JAIMIE LYNNAE; CENTERBAR, BRETT

INSPECTOR: GUY SEIDERMAN

COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS LEANING AND HAS DISCONNECTED PARTS.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL IS WORN AND THERE IS GRASS GROWING THROUGH IT.

VIOLATIONS: 24-27. (b) COMPLIED

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

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CASE NO: CE24010444

CASE ADDR: 900 NW 17 AVE

OWNER: KIDAR, DAVID; KIDAR, SHAUL %BENNY DEHRY

INSPECTOR: GUY SEIDERMAN

COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE21030443 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO A HEARING. FINES WILL ACCRUE FROM THE DAY IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS BENT AND HAS DISLOCATED PARTS. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE21030443 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO A HEARING. FINES WILL ACCRUE FROM THE DAY IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

CONTINUED



VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION, PREVIOUS CASE NUMBER IS CE21030443 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO A HEARING. FINES WILL ACCRUE FROM THE DAY IT WAS FIRST OBSERVED UNTIL COMPLIANCE IS MET.

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND DUST FREE.

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

VIOLATIONS: 18-4 (C) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE SWALE IN FRONT OF THIS PROPERTY.

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CASE NO: CE23080622  
CASE ADDR: 637 NW 14 AVE  
OWNER: GRANT, MAXINE BELLAMY; THOMAS, ANDREA BELLAMY ETAL  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE CHAIRS, TABLES, A LARGE TARP AND OTHER MISCELLANEOUS ITEMS ARE BEING STORED ON THIS VACANT LOT. THIS IS A NON-PERMITTED USE IN A RC-15 ZONED PROPERTY PER ULDR REGULATIONS.

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CASE NO: CE23110455  
CASE ADDR: 1222 NW 4 AVE  
OWNER: NEWBOLD, LISA  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY IS STAINED WITH BLACK SUBSTANCE AND THE GRAVEL APPROACH TO THE DRIVEWAY IS WORN AND GRASS IS GROWING THROUGH IT.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE NOT MAINTAINED. THE DRIP EDGE ALONG THE ROOF LINE ON THE NORTH SIDE OF THE BUILDING IS COVERED WITH A BLACK MILDEW LIKE SUBSTANCE AS WELL AS VEGETATION.

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

VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS BEING STORED IN AN UNAPPROVED LOCATION.

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CASE NO: CE23120011  
CASE ADDR: 1720 NW 28 AVE  
OWNER: HD 902 LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-11. (a)

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE AND IN THE REAR OF THE PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE23030523. THIS VIOLATION WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT REGARDLESS OF COMPLIANCE.

VIOLATIONS: 9-278 (e) COMPLIED

THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

VIOLATIONS: 9-306

THE HURRICANE SHUTTERS ARE DIRTY AND STAINED WITH A BLACK MILDEW LIKE SUBSTANCE.

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CASE NO: CE24020054  
CASE ADDR: 2630 SUGARLOAF LN  
OWNER: CAAMANO, CARMEN  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECCURRING VIOLATION PER CASE CE23080810. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A TRAILER WITH NO LICENSE PLATE STORED ON THE DRIVEWAY. THIS IS A RECURRING VIOLATION PER CASE CE23080810. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMPLIES PRIOR TO THE HEARING.

VIOLATIONS: 47-19.1.D.

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

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: CE23120395  
CASE ADDR: 1050 NW 6 ST 4  
OWNER: 1050 NW 6TH STREET LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES PARKING ON THE GRASS/LAWN AREA ON THE REAR OF THE BUILDING.

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

VIOLATIONS: 47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF TWO COMMERCIAL VEHICLES AT THIS LOCATION. ONE BEING A BLUE FOOD TRUCK LABELED "WILD'S B.E.S.T.", AND THE OTHER IS A WHITE BOX TRUCK WITH NO SIGNAGE.

VIOLATIONS: 47-19.4.C.2.  
PLACEMENT/STORAGE OF CONTAINERS, RECEPACLES OR DUMPSTERS THAT SERVICE PRIVATE PROPERTY UPON OR IN ANY STREET, ALLEY OR PUBLIC RIGHT-OF-WAY IS UNLAWFUL. THE DUMPSTER IS NOT BEING RETURNED TO THE APPROVED AREA AFTER SERVICE IS RENDERED. THIS IS A RECURRING VIOLATION AS PER CASE CE22020932 AND WILL BE PRESENTED TO THE MAGISTRATE REGARDLESS OF COMPLIANCE PRIOR TO A HEARING.

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CASE NO: CE23120684  
CASE ADDR: 1733 NW 18 ST  
OWNER: 2771 LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-306  
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: 9-305 (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.

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CASE NO: CE24010138  
CASE ADDR: 1450 NW 21 ST 1-2  
OWNER: TIME, MARIE T  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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: 9-304 (b)

THE PARKING LOT IS IN DISREPAIR. THERE ARE CRACKS, HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES PARKED/STORED ON THIS PROPERTY. A SILVER TOYOTA WRECKED IN AN ACCIDENT, WITH FLAT TIRES, A BLACK NISSAN WITH FLAT TIRES, AND A SILVER TOYOTA RAV4 WITH NO TAG.

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CASE NO: CE23100377  
CASE ADDR: 865 NW 16 AVE  
OWNER: INGRAHAM, NAKIA  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA ARE NOT BEING MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION OF CASE CE20090509. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-363

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

VIOLATIONS: Sec. 24-27 (b) COMPLIED

THERE IS (ARE) CONTAINERS LEFT IN FRONT THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION OF CASE CE20090509. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE ROCK/GRAVEL ON THE SWALE OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE GRAVEL HAS WORN THROUGH AND NEEDS TO BE REPLENISHED. THIS IS A RECURRING VIOLATION OF CASE CE20090509. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE24010387  
CASE ADDR: 2200 NW 6 PL  
OWNER: 2200 NW 6 PLACE LLC  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 9-363

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE23100639  
CASE ADDR: 1804 NW 8 ST  
OWNER: NODA, ALEXANDRA  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. MISSING TAG/NO VALID TAG ON THE VEHICLE.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 47-19.2.11.4.A

COMPLIED

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. HOUSE NUMBERS MUST BE VISIBLE FROM THE STREET.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY. THE OVERGROWN TREE LIMBS NEEDS TO BE TRIMMED DOWN.

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CASE NO: CE23110609  
CASE ADDR: 630 NW 14 WAY  
OWNER: DAVIS, LILLIAN  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (a) COMPLIED

PARKING FACILITIES INCLUDING ACCESS AISLES AND DRIVEWAYS SHALL BE SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

CONTINUED

- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-313. (a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
- VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
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CASE NO: CE23120036  
CASE ADDR: 625 NW 22 RD  
OWNER: COPELAND, SHALONDA; FRANCIS, MARGIE  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) WITHDRAWN  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-280 (d)  
THE GRAVEL PARKING AREA ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE GRAVEL IS WORN AND THERE IS GRASS GROWING THROUGH IT.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS/FASCIA/SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE DISCOLORED/MILDEWED IN AREAS. THERE PEELING/MISSING/CHIPPING PAINT ON THE EXTERIOR BUILDING WALLS/FASCIA.
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CASE NO: CE23120427  
CASE ADDR: 2325 NW 7 ST  
OWNER: AVESTA INVESTMENT GROUP LLC  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE LARGE AREAS OF BARE GROUND WITHOUT GROUND COVER OR THE LAWN AROUND THE PERIMETER AND ADJACENT PUBLIC RIGHT-OF-WAY.
- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-304 (b) COMPLIED  
THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.
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CASE NO: CE23120533  
CASE ADDR: 607 NW 15 TER  
OWNER: WRIGHT, DREGORY B H/E; WRIGHT, WILLIIS B ETAL  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

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: 9-305 (a)

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

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CASE NO: CE23120437  
CASE ADDR: 645 NW 14 WAY  
OWNER: SMYRNA DELIVERANCE CHURCH; BY FAITH INC  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.

THERE IS PROHIBITED OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS RESIDENTIALLY ZONED PROPERTY. THERE ARE LANDSCAPE DUMP TRUCKS AND TRAILERS BEING STORED AT THE PROPERTY.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THERE ARE LARGE AREAS OF BARE GROUND WITHOUT GROUND COVER OR LAWN AROUND THE PERIMETER AND ADJACENT PUBLIC RIGHT-OF-WAY.

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CASE NO: CE23120705  
CASE ADDR: 720 NW 22 RD  
OWNER: SHIRLEY, CARMEN ANITA  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363 COMPLIED

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. ALL PARTS AND AREAS SUBJECT TO DETERIORATION SHALL BE PROPERLY MAINTAINED AND SUITABLY PROTECTED FROM THE ELEMENTS. THERE ARE CRACKS ALL ALONG THE ENTIRE PROPERTY ON THE EXTERIOR WALL CAUSING CONCERN OF STRUCTURE ISSUES.

VIOLATIONS: 18-12. (a) COMPLIED

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

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CASE NO: CE23120528  
CASE ADDR: 728 NW 20 AVE  
OWNER: DAVIS, RODNEY V H/E; HANLAN, CLAUDE R  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS IN DISREPAIR WITH SECTIONS THAT ARE BENT, SECTIONS OF RUSTED POSTS, AND METAL OBJECTS USED IN LIEU OF REGULAR FENCE POSTS. THE CHAIN LINK FENCE IS MISSING THE TOP BAR.

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 18-4 (b)

THERE IS A GREEN JEEP ON THIS PROPERTY WITH AN EXPIRED TAG. UNLESS OTHERWISE PROVIDED IN THE UNIFIED LAND DEVELOPMENT REGULATIONS, NO PERSON SHALL PARK, LEAVE OR STORE ANY DERELICT VEHICLE OR VESSEL UPON ANY PUBLIC OR PRIVATE PROPERTY.

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CASE NO: CE23110657  
CASE ADDR: 1130 NW 5 AVE  
OWNER: ELIJAH BELL HOLDINGS LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE HANDLES ON THE KITCHEN SINK ARE MISSING.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING AND WALLS ARE CRACKED AND PEELING, AND IT APPEARS TO HAVE WATER DAMAGE TO INCLUDE BUT NOT LIMITED TO THE LIVING ROOM AND BATHROOM AND OTHER AREAS OF THE RESIDENCE. THE BACK DOOR OF THE PROPERTY IS NOT PROPERLY SEALED AND IS NOT WEATHERPROOF.

VIOLATIONS: 9-280 (g)

THE ELECTRICAL ACCESSORIES ARE NOT MAINTAINED IN A SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO AN AIR CONDITIONING UNIT NOT WORKING PROPERLY AND LEAKING CAUSING DAMAGE TO THE INTERIOR WALLS AT THE PROPERTY.

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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.  
THIS IS A 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: CE23110584  
CASE ADDR: 506 SE 8 ST  
OWNER: BROWARD MARITIME INSTITUTE INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL  
PERMIT. 8 TREES (1 OAK, 2 MAPLE, 1 ARECA PALM, 1 ROYAL PALM, 3 QUEEN PALM) WERE  
REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE  
SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND  
IRREVERSIBLE VIOLATION.

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CASE NO: CE23030532  
CASE ADDR: 1634 NW 8 AVE 1-2  
OWNER: THOMAS, BEN A, THOMAS, CAROLYN J & THOMAS, ANTHONY L  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12.(a)

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

VIOLATIONS: 9-305(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 ASPHALT DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS  
CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 47-21.16.A.

THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL  
PROPERTY.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-15 ZONED PROPERTY. THERE IS ILLEGAL  
OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO A PLYWOOD, INDOOR FURNITURE,  
BUCKETS, CONTAINERS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-280(h)(1)

THE CHAINLINK FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THERE  
ARE SECTIONS WHICH ARE DAMAGED OR MISSING.

VIOLATIONS: 9-308(b)

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

CASE NO: CE23070383  
CASE ADDR: 1900 NW 9 AVE  
OWNER: SOLLY PROPERTIES LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THERE IS AN OLD SHOPPING CART, BROKEN TABLE, A TIRE AND OTHER MISCELLANEOUS TRASH  
ON THE PROPERTY.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE  
HOLES AND AREAS OF STAINED AND BROKEN ASPHALT. WHEELSTOPS ARE BROKEN AND DIRTY,  
WITH FADING AND DIRTY PARKING STRIPE LINES.

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: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.  
THERE ARE BRANCHES OF TREES OBSTRUCTING THE VIEW OF THE STREET SIGNAGE ON THE  
CORNER OF NW 9TH AVE.

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CASE NO: CE23100711  
CASE ADDR: 1312 NE 5 AVE  
OWNER: ELY, VIRGINIA  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS  
CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

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

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

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A DEAD TREE ON THE FRONT OF THE PROPERTY.

CASE NO: CE23090031  
CASE ADDR: 1316 NW 7 TER  
OWNER: M CRISTINA BOARD REV TR; BOARD, M CRISTINA TRSTEE  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO A CUP AND A BUCKET FILLED WITH WATER. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21120357. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL. THIS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21120357. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 18-1. COMPLIED

THERE IS OUTDOOR STORAGE ON THE FRONT PORCH OF THIS PROPERTY ITEMS INCLUDING, BUT NOT LIMITED TO WHEELCHAIR, IRONING BOARD, LAWN MOWER AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A SILVER FORD EXPEDITION WITH NO TAG AND A FLAT TIRE.

VIOLATIONS: 9-306

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

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CASE NO: CE23120019  
CASE ADDR: 1301 NW 7 TER  
OWNER: COOPER, ROBIN D  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

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

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CASE NO: CE23100526  
CASE ADDR: 1332 NE 2 AVE  
OWNER: BURKE, DEBRA L  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING 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 TO INCLUDE THE SWALE.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

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

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

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

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CASE NO: CE23110618  
CASE ADDR: 1540 NE 2 AVE  
OWNER: BENINCASA, CHRISTINE A H/E; BENINCASA, KONSTANTINA S  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS SURROUNDING THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO LANDSCAPING BLOCKING THE NUMBERS ON THE PROPERTY. THERE IS ALSO WEEDS/GRASS GROWING THROUGH THE GRAVEL ON THIS PROPERTY.

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

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

CASE NO: CE23101024  
CASE ADDR: 1121 NW 7 TER  
OWNER: GERMESE PROPERTIES LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1. COMPLIED  
THERE IS TRASH, RUBBISH, DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO: BICYCLE, DOG BOWL, CARPET AND A PLASTIC JUG 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: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER TO INCLUDE THE SWALE.

VIOLATIONS: 9-304 (b) COMPLIED  
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THERE IS MISSING GRAVEL AND WEEDS ARE GROWING THROUGH IT.

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

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

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

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CASE NO: CE23110407  
CASE ADDR: 1236 NW 4 AVE  
OWNER: FAST LANE CAPITAL LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS AREAS THAT ARE STAINED WITH DIRT/OIL.

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. THERE ARE MISSING SECTIONS OF THE FENCE.

CONTINUED

VIOLATIONS: 18-1.

THERE IS TRASH, RUBBISH, DEBRIS THROUGHOUT THIS PROPERTY AND OTHER MISCELLANEOUS ITEMS INCLUDING BUT NOT LIMITED TO: A BUCKET AND A PLASTIC WATER CONTAINER, 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: CE23120180  
CASE ADDR: 1501 NW 8 AVE  
OWNER: GRUBER, MICHAEL F; YOUTE, ISLANDE  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THERE IS A BLUE HONDA WITH AN EXPIRED TEMPORARY TAG CYV-0466 AND A MISSING ENGINE. RED STICKER WAS PLACED ON THE VEHICLE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE CONCRETE/ASPHALT SURFACE HAS CRACKS/DAMAGED AREAS AND STAINS OF DIRT/OIL. THERE ARE WHEELSTOPS WHICH ARE DAMAGED OR NOT SECURED AND THE STRIPING IS FADED AND/OR MISSING.

VIOLATIONS: 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: 6-7. (b) COMPLIED

THERE IS AN ANIMAL NUISANCE AS DEFINED BY THE CITY ORDINANCE LOCATED ON THIS PREMISES. IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, POSSESS OR MAINTAIN AN ANIMAL IN SUCH A MANNER SO AS TO CONSTITUTE A PUBLIC NUISANCE. ALLOWING OR PERMITTING AN ANIMAL TO BARK, WHINE, HOWL, CROW OR CACKLE IN AN EXCESSIVE, CONTINUOUS OR UNTIMELY FASHION OR MAKE OTHER NOISE IN SUCH A MANNER SO AS TO RESULT IN A SERIOUS ANNOYANCE OR INTERFERENCE WITH THE REASONABLE USE AND ENJOYMENT OF NEIGHBORING PREMISES.

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CASE NO: CE23120088  
CASE ADDR: 1512 NW 7 AVE  
OWNER: 2016 JORDI C&M LLC  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED IN MAY 2020 UNDER CASE CE20050292 AND AGAIN IN APRIL 2021 UNDER CASE CE21040857. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY CITED IN MAY 2020 UNDER CASE CE20050292 AND AGAIN IN APRIL 2021 UNDER CASE CE21040857. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A RED CADILLAC, EXPIRED TEMPORARY TAG DLA8826 9-9-23.

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**VACATION RENTALS**  
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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 180 DAY SUSPENSION OF THE VACATION RENTAL CERTIFICATE: CE23120065 (NOISE, PARKING, AND OCCUPANCY) .

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CASE NO: CE24010012  
CASE ADDR: 1601 NE 11 AVE  
OWNER: MORGAN, BRETT S  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRENCE OF CASE CE20030345 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

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CASE NO: CE24010019  
CASE ADDR: 800 NE 18 ST  
OWNER: ST FLEUR, WALDECK  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281. (a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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CASE NO: CE24010126  
CASE ADDR: 1601 NE 8 ST  
OWNER: RIEGGER, ERIC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281. (a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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CASE NO: CE24010226  
CASE ADDR: 1109 NE 16 AVE  
OWNER: ALVAREZ, ALEJANDRO; GRAFF, ALEXANDRA  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

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



CASE NO: CE24010276  
CASE ADDR: 1030 NE 9 AVE  
OWNER: ION, OCTAVIAN; ION, MICHELLE ALEXANDRA  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272.(a)

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

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CASE NO: CE24010356  
CASE ADDR: 2237 N OCEAN BLVD 1-3  
OWNER: 2237 N OCEAN BLVD LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION. THIS IS A RECURRING VIOLATION OF CASE CE23100784. THIS  
VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT  
WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23120580  
CASE ADDR: 907 NW 4 ST  
OWNER: 907 NW4TH LLC  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 3

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: CE23120361  
CASE ADDR: 1610 SW 24 AVE  
OWNER: PETOT, MATTHIEU RENE PIERRE  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272.(a)

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

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CASE NO: CE24010382  
CASE ADDR: 615 SW 4 AVE 1-3  
OWNER: CALDERON,AMY NATALIE  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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: CE24010388  
CASE ADDR: 900 CITRUS ISLE  
OWNER: DICKERSON, ADAM & DOMINIQUE A  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-272.(a)

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

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CASE NO: CE24010391  
CASE ADDR: 2191 SW 27 LN  
OWNER: MALOUF, MICHELLE  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

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: CE24010412  
CASE ADDR: 1509 SW 12 CT  
OWNER: HANSEN, BRYLEIGH M; WISWALL, G MATHER  
INSPECTOR: EVAN OAKS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE  
AT THIS LOCATION.

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**ADMINISTRATIVE HEARING**

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CASE NO: CE24020485  
CASE ADDR: 1517 NE 17 TER  
OWNER: HAPPY SEAHORSE LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

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

VIOLATIONS: 15-278. (5) (a)  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE23070678 AND WILL BE PRESENTED TO THE MAGISTRATE REGARDLESS OF COMPLIANCE.

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. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE23070678 AND WILL BE PRESENTED TO THE MAGISTRATE REGARDLESS OF COMPLIANCE.

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**HEARING TO IMPOSE FINES**  
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CASE NO: CE23081091  
CASE ADDR: 3070 NE 43 ST  
OWNER: RASHID, OMAR M  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A  
TREE (LIVE OAK) HAS BEEN REMOVED WITHOUT A PERMIT.

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

VIOLATIONS: 18-1.  
THERE ARE COCONUT PALM TREES AT THIS PROPERTY WHICH ARE NOT BEING MAINTAINED AND IS CREATING A PUBLIC NUISANCE. THERE IS AN ABUNDANCE OF COCONUTS ON SEVERAL TREES ON THE EXTERIOR AND INTERIOR COURTYARD OF THE PROPERTY WHICH MAY THREATEN OR ENDANGER THE PUBLIC HEALTH OR SAFETY OF THE RESIDENTS OR PEDESTRIANS IN THE COMMUNITY.

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

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE WOOD FENCE SURROUNDING THE ENCLOSURE IS MISSING ON THE SOUTHSIDE AND THE BROKEN POSTS WHICH SECURED IT HAVE BEEN LEFT PROTRUDING FROM THE GROUND. THERE ARE FENCE SLATS WHICH ARE DAMAGED AND MISSING. THE ENCLOSURE FENCE GATES ARE BEING LEFT OPEN.

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

VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE LANDSCAPE AREA.

CASE NO: CE23110199  
CASE ADDR: 321 NE 3 ST  
OWNER: DEPENDABLE EQUITIES LLC  
INSPECTOR: GUSTAVO CARACAS  
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: CE23080614  
CASE ADDR: 641 NW 14 AVE  
OWNER: OASIS OF HOPE COMMUNITY; DEVELOPMENT CORP INC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

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

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

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

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CASE NO: CE23090377  
CASE ADDR: 2212 NW 9 CT  
OWNER: JEAN-BAPTISTE, PIERRE ROGER; SAM, LUMANIE  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

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

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CASE NO: CE23010495  
CASE ADDR: 1549 NW 11 WAY  
OWNER: BAF ASSETS LLC  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE CAR GARAGE GATE.

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CASE NO: CE23031029  
CASE ADDR: 1212 NW 15 ST  
OWNER: BYNES, GEORGE  
INSPECTOR: BOVARY EXANTUS  
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: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY IS WORN THROUGH. GRASS AND WEEDS ARE GROWING THROUGH IT.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. PART OF THE FENCE IS FALLING, BROKEN AND DISCONNECTED.

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

VIOLATIONS: 9-304 (b)

PARKING ON THE LAWN DIRT SURFACE IS PROHIBITED. THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS NOT WELL MAINTAINED. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACKTOP IS FADED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS THAT ARE COVERED WITH HURRICANE SHUTTERS.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT BLACK BMW KEPT IN A STATE OF NEGLECT PARKED/STORED AT THIS PROPERTY WITH FLAT TIRES, COVERED WITH TREE LEAVES AND VEGETATION GROWING UNDERNEATH IT.

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CASE NO: CE23060085  
CASE ADDR: 1400 RIVERLAND RD  
OWNER: PEREZ, INDIANA  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE INCLUDING BUT NOT LIMITED TO:  
INDOOR FURNITURE, DOORS, PLASTIC POOL, BOXES, WALL FRAMES AND OTHER MISCELLANEOUS  
ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED  
IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR  
INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A  
BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY  
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT  
PROPERTIES. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE19020143. THIS  
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS IF IT COMES TO  
COMPLIANCE OR NOT.

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 IN THE SWALE AREA,  
IN THE CORNER OF RIVERLAND RD AND SW 14TH ST AND IN THE SWALE AREA NEXT TO SW  
14<sup>TH</sup> ST.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN-LINK FENCE NEXT TO SW 14TH ST AT THIS PROPERTY IS IN DISREPAIR AND IS  
NOT BEING MAINTAINED AS REQUIRED. IT IS LEANING AND MISSING A METAL POST.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE, A GRAY CORVETTE WITH FRONT EXPIRED LICENSE PLATES  
NUMBER H43 LVE EXP 10-07, AND NO REAR LICENSE PLATE, PARKED ON THE PROPERTY.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE GARAGE  
DOOR IS IN DISREPAIR. IT IS BROKEN IN MULTIPLE AREAS.

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CASE NO: CE22110014  
CASE ADDR: 966 NW 17 AVE  
OWNER: LAWSON, CATHY ANNETTE & RAYMOND L  
INSPECTOR: GUY SEIDERMAN  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b)

THE ROOF OF THE SUBJECT PROPERTY APPEARS TO BE DETERIORATED AND NOT PROPERLY MAINTAINED. THERE IS A BLUE TARP COVERING THE ENTIRETY OF THE ROOF.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES BEING STORED ON THE PROPERTY. AS PER THE DEFINITION OF DERELICT UNDER SECTION 18-3, VEHICLES WERE OBSERVED WRECKED, IN AN OVERALL STATE OF ABANDONEMENT AND NEGLECT, EXPIRED REGISTRATIONS AND INOPERABLE.

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY ON THE PROPERTY WAS OBSERVED TO BE IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL AND MAINTAINED IN A SMOOTH AND WELL GRADED CONDITION.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS COVERED BY A BLUE TARP AND THERE IS UNPERMITTED STORAGE OF DERELICT VEHICLES ON THE PROPERTY.

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED TO BE BROKEN AND MISSING PIECES. IN ADDITION, THE WOOD FENCE WAS OBSERVED TO BE LEANING AND MISSING PROPER SUPPORT.

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**OLD BUSINESS**  
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CASE NO: FC23060015  
CASE ADDR: 17 S FTL BEACH BLVD  
OWNER: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS  
INSPECTOR: ROBERT KISAREWICH

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

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

VIOLATIONS: NFPA 101:7.2.1.8.1,  
SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

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CASE NO: CE23090452  
CASE ADDR: 1451 N FEDERAL HWY  
OWNER: BH PLAZA DEL MAR LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 1

VIOLATIONS: 24-28(c).  
THE DUMPSTERS AT THIS PROPERTY ARE NOT KEPT WITHIN THE DUMPSTER ENCLOSURE AND  
THERE ARE EITHER TOO MANY CONTAINERS OR NOT ENOUGH ENCLOSURES ONSITE.

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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: CE23080099  
CASE ADDR: 301 SW 13 AVE  
OWNER: HISTORIC WESTSIDE SCHOOL LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

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

CASE NO: CE23010786  
CASE ADDR: 3100 NE 32 AVE  
OWNER: PAKMAN INTRACOASTAL LLC  
INSPECTOR: DORIAN KOLOIAN  
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.
- VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE EXTERIOR FLOORS OF THE SUBJECT PROPERTY ARE IN DISREPAIR. THERE ARE UNEVEN SURFACES AND WITHOUT PROPER SUPPORT. THE EXTERIOR WALLS ON THE BUILDING NEAR THE ROOF AREA INCLUDING THE SOFFITS REQUIRE MAINTENANCE. THERE ARE AREAS THAT ARE BROKEN AND IN A DETERIORATED STATE. THE EXTERIOR CEILING IN THE COVERED PATIO AREA WAS FOUND TO BE DECAYING WITH STAINS FROM WATER DAMAGE. THERE ARE AREAS OF THE EXTERIOR ROOF THAT ARE COMPLETELY DECAYED, ROTTED AND NOT WATERTIGHT.
- 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 (C)  
THERE ARE RAILS IN THE EXTERIOR STAIRS THAT ARE MISSING SUPPORT AND AREAS THAT ARE COMPLETELY MISSING RAILS TO AVOID FALL/INJURIES.
- VIOLATIONS: 9-280 (g)  
THERE ARE ELECTRICAL FIXTURES THAT ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES AND OTHER ELECTRICAL PARTS.
- VIOLATIONS: 9-280 (h) (1)  
THE FENCE AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE WAS FOUND TO BE COMPLETELY ROTTED AND IN A COMPLETE STATE OF DECAY.
- VIOLATIONS: 18-7. (a)  
THE REAR OPENING OF THE PROPERTY IS OPEN AND UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.
- VIOLATIONS: 47-22.6.G.2  
THERE ARE SIGNS ON THE BUILDING THAT ARE CURRENTLY ADVERTISING THE PREVIOUS BUSINESS AND SERVICES AT THIS VACANT AND ABANDONED PROPERTY.
- VIOLATIONS: 18-12.1. (a) WITHDRAWN  
THE SUBJECT PROPERTY IS VACANT AND ABANDONED WITHOUT BEING REGISTERED WITH THE CITY OF FORT LAUDERDALE'S VACANT PROPERTY REGISTRY.
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CASE NO: CE23090472  
CASE ADDR: 1650 N DIXIE HWY  
OWNER: RISERBATO, ANGELA V  
INSPECTOR: JEAN CLAUDE NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH TRASH, RUBBISH LEAVES AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE TO INCLUDE BUT NOT LIMITED TO THE BACKYARD OF THE PROPERTY.

VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A RECYCLING BIN, GARDEN TOOLS AND OTHER MISCELLANEOUS ITEMS. THIS IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS AND/OR DAMAGED AREAS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE TOP SUPPORT BAR IS NOT SECURED. THERE ARE MISSING SECTIONS OF THE FENCE, AND TREES ARE LEANING GROWING INTO THE FENCE.

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

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

VIOLATIONS: 47-21.16.A.  
THERE ARE DEAD TREES AT THIS PROPERTY.

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CASE NO: CE23030547  
CASE ADDR: 2218 NE 17 CT  
OWNER: COSTELLO, RAYMOND; COSTELLO, CAROL  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

**VIOLATIONS: Sec. 47-19.3.(f)(4)**

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

**VIOLATIONS: Sec. 8-91.(c)**

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THE DOCK BOARDS ARE LIFTING FROM THE SEAWALL AND THERE ARE MISSING PIECES OF THE WOOD.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
March 28<sup>th</sup>, 2024  
9:00 AM

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