



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

April 09, 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)

April 09, 2024  
9:00 AM

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**NEW BUSINESS**  
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CASE NO: CE24020138  
CASE ADDR: 601 N RIO VISTA BLVD  
OWNER: SOUTH BANK APTS LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 8-144.(9)

THERE IS A PONTOON BOAT RAFTED TO ANOTHER VESSEL MOORED AT THE PERMITTED DOCK.

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CASE NO: CE24020530  
CASE ADDR: 1800 E LAS OLAS BLVD  
OWNER: 1800 LAS OLAS LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 2

VIOLATIONS: Sec. 8-91.(e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THIS IS A REPEAT VIOLATION, SEE CASE CE23101031, FINES SHALL BEGIN TO ACCRUE IMMEDIATELY AND RUN DAILY UNTIL COMPLIANCE IS MET. THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER IT COMES INTO COMPLIANCE OR NOT TO IMPOSE THE FINES ACCRUED.

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CASE NO: CE23100052  
CASE ADDR: 2615 MARION DR  
OWNER: MORTON, ROSALIE H/E; MORTON, BRUCE A. ET/AL  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 47-19.3.(f)(4) WITHDRAWN

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

VIOLATIONS: 9-305(a)

THERE IS GROWTH OF LANDSCAPE AND TREES IN REAR OF PROPERTY ENCREACHING UPON THE (WATERWAY) PUBLIC RIGHT-OF-WAY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24020355  
CASE ADDR: 1306 S STATE ROAD 7  
OWNER: UNIQUE MOTORSPORTS HOLDING LLC; % JAMES R FITZGERALD  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE REAR SWALE OF THE PROPERTY.

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

VIOLATIONS: 9-280 (h) (1)  
THE CONCRETE WALL AT THE REAR OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. BARBED WIRE AT THE TOP OF THE CONCRETE WALL IS IN DISREPAIR AND HAS FALLEN OFF. WALL IS ALSO DIRTY/STAINED AND IN NEED OF PRESSURE CLEANING AND/OR PAINT.

VIOLATIONS: 47-21.16.A.  
SEVERAL STUMPS REMAIN IN THE REAR SWALE OF THE PROPERTY.

VIOLATIONS: Sec. 9-306-  
GRAFFITI HAS BEEN PAINTED ON EXTERIOR EAST WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

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CASE NO: CE24010700  
CASE ADDR: 1517 SW 29 AVE  
OWNER: MOREIRA, CRISTOBAL; MOREIRA, DOLORES  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

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

VIOLATIONS: 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 AND DEAD YARD DEBRIS THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-304 (b)  
THERE ARE MULTIPLE VEHICLES PARKED ON THE GRASS AREA OF THE PROPERTY.

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

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23110668  
CASE ADDR: 532 NW 8 AVE  
OWNER: DACA MANAGEMENT LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 24-29. (a) COMPLIED  
THE GARBAGE BIN IS OVERFLOWING WITH TRASH AND IS NOT MAINTAINED.

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: CE23120151  
CASE ADDR: 532 NW 16 AVE  
OWNER: ATTERBERY, MARY  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AND APPROACH ARE NOT PROPERLY MAINTAINED. THE CONCRETE IS CRACKED AND PATCHY AND HAS MISSING PIECES. THERE ARE AREAS OF MISSING GRAVEL AND WEEDS GROWING THROUGH THE EXISTING GRAVEL.

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120364  
CASE ADDR: 528 NW 16 AVE  
OWNER: SOUTHERN FLORIDA INVESTMENTS LLC  
INSPECTOR: WANDA ACQUAVELLA  
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: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A GARDEN PLANTER IN THE FRONT OF THE PROPERTY THAT IS DIRTY AND STAINED.

VIOLATIONS: 18-4. (c) COMPLIED

THERE IS A DERELICT VEHICLE ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A WHITE SUV.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24010539  
CASE ADDR: 428 NW 23 AVE  
OWNER: MOROS, PEDRO FERNANDO; HARDEN-MOROS, CHRISTINA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21060133. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE, SEEKING A FINDING OF FACT.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION, SEE CASE CE21060133. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE, SEEKING A FINDING OF FACT.

VIOLATIONS: 24-27. (b) WITHDRAWN

THERE ARE WASTE CONTAINERS, AFTER COLLECTION DAY, THAT NOT PULLED BACK TO AN APPROVED LOCATION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA  
April 09, 2024  
9:00 AM

CASE NO: CE23120478  
CASE ADDR: 1200 NW 2 ST  
OWNER: NORTH BROWARD HOSPITAL DISTRICT; ATTN: REAL ESTATE  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

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

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

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CASE NO: CE23110318  
CASE ADDR: 2781 N FEDERAL HWY  
OWNER: PETER'S EMPIRE LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE PEDESTRIAN WALKWAY TO THE ENTRANCE OF THE PROPERTY IS STAINED AND DIRTY.

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CASE NO: CE24020813  
CASE ADDR: 2701 N FEDERAL HWY  
OWNER: OAK STREET INVESTMENT GRADE NET; LEASE FUND SERIES 2021-2 LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE ARE SNIPE SIGNS AND WAVERY SIGNS ON THE PROPERTY THAT ARE PROHIBITED WITHIN THE CITY OF FORT LAUDERDALE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24010678  
CASE ADDR: 2572 NE 26 ST  
OWNER: JPV HOME SOLUTIONS LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS VIOLATION IS A RECURRING VIOLATION, REFERENCE PREVIOUS CASE NUMBER CE22060431 AND WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING."

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS GRASS GROWING UP IN BETWEEN THE PAVERS AND RUST STAINS.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE AREA.

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CASE NO: CE23120053  
CASE ADDR: 505 SE 18 CT  
OWNER: BROWARD HOUSE INC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT 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: 18-12. (a)

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLE(S) ON THE PROPERTY WITH EXPIRED TAGS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120764  
CASE ADDR: 900 SE 17 ST  
OWNER: BOCA 2300 LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-305 (b)

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

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CASE NO: CE24010589  
CASE ADDR: 400 SE 14 ST B  
OWNER: FLL CENTER LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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: CE24010946  
CASE ADDR: 1909 MIAMI RD  
OWNER: MARZO INVESTMENT LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE24010984  
CASE ADDR: 801 SE 13 ST  
OWNER: PHD DEVELOPMENT LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120083  
CASE ADDR: 200 PLAZA LAS OLAS  
OWNER: LOVE BUG FLORIDA CORP; % COHEN FOX PA  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS R-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO LADDERS, BUCKETS AND CONTAINERS.

VIOLATIONS: Sec. 8-91.(e)

THERE IS/ARE BOATS, VESSELS OR WATERCRAFT MOORED TO MOORING STRUCTURES MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

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CASE NO: CE24010113  
CASE ADDR: 2617 SW 7 ST  
OWNER: BARTLETT, JERRY  
INSPECTOR: DIEGO SANTOS  
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.

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CASE NO: CE24010181  
CASE ADDR: 401 SW 24 AVE  
OWNER: PINEDA GUERRA, JOSUE DAVID H/E; VALDEZ, YADIRA  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE ON THIS PRIVATE PROPERTY, A RED MAZDA PICKUP TRUCK WITH NO TAG DISPLAYED.

VIOLATIONS: 9-304(b) COMPLIED

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION FROM CASE CE22110069 AND 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 ON THE FRONT LAWN/SWALE AREAS. THIS IS A RECURRING VIOLATION FROM CASE CE22110069, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET PRIOR TO THE HEARING.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24010543  
CASE ADDR: 1101 SW 22 AVE  
OWNER: GRINZATO, RENZO & MARIA R  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.1.B

THERE ARE 2 CANOPY FRAMES ERECTED IN THE FRONT YARD OF THIS OCCUPIED ZONED RS-8 RESIDENTIAL PROPERTY.

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CASE NO: CE24010996  
CASE ADDR: 605 SW 22 AVE  
OWNER: AD PROPERTY HOLDINGS LLC  
INSPECTOR: DIEGO SANTOS  
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.

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CASE NO: CE23100633  
CASE ADDR: 1326 SW 23 AVE  
OWNER: HOLMES, JOAN D LE; KRASSOW, APRIL D  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED AT THIS PROPERTY. THE DRIVEWAY APRON (ENTRANCE) IS MISSING GRAVEL. THERE ARE WEEDS GROWING THROUGH IT, AND THE DRIVEWAY IS DIRTY AND WEEDS ARE GROWING THROUGH IT.

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CASE NO: CE23120438  
CASE ADDR: 2208 SW 14 ST  
OWNER: CAMPBELL, CRISTY; SIEFFERT, JASON  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL IS WORN.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23110226  
CASE ADDR: 1317 SW 25 AVE  
OWNER: HERNANDEZ, JANET A S  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 6-35 (b) COMPLIED

THERE WERE 2 DOGS TETHERED OUTSIDE IN VIOLATION OF THE CITY ORDINANCE, ONE IN A LEASH AND ANOTHER IN A CAGE. IT SHALL BE UNLAWFUL FOR ANY PERSON WHO OWNS OR ANY PERSON WHO IS IN CHARGE OR IN CONTROL OF ANY DOG THAT IS OVER THE AGE OF SIX (6) MONTHS TO TIE, CHAIN, OR OTHERWISE TETHER A DOG OUTDOORS BETWEEN THE HOURS OF 10:00 A.M. AND 5:00 P.M. EXCEPT THAT A DOG OF ANY AGE MAY BE TEMPORARILY TETHERED, TIED, OR CHAINED OUTDOORS FOR A TOTAL TIME PERIOD NOT EXCEEDING FIFTEEN (15) MINUTES. AT OTHER TIMES, IT IS PERMITTED TO TIE, CHAIN OR OTHERWISE TETHER A DOG THAT IS OVER THE AGE OF SIX (6) MONTHS OUTDOORS IF THE DOG IS HARNESSSED BY A PROPERLY-FITTING, BODY HARNESS THAT IS FASTENED TO EITHER: 1.A TETHER THAT IS AT LEAST TEN (10) FEET LONG AND THAT IS FREE FROM ENTANGLEMENT AND THAT ALLOWS THE DOG TO MOVE UNHEEDED; OR 2.AN OVERHEAD RUN, WHICH IS AN OVERHEAD WIRE AT LEAST TEN (10) FEET LONG TO WHICH THE DOG'S BODY HARNESS IS ATTACHED BY A LEASH OR CHAIN, THAT ALLOWS THE DOG TO MOVE UNHEEDED.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE AND UNDER THE CARPORT INCLUDING BUT NOT LIMITED TO: DOOR, LUGGAGE, PLASTIC CONTAINERS, FAN, SHEETS OF DRYWALL, LAWN MOWER AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-21.16.A.

THERE IS A DEAD TREE LOCATED IN THE FRONT OF THE PROPERTY THAT MUST BE REMOVED.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS MISSING GROUND COVER. THE SWALE AREA IN THE FRONT OF THE PROPERTY IS MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING PROPERLY MAINTAINED. THERE IS MISSING GRAVEL IN THE DRIVEWAY AND THERE ARE WEEDS GROWING THROUGH THE DRIVEWAY APRON.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND OTHER AREAS OF THE EXTERIOR ARE DIRTY AND STAINED WITH MISSING/PEELING PAINT.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE BRICKS ON THE ROOF AND THE ROOF IS DIRTY.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

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: CE23110704  
CASE ADDR: 1356 SW 25 AVE  
OWNER: RAPP, PAUL C  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-305 (a) COMPLIED

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

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THE THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOOD FENCE IS LEANING OVER. IT IS ALSO ROTTEN AND DIRTY, WITH MISSING AND BROKEN SLOTS.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE SWALE AREA IN THE FRONT OF THE PROPERTY IS MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.

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CASE NO: CE23110644  
CASE ADDR: 2301 NW 13 CT  
OWNER: SAPP, LISA M  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-304 (b) COMPLIED

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO TENT COVERED WITH TARPS FILLED WITH ITEMS, PAINT BUCKETS, LARGE PLASTIC BOTTLES, CHAIRS, SHUTTERS, ROCKS, RUGS 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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23110687  
CASE ADDR: 2798 NW 20 ST  
OWNER: REGISTERED HOLDERS OF MS ABS TR; %F L W WEISMAN & GORDON LLP  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF VEGETATION 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: 18-1.  
THERE ARE ITEMS BEING STORED OUTSIDE UNDER THE FRONT PORCH ROOF SUCH AS BUT NOT LIMITED TO BOXES, CHAIRS, GAS CONTAINERS 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: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DIRT AND STAINS INCLUDING THE FASCIA THAT NEEDS TO BE PAINTED.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24020292  
CASE ADDR: 2650 NW 21 ST  
OWNER: MCCUTCHEON, MARQURITE WALKER  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY ITS SWALE. THIS IS A REPEAT VIOLATION, FROM CASE CE22010338. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MEET.

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 FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MEET.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION, FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MEET.

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

NON-PERMITTED LAND USE IN RD-10 ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO A WASHER, BARRELS, CRATES, BOXES AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION FROM CASE CE20030418. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE. FINES WILL ACCRUE FROM THE DATE THE VIOLATION WAS OBSERVED UNTIL COMPLIANCE IS MEET.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS AND TREE BRANCHES WHICH IS NOT PERMANENT ON THE ROOF AND PROHIBITED.

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW IN THE BACK OF THE HOUSE.

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. A WHITE FORD VAN WITH A FLAT TIRE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23110645  
CASE ADDR: 2740 NW 24 CT  
OWNER: SMITH, VIRGINIA R  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

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

VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

VIOLATIONS: 9-308 (a)  
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THE ROOF IN THE BACK OF THE PROPERTY HAS A LARGE PLASTIC TRAP COVERING 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.

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CONCRETE PILLAR IS CRACKED AND BROKEN AND NEEDS TO BE REPAIRED.

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CASE NO: CE23090063  
CASE ADDR: 1825 SW 23 ST  
OWNER: DAVIS, SCOTT EDWIN; SCOTT EDWIN DAVIS REV TR  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

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

VIOLATIONS: 18-4. (c)  
THERE ARE DERELICT VEHICLE(S) AND A TRAILER ON THE PROPERTY.

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

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CASE NO: CE24010966  
CASE ADDR: 993 W STATE ROAD 84  
OWNER: WILLIAM WYLE SACKS TR; %DTS PROPERTIES II LLC  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23100581  
CASE ADDR: 1621 SW 32 PL  
OWNER: JOHNSON, WAYNE W  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASES ARE CE20080796 AND CE19041096. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-304(b)

THERE IS A GRAVEL DRIVEWAY NEAR THE STREET WITH GRASS/ WEEDS GROWING THROUGH IT AND IS NOT WELL DEFINED. ALSO, THERE ARE VEHICLE(S) PARKED/STORED ON AN UNAPPROVED SURFACE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE20080796. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 24-27.(b) COMPLIED

THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE20080796. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF IS STAINED AND/OR DIRTY. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE19041096. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23110446  
CASE ADDR: 1412 SW 33 CT  
OWNER: FITZGERALD, ZACHARY J H/E; FITZGERALD, TAMARA V & JAMES P  
INSPECTOR: MALAIKA MURRAY  
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.

VIOLATIONS: 47-34.4.B.1. COMPLIED

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AT THIS LOCATION.

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23080611  
CASE ADDR: 1755 SW 23 ST  
OWNER: SANDS REAL ESTATE LLC  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONE PROPERTY. THERE IS OUTDOOR STORAGE OF SHUTTERS AND TILES.

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 9-363

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

VIOLATIONS: 9-308(a) COMPLIED

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

VIOLATIONS: 9-308(b)

THE ROOF IS STAINED/DIRTY OR THERE IS ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

VIOLATIONS: 9-304(a)

THE DRIVEWAY IS DIRTY/STAINED.

VIOLATIONS: 18-4.(c) COMPLIED

THERE IS A DERELICT VEHICLE WITH NO TAG (BLUE MITSUBISHI) ON THE SWALE (OR) ON THE PROPERTY.

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CASE NO: CE23120209  
CASE ADDR: 1524 SE 2 ST  
OWNER: THE KEITH APTS INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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. THE EXTERIOR OF THE WALLS AND SOFFITS AS WELL AS THE MONUMENT NEEDS TO BE WASHED AND OR PAINTED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120207  
CASE ADDR: 1518 SE 2 CT  
OWNER: LOGGINS, PAULA D; YEATER, JAMES D  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO ROAD SIGNS PLACED/STORED ON THE VACANT LOT/PROPERTY. THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, (PREVIOUS CASE CE22040536) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-306

THE EXTERIOR 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: CE23120208  
CASE ADDR: 1520 SE 2 CT  
OWNER: BRADLEY, TONY  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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. THERE ARE AREAS OF THE BUILDING THAT NEEDS TO BE WASHED AND OR CLEANED AND PAINTED.

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: CE23120660  
CASE ADDR: 512 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. 9 TREES (ARECA PALM, DOUBLE ALEXANDER PALM, 2 SILVER BUTTWOOD TREES, MANGO TREE, CHERRY GUAVA TREE, 2 ALEXANDER PALM, GUMBO LIMBO) 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24010049  
CASE ADDR: 733 NE 2 AVE  
OWNER: AP FLAGLER UPTOWN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.13.G.1.

THE SWALE/RIGHT-OF-WAY AREA AROUND THE PROPERTY HAS BEEN ALTERED WITHOUT FIRST OBTAINING THE PROPER PERMITS FROM THE CITY OF FORT LAUDERDALE. THE LIVING GROUND COVER AROUND THE PROPERTY HAS BEEN REPLACED WITH ARTIFICIAL TURF.

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CASE NO: CE24010051  
CASE ADDR: 640 N ANDREWS AVE  
OWNER: HTG VILLAGE VIEW LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(b)

THE LANDSCAPE LOCATED ON THE SWALE/RIGHT-OF-WAY AT THIS MULTI-FAMILY HOME/PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. STONES/ROCKS WERE PLACED IN LIEU OF LIVING GROUND COVER.

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CASE NO: CE23040450  
CASE ADDR: 821 NW 6 ST  
OWNER: SJC SISTRUNK LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(h)(1)

THE FENCE AND ACCESSORIES AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE TREES AND BRANCHES THAT ARE GOING THROUGH THE FENCE. THE MESHING ON THE FENCE IS IN DISREPAIR. THERE ARE AREAS OF THE FENCE THAT ARE MISSING AND/OR IN DISREPAIR. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926), WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO NUMEROUS TYPES OF CHAIRS, TENTS ERECTED TO ALLOW PEOPLE TO LIVE IN PROPERTY, STORAGE OF PERSONAL ITEMS IN AND AROUND THE PROPERTY. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN AND AROUND THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE22020926, CE21070326) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASES CE22020926, CE19111326) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO PARKING STOP/LOT/SPACES, EAST SIDE OF THE AREAS. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE (PREVIOUS CASE CE22020926) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 18-1. WITHDRAWN

THERE IS GRAFFITI ON THE FENCE AND A STRONG, FOUL ODOR COMING FROM THE NORTHWEST CORNER OF THE PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION PER CASE CE20080151. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 47-22.3.U.1 WITHDRAWN

THE STOREFRONT WINDOW SIGNAGE EXCEEDS THE MAXIMUM ALLOWABLE AMOUNT OF 20% FOR THIS RWRAC-MUW ZONED PROPERTY PER ULDR REGULATIONS. THIS IS A RECURRING VIOLATION PER CASE CE22020926. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

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CASE NO: CE23090498  
CASE ADDR: 806 NW 8 AVE  
OWNER: NESS PAPER INDUSTRIES LLC; %SHALOM ANDRUSIER  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES PARKED/STORED ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 9-304 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23090333  
CASE ADDR: 615 N ANDREWS AVE  
OWNER: WISDOM VILLAGE CROSSING LP  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE A/C UNITS ARE NOT WORKING IN HALLWAYS. THE AIR IS NOT CIRCULATING WITHIN THE COMMON AREAS (HALLWAYS) BETWEEN THE 2ND AND 9TH FLOOR.

VIOLATIONS: 9-276(c) (3)  
THE APARTMENT COMPLEX HAS EVIDENCE OF ROACHES AND IS IN NEED OF EXTERMINATING. THE INTERIOR OF THE BUILDING AS WELL AS TRASH SHUTES HAVE ROACHES AND ARE IN NEED OF EXTERMINATING.

VIOLATIONS: 24-28(a)  
THERE IS INADEQUATE TRASH COLLECTION CAUSING TRASH OVERFLOW WITHIN THE TRASH COLLECTION AREA AND THE TRASH CHUTES ARE OVERFLOWING WITH TRASH. THERE IS ALSO TRASH STUCK INSIDE THE TRASH CHUTE.

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THIS INCLUDES BUT IS NOT LIMITED TO THE TRASH CHUTE DOORS, WHICH ARE STUCK CLOSED AND ARE HARD OR NULL TO OPEN AND/OR REMAIN OPEN WHEN TRYING TO BE CLOSED. THERE ARE AREAS OF THE DOOR COMPONENTS THAT HAVE RUST AND/OR ARE MALFUNCTIONING. THIS IS A RECURRING VIOLATION AND THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS (PREVIOUS CASE CE23060420) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

VIOLATIONS: 24-29(a)  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER ENCLOSURE/AREA.

VIOLATIONS: 18-12(a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS MULTI FAMILY PROPERTY IN AND AROUND THE BUILDING, INCLUDING BUT NOT LIMITED TO THE TRASH ROOM AREA AND IN FRONT OF THE LOADING DOCK.

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CASE NO: CE24010653  
CASE ADDR: 838 NW 4 AVE  
OWNER: BIOGENESIS DEVELOPMENT & GROWTH ECONOMIC COHORT LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120585  
CASE ADDR: 725 NW 4 AVE 1-4  
OWNER: HEGU LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-363

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

VIOLATIONS: 9-313. (a) COMPLIED

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THERE ARE OIL STAINS, WORN/FADED ASPHALT AND STRIPING LINES.

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CASE NO: CE23120588  
CASE ADDR: 721 NW 4 AVE 1-4  
OWNER: MERIDIAN PARTNERS 2 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, REFER TO CASE NUMBER CE19062078. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE19062078. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THE PARKING SPACE LINES ARE STAINED AND FADED.

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE ON THE REAR AT THIS PROPERTY CONSIST OF PLYWOOD, TRASH BAGS, DOORS, BUCKETS 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120545  
CASE ADDR: 731 NW 4 AVE 1-4  
OWNER: CECH, CHRISTIAN  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE OIL STAINS, STRIPING IS FADED AND THE WHEEL STOPS ARE STAINED.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-363 COMPLIED

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

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CASE NO: CE24010650  
CASE ADDR: 833 NW 4 AVE  
OWNER: BRAJOVICH, MAISA  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-305(a)

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AND DRIVEWAY APRON ARE IN A STATE OF DISREPAIR. THE DRIVEWAY IS NOT WELL-DEFINED AND THERE ARE WEEDS/VEGETATION GROWING THROUGH THE GRAVEL.

VIOLATIONS: 9-280 (h) (1)

THE FRONT MAIN ENTRANCE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE SURROUNDING THE PROPERTY IS ALSO IN DISREPAIR AND LEANING TOWARDS NEIGHBORING PROPERTY.

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CASE NO: CE23100314  
CASE ADDR: 2990 W BROWARD BLVD  
OWNER: 7-ELEVEN INC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS, CONSISTING OF, CLOTHING, SOILED UNDERWEAR, PLASTIC CUPS, WRAPPERS, BOTTLES, CANS, SHOPPING CART AND MISCELLANEOUS ITEMS, ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE20030268. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE, AND WILL BE FINED FROM THE FIRST DAY THE VIOLATION WAS FOUND.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE22100544  
CASE ADDR: 3241 AUBURN BLVD  
OWNER: TAH 2018-1 BORROWER LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-1. COMPLIED  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A WHITE CARGO VAN WITH PINK STRIPES, LICENSE PLATE NUMBER 824 MLU, EXPIRATION DATE 1/23, IS PARKED ON THE SWALE, WITH GRASS GROWING OVER THE DRIVER'S SIDE BACK TIRE, AND THE TIRE IN LOW IN AIR.
- VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE ARE PALM TREE LEAVES ON THE LAWN, AND TRASH ON THE SWALE.
- VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS A WHITE AND PINK STRIPED CARGO DERELICT VAN PARKED ON THE SWALE OF THE PROPERTY.
- VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE SWALE OF THE PROPERTY.
- VIOLATIONS: 47-39.A.1.b. (6) (b) COMPLIED  
THERE ARE ITEMS OUTSIDE THE WEST SIDE OF THE PROPERTY, SUCH AS A WOODEN CRATE AND PLASTIC STORAGE BINS.
- VIOLATIONS: 18-1. COMPLIED  
THERE IS A REFRIGERATOR, HOUSE CHAIRS, PLASTIC BINS, 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: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF OF THIS PROPERTY IS STAINED/DIRTY.
- VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23060986  
CASE ADDR: 310 SW 31 AVE  
OWNER: CHECO, RAMON RAY PROKOFYEVA, MARIA S ETAL  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY WAS OBSERVED AS UNEVEN AND HAVING CRACKS THROUGHOUT.

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

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

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

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CASE NO: CE23070804  
CASE ADDR: 690 SW 29 TER  
OWNER: ZANGI, AVI  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE21040702 AND CE22090260. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE METAL FENCE AT THIS PROPERTY WAS OBSERVED AS PUSHED INWARD TOWARD THE HOME. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22090260. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-313. (a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THIS PROPERTY HAS NO VISIBLE ADDRESS THAT CAN BE SEEN FROM THE RIGHT OF WAY.

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

VIOLATIONS: Sec. 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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23080539  
CASE ADDR: 519 SW 27 AVE  
OWNER: 519 SW 27TH AVENUE LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE FRONT AND BACK PARKING LOT REQUIRES MAINTENANCE. THERE ARE CRACKS AND POTHOLES THROUGHOUT THE PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THE ENTIRE BUILDING NEEDS TO BE PAINTED. THERE ARE STAINS AND PEELING PAINT ALL OVER.

VIOLATIONS: 9-308 (b) COMPLIED

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF AT THIS PROPERTY WAS OBSERVED AS BEING STAINED WITH DIRT.

VIOLATIONS: Sec. 24-7 (b) COMPLIED

THERE IS BULK TRASH ON THE RIGHT OF WAY, NOT ON THE SCHEDULED DATE AND TIME. THERE IS A SOFA ON THE SIDEWALK IN FRONT OF THE DUMPSTER ENCLOSURE OF THIS PROPERTY. BULK PICK UP IS THE FIRST MONDAY OF EACH MONTH FOR THIS AREA.

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: CE23110522  
CASE ADDR: 772 W DAYTON CIR  
OWNER: LOPEZ, MARIO; LOPEZ, GENESIS  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE ARE THREE CARS BEING PARKED ON THE GRASS. A GREY TOYOTA CAMRY, WHITE NISSAN MURANO, AND A WHITE FORD SEDAN.

VIOLATIONS: 25-4 COMPLIED

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THERE ARE CARS BLOCKING THE SIDEWALK, PREVENTING THE PASSAGE OF PEDESTRIANS.

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 IS MISSING GROUND COVER THROUGHOUT THE YARD OF THIS PROPERTY, CAUSED BY THE VEHICLES BEING PARKED ON THE LAWN.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23080599  
CASE ADDR: 860 E EVANSTON CIR  
OWNER: RAHYS, ANTHONY  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.  
THERE ARE STAINS OF DIRT ALONG THE ROOF DRIP LINE.

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

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CASE NO: CE23120050  
CASE ADDR: 231 SW 31 AVE  
OWNER: LEDEE, LUIS; POTEAU, STEPHANIA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GREY  
BMW IS BEING PARKED ACROSS THE STREET ON SW 2 CT, WHICH BELONGS TO THE PROPERTY.  
THE PROPERTY OWNER HAS BEEN WARNED TO REFRAIN FROM PARKING HERE, AND WAS ALSO  
TAKEN TO SPECIAL MAGISTRATE AS A FINDING OF FACT. THIS IS A REPEAT VIOLATION PER  
CASE NUMBERS - CE23010098 AND CE21050219. THIS CASE WILL BE SCHEDULED FOR A  
SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET, AND FINED FROM THE  
FIRST DAY THE VIOLATION WAS DISCOVERED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23080936  
CASE ADDR: 2771 SW 3 ST  
OWNER: KJETIL LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- VIOLATIONS: 47-34.1.A.1. COMPLIED  
THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 - RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY, CONSISTING OF DOORS, WOOD, TRASH BAGS, CARDBOARD BOXES AND OTHER MISCELLANEOUS ITEMS.
- VIOLATIONS: Sec. 24-27(b) COMPLIED  
THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.
- VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN PLANKS WERE OBSERVED AS DETERIORATED AND THE METAL FENCE IN THE FRONT YARD IS MISSING ITS ENCLOSURE GATE.
- VIOLATIONS: 9-306 COMPLIED  
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: 9-308 (b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. IT WAS OBSERVED THAT TOYS WERE ALSO ON THE ROOF IN ADDITION BEING VERY STAINED.
- VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL RENTAL DWELLING(S) WITHIN THE CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.
- VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY WAS OBSERVED AS STAINED WITH A BLACK SUBSTANCE, AND IS CRACKED AND UNEVEN.
- 

CASE NO: CE23080942  
CASE ADDR: 785 W DAYTON CIR  
OWNER: MANDELL, SAMUEL B  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS ALSO VEGETATION GROWN OVER THE FRONT AND SIDES OF THE PROPERTY.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK ON THE FENCE IS RUSTED AND THE FENCE POLE IS BENT OUT TOWARD THE DRIVEWAY.

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CASE NO: CE24020681  
CASE ADDR: 2790 SW 2 ST 1-4  
OWNER: JERVES, ALICIA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-7 (b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS A DRESSER, AND HEAD BOARD ON THE SWALE PRIOR TO BULK TRASH PICK-UP WHICH IS THE FIRST MONDAY OF EACH MONTH.

VIOLATIONS: 18-1. COMPLIED

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A BLACK SEDAN IS BEING PARKED ON THE LAWN.

VIOLATIONS: 24-27. (b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A REPEAT VIOLATION PER CASE NUMBER CE19041232 AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER COMPLIANCE IS MET OR NOT.

VIOLATIONS: 9-363

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23120510  
CASE ADDR: 649 W DAYTON CIR  
OWNER: VILBRUN, JOSEPH; JOSEPH, ISMERA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED STORAGE CONSISTING OF BOXES FILLED WITH MISCELLANEOUS ITEMS AND BOARDS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A REPEAT VIOLATION PER CASE NUMBERS CE19070545 AND CE18051469 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THE SWALE OF THIS PROPERTY IS MISSING GRASS. THIS IS A REPEAT VIOLATION PER CASE NUMBERS CE19070545 AND CE18051469 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT COMPLIANCE IS MET.

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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.

April 09, 2024  
9:00 AM

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**VACATION RENTALS**  
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CASE NO: CE24010761  
CASE ADDR: 560 SW 31 AVE  
OWNER: HISHON, ROBERT S  
INSPECTOR: FITZGERALD SIMMONS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION. A WHITE FORD BOX TRUCK IS BEING STORED ON THE DRIVEWAY BETWEEN 9:00 P.M AND 6:00 A.M.

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CASE NO: CE23120449  
CASE ADDR: 1101 N VICTORIA PARK RD  
OWNER: GOMEZ, ERIKA E; MUALIM, EDUARDO M  
INSPECTOR: FITZGERALD SIMMONS  
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: CE23120277  
CASE ADDR: 2818 NE 21 AVE  
OWNER: AIZEL ESTATES LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A 365 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE:  
CE23120267 - NOISE, PARKING, OCCUPANCY, RESPONSIBLE PARTY.

-----  
CASE NO: CE24010998  
CASE ADDR: 2130 NE 56 ST  
OWNER: PROGRESSIVE REALTY GROUP LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272.(a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24020030  
CASE ADDR: 2100 NE 45 ST 1-2  
OWNER: LEVELED UP ENTERPRISES INC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-272.(a)

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

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CASE NO: CE24010968  
CASE ADDR: 1238 SW 13 CIR 1-2  
OWNER: 1238-1240 SW 13TH CIR LLC  
INSPECTOR: LEONARD CHAMPAGNE  
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: CE24010616  
CASE ADDR: 1106 NW 2 AVE  
OWNER: REECE, PATRICK  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE.

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CASE NO: CE24020115  
CASE ADDR: 834 NE 14 AVE  
OWNER: RAO, MERCY  
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: CE24020223  
CASE ADDR: 616 FIRST KEY DR  
OWNER: MATTHEW B LUXENBERG LIV TR; LUXENBERG, MATTHEW B TRS  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE  
REQUIREMENTS RELATING TO OCCUPANCY, MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.  
THIS IS A RECURRENCE OF CE23080219 AND WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE REGARDLESS OF COMPLIANCE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE24020708  
CASE ADDR: 2520 DELMAR PL  
OWNER: CORRALES, MICHAEL J  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-272. (a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CE23110779 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE.

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CASE NO: CE24030813  
CASE ADDR: 1415 N FORT LAUDERDALE BEACH BLVD  
OWNER: PANJWANI, IQBAL; PANJWANI, SHAMSHAH  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 2

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

THERE IS A FLORIDA BUILDING CODE VIOLATION, BE24030123, AT THIS VACATION RENTAL PROPERTY. THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK WAS ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS. THE CITY IS REQUESTING A TEMPORARY SUSPENSION TO REMAIN IN PLACE UNTIL THE VACATION RENTAL IS REINSPECTED AND IT IS DETERMINED THAT THE VIOLATION NO LONGER EXISTS BY THE CITY.

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April 09, 2024  
9:00 AM

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ADMINISTRATIVE HEARING - CITATION APPEAL

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CASE NO: CE24020680  
CASE ADDR: 1521 NE 17 TER  
OWNER: 9851399 CANADA INC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

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

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

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April 09, 2024  
9:00 AM

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**HEARING TO IMPOSE FINES**  
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CASE NO: CE24020294  
CASE ADDR: 2442 BIMINI LN  
OWNER: 2442 BIMINI LANE LLC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278(3)

THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES. THERE ARE BAGS OF GARBAGE PLACED ON THE FRONT LAWN WITH THREE WASTE CONTAINERS INCLUDING THE RECYCLE. TRASH PICK UP DAYS ARE TUESDAYS AND FRIDAYS, WITH RECYCLE ON TUESDAYS.

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CASE NO: CE24020677  
CASE ADDR: 2531 GULFSTREAM LN  
OWNER: PARDIS, BIJAN  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.(1)(e)

THERE IS A CHAPTER 15, ARTICLE X VACATION RENTAL STANDARDS PARKING VIOLATION OCCURING AT THIS PROPERTY.

VIOLATIONS: 15-278.(2)b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

VIOLATIONS: 15-278.(5)(a)

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS.

-----  
CASE NO: CE24020679  
CASE ADDR: 401 E LAS OLAS BLVD  
OWNER: TAF GG LAS OLAS LP  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 6 5DBA AFTER 10 P.M. NOISE READINGS 74,75,76.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

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

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

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

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

---

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

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION OF CASE CE23020548. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

CASE NO: CE23030236  
CASE ADDR: 1221 NE 1 AVE  
OWNER: PAWLIK, WALTRAUD  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. ON THE NORTH SIDE OF THE EXTERIOR WALL THERE ARE EXPOSED WOOD BEAMS THAT ARE SHOWING. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22070561. THIS CASE WILL BE BROUGHT TO A HEARING WHETHER OR NOT IT COMES INTO COMPLIANCE.

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

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

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

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

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

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

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

VIOLATIONS: 18-11. (a)

THE POOL AT THIS UNOCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THE POOL AREA IS OPEN, AND THERE IS A SCHOOL DIRECTLY ACROSS THE STREET, WHICH THE POOL'S CONDITION IS CAUSING A SAFETY ISSUE. MOSQUITO DUNKS WERE THROWN INTO THE POOL.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-307 (b)

THIS PROPERTY IS MISSING WINDOWS. THE FRONT WINDOW AND THE SIDE WINDOW ARE COMPLETELY MISSING.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS PROPERTY HAS WEEDS, AND GRASS GROWING THROUGH THE GRAVEL.

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

VIOLATIONS: 9-279 (f)

THERE IS A LACK OF CITY WATER AND SEWER CONNECTION AT THIS LOCATION.

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CASE NO: CE20080154  
CASE ADDR: 2816 SW 5 ST  
OWNER: FYR SFR BORROWER LLC; %HAVENBROOK HOMES  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS A DEAD TREE THAT HAS FALLEN DOWN 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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

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

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

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

VIOLATIONS: 9-304 (b)  
THE PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND POTHOLES AND NEEDS TO  
RESURFACED.

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

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

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: CE23080717  
CASE ADDR: 537 NW 16 AVE  
OWNER: MAHAISA LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY APRON IS WORN AND HAS AREAS WITH DIRT SHOWING, AND WATER IS PUDDLING  
AT THE ENTRANCE. THE DRIVEWAY HAS MISSING GRAVEL AS WELL AS WEEDS GROWING THROUGH  
THE EXISTING GRAVEL.

CONTINUED



April 09, 2024  
9:00 AM

VIOLATIONS: 9-305 (b)

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

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

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY. THE VEHICLE WAS OBSERVED IN DERELICT CONDITIONS DUE TO THE OVERALL STATE OF NEGLECT AND FLAT TIRES.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THE SUBJECT PROPERTY WAS OBSERVED IN NEED OF MAINTENANCE. THERE ARE AREAS OF THE DRIVEWAY THAT REQUIRE REPAIRS DUE TO CRACKS, POTHOLES AND UNEVEN SURFACES.

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280 (h) (1)

THE GARDEN WALL/FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE GARDEN WALL/FENCE THAT ARE BROKEN, AND MISSING SUPPORT. THERE ARE COLUMNS THAT ATTACH TO THE GARDEN WALL/FENCE THAT ARE FALLING.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-4.4 ZONED PROPERTY. THERE IS OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO ITEMS COVERED BY TARPS, BUCKETS, PLASTIC BINS AND BOXES. THERE IS ILLEGAL STORAGE OF A DERELICT VEHICLE ON THE PROPERTY.

CONTINUED

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

VIOLATIONS: 18-1.

THE OVERALL CONDITIONS OF THIS PROPERTY IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 18-12. (a)

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

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CASE NO: CE23090016  
CASE ADDR: 909 CORDOVA RD  
OWNER: CUNNINGHAM, DAVID L JR & JESSIE; CUNNINGHAM LIV TR  
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: CE23090018  
CASE ADDR: 1109 CORDOVA RD  
OWNER: SHOOK, ANDREW & AMY  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: 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: CE23090020  
CASE ADDR: 1029 CORDOVA RD  
OWNER: WIBORG, ERIC J II  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 47-21.5.

THERE IS NO RIGHT OF WAY LANDSCAPE PERMIT ON FILE WITH THE CITY OF FORT LAUDERDALE AS REQUIRED PER THE RESOLUTION ADOPTED BY THE CITY COMMISSION.

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

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH OF LANDSCAPE ON THIS PROPERTY AND/OR ITS SWALE.

VIOLATIONS: 9-305 (b)

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

April 09, 2024  
9:00 AM

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OLD BUSINESS

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CASE NO: CE23090263  
CASE ADDR: 1840 SW 37 WAY  
OWNER: MERGILLES, VODREGUE &; MERGILLES, AGATHE  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

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

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

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

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CASE NO: CE23090406  
CASE ADDR: 1400 SW 29 ST  
OWNER: DIAS, SHAREL E  
INSPECTOR: MALAIKA MURRAY  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY HAS VEGETATION GROWING THROUGH IT WITH AREAS THAT ARE MISSING CONCRETE OR HAVE BROKEN CONCRETE.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 09, 2024  
9:00 AM

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

VIOLATIONS: 9-308(a)

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

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CASE NO: CE23100002  
CASE ADDR: 2612 KEY LARGO LN  
OWNER: LOUIS, PIERRE A  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

VIOLATIONS: 15-278.(5)(a)

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. LOUD MUSIC AND TALKING COULD BE HEARD FROM 25 FEET OF THE PROPERTY LINE AFTER 10 P.M.

VIOLATIONS: 15-275(5)

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

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CITY OF FORT LAUDERDALE  
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