

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

April 25, 2024

**9:00 AM**

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

**ROSE ANN FLYNN  
PRESIDING**

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

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

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

April 25, 2024

9:00 AM

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**NEW BUSINESS**  
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CASE NO: CE24020841  
CASE ADDR: 551 N FORT LAUDERDALE BEACH BLVD  
OWNER: FLB HOTEL LLC  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 2

VIOLATIONS: 25-4

THERE IS A BEACH TOWEL CART OBSTRUCTING THE SIDEWALK ALONG A1A AT THIS LOCATION.

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CASE NO: CE23090821  
CASE ADDR: 412 SE 9 ST 1-4  
OWNER: SCHWARTZ,NORMAN; SCHWARTZ, JOSHUA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE (BASKETBALL HOOP) AT THIS PROPERTY ALONG SE 9TH CT.

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: 9-363

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: CE23120392  
CASE ADDR: 910 SE 17 ST  
OWNER: 17 FLL HOLDINGS LLC; %DOBLMEIER,MINA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 18-12.(a) COMPLIED

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

VIOLATIONS: 18-1. COMPLIED

GRAFFITI HAS BEEN PAINTED ON THE SHIPPING CONTAINER.

VIOLATIONS: 47-19.2.HH.II.1~

THERE ARE SHIPPING CONTAINERS BEING USED FOR STORAGE AT THIS B-1 BUSINESS ZONE PROPERTY.

VIOLATIONS: 47-21.16.A. COMPLIED

THERE IS A TREE STUMP ON THE CORNER INTERSECTION OF THIS PROPERTY ON SE 17ST.

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CITY OF FORT LAUDERDALE  
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April 25, 2024

9:00 AM

CASE NO: CE23110606  
CASE ADDR: 2224 SW 13 ST  
OWNER: MEDINA,DENNIS R & GLORIA MA  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b) COMPLIED  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22040284. 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: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALLS AND SOFFIT THAT HAVE STAINS.

VIOLATIONS: 9-304 (b)  
THE CONCRETE DRIVEWAY IS NOT BEING MAINTAINED. THE SURFACE HAS CRACKS, UNEVEN PAVERS AND IS STAINED WITH DIRT/OIL.

VIOLATIONS: 9-280 (h) (1) COMPLIED  
THE FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED AS REQUIRED. THE GATE FENCE IN FRONT OF THE PROPERTY IS STAINED.

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CASE NO: CE24011043  
CASE ADDR: 1731 SE 13 ST  
OWNER: VACA,MARIA ELENA H/E; VACA,ELENA C EST  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-19.3 (h)  
THERE IS A WATERCRAFT DOCKED AT THE REAR OF THIS RS. 8 RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES OF 5 FEET. SAILING VESSEL BELEZA HAILING PORT FORT LAUDERDALE FL IS REGISTERED WITH THE US COAST GUARD AT 63.4 FEET IN LENGTH. THE PROPERTY IS 70 FEET WIDE MAKING THE MAXIMUM PERMISSIBLE VESSEL LENGTH 60 FEET. THIS IS A RECURRING VIOLATION PER CASE CE23110331. THIS CASE WILL BE SCHEDULE FOR SPECIAL MAGISTRATE WHETHER OR NOT THE CASE COME INTO COMPLIANCE PRIOR TO THE HEARING DATE.

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CASE NO: CE24030014  
CASE ADDR: 1760 RIVERLAND RD  
OWNER: BURNS, JOEL H/E; CESARE, JANINE M  
INSPECTOR: BERNSTEIN SAIMBERT  
COMMISSION DISTRICT 4

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-8 ZONED PROPERTY. THE SUBJECT PROPERTY IS BEING UTILIZED AND ADVERTISED AS AN EVENT/VENUE WHICH IS NOT A PERMITTED USE UNDER SECTION 47-5.11 OF THE CITY OF FORT LAUDERDALE UNIFIED LAND DEVELOPMENT REGULATIONS CODE OF ORDINANCES. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE22060504. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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CASE NO: CE23100387  
CASE ADDR: 1636 NE 18 AVE  
OWNER: KNK CAPITAL INVESTMENTS LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 1

VIOLATIONS: 47-21.15.A.1.a.

A TREE HAS BEEN REMOVED AT THE REAR OF THE PROPERTY WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT.

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CASE NO: CE24010698  
CASE ADDR: 1006 NE 13 ST  
OWNER: FLORIDA EAST COAST RAILWAY LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. ITEMS CONSIST OF RUBBER TIRES, TREE LIMBS, PILES OF CONCRETE, DISCARDED METAL SIGNS AND LITTER ALONG N. FLAGER DRIVE FROM SUNRISE BLVD TO NE 12 STREET.

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CASE NO: CE24010087  
CASE ADDR: 2317 CASTILLA ISLE  
OWNER: LINET, HARRY A  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.4.B.2.b

THERE IS A BOAT ON A TRAILER THAT EXCEEDS 21 FEET IN LENGTH AND/OR TEN FEET IN HEIGHT AND IS PARKED IN FRONT OF THIS RS-4.4 ZONED PROPERTY WHICH IS PROHIBITED.

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CASE NO: CE24011004  
CASE ADDR: 527 ORTON AVE  
OWNER: GROUP LATITUDE LLC  
INSPECTOR: PAULETTE DELGROSSO

VIOLATIONS: 25-7 COMPLIED  
THERE ARE BOULDERS PLACED IN THE SWALE AREA IN FRONT OF THIS PROPERTY.

VIOLATIONS: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. INCLUDING BUT NOT LIMITED TO A CHRISTMAS TREE, AND TARP HANGING FROM THE FENCE AS WELL AS OVERGROWTH OF WEEDS AND OR GRASS. THIS IS A RECURRING VIOLATION. REFERENCE CASE NUMBER CE23100120. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING TO OBTAIN 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.

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CASE NO: CE24010101  
CASE ADDR: 720 ISLE OF PALMS DR  
OWNER: QUARTERMAN, LISA M  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

VIOLATIONS: 47-5.30  
THERE IS A BASKETBALL HOOP INSTALLED WITHIN THE 25 FT FRONT YARD SETBACK WHICH IS PROHIBITED PER SECTION 47-5.30 AT THIS RS 4.4 ZONED PROPERTY.

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CASE NO: CE24020671  
CASE ADDR: 214 SW 2 ST  
OWNER: SECOND CITY ENTERTAINMENT CO  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.  
THERE IS GRAFFITI AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THIS IS A RECURRING VIOLATION FROM CASE CE23031009 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: CE23110564  
CASE ADDR: 1028 SW 15 TER  
OWNER: OCEANO TRUST; GLOBAL SIGHT LLC TRSTEE  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 24-27 (c)  
TRASH CONTAINERS AT THIS PROPERTY ARE IN DISREPAIR WITH MISSING/BROKEN LIDS.

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CASE NO: CE24010354  
CASE ADDR: 911 SW 11 AVE  
OWNER: NOBSMARINA INC  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THERE ARE AT LEAST 3 TRAILERS PARKED ON THE BACKYARD GRASS/LAWN AREA.

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CASE NO: CE23080485  
CASE ADDR: 1353 MIDDLE RIVER DR  
OWNER: VR THREE LLC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

VIOLATIONS: 18-11. (b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 18-12. (a)

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

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 (BRICK WHITE FENCE IN FRONT YARD) HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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CASE NO: CE23070117  
CASE ADDR: 1621 N DIXIE HWY  
OWNER: ORTIZ MARTINEZ, ROBEIDY PEREZ PEREZ, YOANDI  
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: 9-306

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

VIOLATIONS: 9-280 (h) (1)

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

CONTINUED

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VIOLATIONS: 9-280(b)  
THE WINDOW (GLASS) IS BROKEN.

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CASE NO: CE24020340  
CASE ADDR: 18 SE 9 ST  
OWNER: 100 LAW BUILDING; % PAUL G FINIZIO  
INSPECTOR: GUSTAVO CARACAS  
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.

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CASE NO: CE24020341  
CASE ADDR: 24 SE 9 ST  
OWNER: 100 LAW BUILDING; % PAUL G FINIZIO  
INSPECTOR: GUSTAVO CARACAS  
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.

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CASE NO: CE24020342  
CASE ADDR: 26 SE 9 ST  
OWNER: 100 LAW BUILDING; % PAUL G FINIZIO  
INSPECTOR: GUSTAVO CARACAS  
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.

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CASE NO: CE24010643  
CASE ADDR: 819 NW 4 AVE  
OWNER: GOMEZ,SONYA  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

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 THE PROPERTY.

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY HAS WEEDS GROWING THROUGH IT AND IS NOT WELL-DEFINED. THE PARKING AREA REQUIRES TO BE REGRAVELED AND DEFINED IN ORDER TO HAVE VEHICLES PARK ON THE EXISTING DRIVEWAY AREA.

VIOLATIONS: 9-308(b)  
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. ROOF WOULD HAVE TO BE SWEEPED AND CLEANED FROM TREE DEBRIS.

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April 25, 2024

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CASE NO: CE24010646  
CASE ADDR: 831 NW 4 AVE  
OWNER: 831 NW 4TH AVE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

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

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 THE PROPERTY AND SWALE/RIGHT-OF-WAY AREA.

CASE NO: CE24010876  
CASE ADDR: 830 NW 3 AVE B  
OWNER: 816 NW 3RD AVE LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. GRASS IS GROWING THROUGH THE GRAVEL. THE GRAVEL IS OVERFLOWING ONTO THE GRASS.

VIOLATIONS: 9-306

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

VIOLATIONS: 47-19.9 COMPLIED

THERE IS OUTDOOR STORAGE AT THIS RMM-25 MULTI-FAMILY ZONE PROPERTY. THERE IS A REFRIGERATOR ON THE REAR OF THE PROPERTY.

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: 9-305 (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.

CASE NO: CE24020144  
CASE ADDR: 823 NE 4 AVE  
OWNER: FT 823 LLC; SS 823 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE/RIGHT-OF-WAY/ALLEY.

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CITY OF FORT LAUDERDALE  
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April 25, 2024

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CASE NO: CE24010875  
CASE ADDR: 834 NW 3 AVE 1-2  
OWNER: PROGRESSO VICTORIA LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-306

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

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT BEING MAINTAINED AT THIS PROPERTY. THE ASPHALT SURFACE HAS OIL STAINS. THERE ARE WHEELSTOPS AND PARKING LINES THAT ARE FADED.

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: CE24010654  
CASE ADDR: 900 NW 4 AVE  
OWNER: CDH MANAGEMENT LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE FRONT MAIN ENTRANCE FENCE AT THIS VACANT LOT/PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THIS IS A RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE19062098, CE23020024) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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CASE NO: CE24010909  
CASE ADDR: 915 NW 3 AVE  
OWNER: VIGNATI, MARIA  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE REAR SUPPORT BAR IS NOT SECURED AND LEANING.

VIOLATIONS: 9-306

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

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CITY OF FORT LAUDERDALE  
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April 25, 2024

9:00 AM

CASE NO: CE24010283  
CASE ADDR: 713 NW 4 AVE  
OWNER: STS GROUP USA INC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030825. 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) COMPLIED

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE21030825. 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: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RMM-25 MULTI-FAMILY ZONE PROPERTY. THERE IS A REFRIGERATOR, CONES, PIPES AND PLYWOOD NOT SCREENED FROM VIEW.

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. THE WHITE STRUCTURAL BUILDING ON THE REAR IS STAIN.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING SPACES ARE FADED, HAVE OIL STAINS AND DISCOLOR WHEEL STOPS, PARKING LINES AND CURB.

CASE NO: CE24010286  
CASE ADDR: 808 NW 4 AVE  
OWNER: LEDER, JOHN  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

POSTED AT PROPERTY 4/01/2024  
POSTED AT 1 EAST BROWARD 4/11/2024

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: 9-306 COMPLIED

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS. THIS IS A RECURRING VIOLATION REFER TO CASE NUMBER CE19062040. 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: 47-21.11.A. COMPLIED

THE LANDSCAPE CONDITIONS ON THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE DEAD TREES, MISSING SHRUBS AND AREAS THAT REQUIRE LANDSCAPE MAINTENANCE.

CONTINUED

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April 25, 2024

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CASE NO: CE21090606 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1034 NW 11 CT POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: BING, LATRICE E  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED

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

VIOLATIONS: 9-304 (b)

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

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: 47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OUTDOOR CLUTTER IN THE YARD AND DRIVEWAY, CONSISTING OF FURNITURE, A WHEELBARROW, ETC.

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-280 (h) (1)

THE WOODEN FENCE AND THE CHAIN-LINK FENCE ON THIS PROPERTY ARE IN DISREPAIR. THERE ARE MISSING PARTS AND MISSING SECTIONS ON BOTH FENCES.

CASE NO: CE23080109 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 924 NW 14 CT POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: YOUNG, LEORA  
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 IN THE SWALE AREA.

VIOLATIONS: 18-4. (c)

THERE IS A RED DODGE RAM WITH FLAT TIRES AND EXPIRED TAG STORED ON THE RIGHT OF WAY OF THIS PROPERTY.

VIOLATIONS: 18-1.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS IN DISREPAIR. THERE ARE CRACKS, HOLES ON THE DRIVEWAY AND THE BLACK TOP IS FADED.

CASE NO: CE23110284 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1013 NW 14 CT POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: HARRIGAN, WILFRED  
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: 18-1.

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

CASE NO: CE23020086 POSTED AT PROPERTY 04/10/2024  
CASE ADDR: 1693 LAUDERDALE MANOR DR POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: SIKTIR CORP  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE CONSISTING OF A TIRE AND A BLACK GARBAGE BAG ON THE FRONT PORCH. THERE IS WINDOW SCREENING, A CINDER BLOCK, TRASH AND A BROKEN MAILBOX ON THE SWALE.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE HAS MISSING, BROKEN PARTS, SUPPORT BAR IS BENT AND DISCONNECTED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

THERE ARE BUILDING PARTS AT THIS PROPERTY, THE FASCIA IS STAINED AND DIRTY.

VIOLATIONS: 9-313 (a)

THE HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE RIGHT OF WAY.

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CITY OF FORT LAUDERDALE  
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April 25, 2024

9:00 AM

CASE NO: CE23120566 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1450 NW 22 CT 1-3 POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: COSTE, FRANK  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES SUCH AS A WHITE BMW WITH AN EXPIRED TAG, A WHITE ACURA WITH FLAT TIRES AND MISSING TAG, AND A YELLOW FORD WITH NO TAG STORED ON THIS PROPERTY.

CASE NO: CE23120709 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1201 NW 10 PL POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: JOHNSTON, JULIAN  
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: 9-304 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-305 (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: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A PART OF THE CHAIN LINK FENCE THAT HAS BROKEN AND MISSING SECTIONS.

VIOLATIONS: 24-27. (b)

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

CASE NO: CE24010079  
CASE ADDR: 1441 NW 21 ST 1-2  
OWNER: JULES, LEONOR  
INSPECTOR: BOVARY EXANTUS  
COMMISSION DISTRICT 3

VIOLATIONS: 47-21.16.A.

THERE IS A PROHIBITED DEAD TREE STUMP ON THE FRONT YARD OF THIS PROPERTY THAT HAS NOT BEEN REMOVED AS REQUIRED BY CODE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE24010576 POSTED AT PROPERTY 04/10/2024  
CASE ADDR: 1461 NW 20 CT 1-2 POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: JULES, LEONOR  
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.

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO; REFRIGERATOR, PLASTIC DRUMS, TOILET SEATS AND MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

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

VIOLATIONS: 9-304 (b)  
THE PARKING LOT IS IN DISREPAIR. THERE IS CRACKS, HOLES IN THE PARKING LOT AND THE BLACKTOP IS FADED.

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CASE NO: CE24010899 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1419 NW 19 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: RTLL REALTY LLC  
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: 9-280 (h) (1)  
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE HAS BROKEN AND MISSING PARTS.

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE22040102 POSTED AT PROPERTY 3/30/2024  
CASE ADDR: 5771 NE 14 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: SOUTHERN FLORIDA WASTE LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-1.

THERE ARE FEEDING BOWLS ALONG THE FRONTAGE 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 FADED GREEN TRIM, STAINS ON THE EXTERIOR SURFACES AND BROKEN PARTS.

VIOLATIONS: 47-21.15.A

TWO BLACK OLIVE TREES WERE REMOVED ALONG NE 14 AVE WITHOUT THE REQUIRED PERMIT PRIOR TO REMOVAL.

VIOLATIONS: 47-21.11.A. COMPLIED

THERE ARE BARE AREAS ON THE SWALE.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHoles AND CRACKS/BREAKS IN THE OFF-STREET PARKING AREA.

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CASE NO: CE24010970 POSTED AT PROPERTY 3/30/2024  
CASE ADDR: 1748 E COMMERCIAL BLVD POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: DA FA REALTY LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 24-29. (a)

THERE IS A (2) CUBIC YARD DUMPSTER OVERFLOWING IN THE REAR OF THIS PROPERTY WITH TRASH NOT MAINTAINED.

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS IN THE REAR OF THIS PROPERTY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE24020037 POSTED AT PROPERTY 3/30/2024  
CASE ADDR: 6300 NW 9 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
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 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: CE24020035 POSTED AT PROPERTY 4/04/2024  
CASE ADDR: 5861 NE 14 TER POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: REILLY,FRANK V JR H/E; ROCHE,MYRNABEL  
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)

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

VIOLATIONS: 9-305 (a)

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

VIOLATIONS: 18-11

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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CASE NO: CE24020038 POSTED AT PROPERTY 3/30/2024  
CASE ADDR: 5371 NE 17 TER POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: 2018-3 IH BORROWER LP; % INVITATION HOMES - TAX DEPT  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE (WHITE GMC SAVANA WITH NO LICENSE PLATE AFFIXED) PARKED ON LAWN IN FRONT OF PROPERTY. HOWEVER, THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE24010546. 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.

CONTINUED

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CITY OF FORT LAUDERDALE  
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VIOLATIONS: 9-305 (b)

THE LANDSCAPING AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE LAWN COVER IN FRONT OF THE PROPERTY.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN FRONT OF PROPERTY. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE NUMBER CE22100828. 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.

CASE NO: CE22110131

CASE ADDR: 5395 NE 14 AVE

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 TO INCLUDE THE SWALE AREA ACROSS FROM THE FACILITY ON THE EAST SIDE OF NE 14<sup>TH</sup> AVE. CUT BACK THE TREE/SHRUBS FROM THE SWALE AREA.

CASE NO: CE23080804

POSTED AT PROPERTY 3/30/2024

CASE ADDR: 501 W SUNRISE BLVD

POSTED AT 1 EAST BROWARD 4/11/2024

OWNER: CHERISOL, BOLIVRA

INSPECTOR: JEAN CLAUDE NOEL

COMMISSION DISTRICT 2

VIOLATIONS: 47-22.3.U.1

THERE IS WINDOW SIGNAGE EXCEEDING 20% OF THE GLASS SURFACE TO WHICH IT IS DIRECTLY APPLIED AT THIS B1 ZONED PROPERTY.

VIOLATIONS: 18-12. (a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, INCLUDING BUT NOT LIMITED TO THE REAR OF THE PROPERTY BEHIND THE BUSINESS.

VIOLATIONS: 47-21.16.a

THERE ARE TWO DEAD TREES ON THIS PROPERTY ONE IN THE FRONT OF THE PROPERTY AND THE SECOND IN THE REAR OF THE PROPERTY.

VIOLATIONS: 47-19.5.E.7.

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, AS WELL AS BENT POLES TO INCLUDE THE FRONT AND REAR OF THE PROPERTY.

VIOLATIONS: 47-20.20. (H)

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

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 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.

VIOLATIONS: 18-1 COMPLIED

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A SUITCASE, PIECES OF WOOD, BUCKETS, GAS CAN 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: 18-4. (c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK TOYOTA WITH NO LICENSE PLATES AND FLAT TIRE ON THE FRONT DRIVER SIDE.

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

VIOLATIONS: 47-21.11.A.

THE LANDSCAPE CONDITIONS ON THIS PROPERTY ARE NOT IN COMPLIANCE WITH THE ULDR CONDITIONS OF THE CITY OF FORT LAUDERDALE. THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

CASE NO: CE23100508

POSTED AT PROPERTY 3/30/2024

CASE ADDR: 1340 NE 2 AVE

POSTED AT 1 EAST BROWARD 4/11/2024

OWNER: SWEENEY, SHIRLEY J; SHIRLEY J SWEENEY REV TR

INSPECTOR: JEAN CLAUDE JC NOEL

COMMISSION DISTRICT 2

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. THERE ARE WEEDS GROWING THROUGH THE GRAVEL ON THE SWALE.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-304 (b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE WEEDS/GRASS GROWING THROUGH THE GRAVEL

VIOLATIONS: 9-308 (b)

THE ROOF IS DIRTY AND STAINED. THERE ARE ELEMENTS WHICH ARE NOT PERMANENT ON THE ROOF.

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CITY OF FORT LAUDERDALE  
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April 25, 2024

9:00 AM

CASE NO: CE23110719 POSTED AT PROPERTY 03/30/2024  
CASE ADDR: 1245 NW 1 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: 1245 NW LLC  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE PREVIOUS CASE NUMBER CE21080523. THIS CASE WILL PROCEED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

VIOLATIONS: 9-305 (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: 9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS OF THE FENCE.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-304 (b)

THE CONCRETE DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THE SURFACE AREAS IS STAINED WITH DIRT AND OTHER DEBRIS.

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: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO A PORTA POTTY 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.

CASE NO: CE23100510 POSTED AT PROPERTY 03/30/2024  
CASE ADDR: 1324 NE 2 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: KENT, AUDREY  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.k.

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

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CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE23100511 POSTED AT PROPERTY 3/30/2024  
CASE ADDR: 1321 NE 2 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: BALL, WILLIAM CHRIS  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.9.K.

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

CASE NO: CE23120009 POSTED AT PROPERTY 03/30/2024  
CASE ADDR: 1118 NW 2 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: SMITH, THOMAS A  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 6-8.

THERE ARE ROOSTERS BEING KEPT WITHIN THE CORPORATE LIMITS OF THE CITY CLOSER THAN  
100 YARDS FROM AN INHABITED DWELLING OTHER THAN THE DWELLING OF THE OWNER.

VIOLATIONS: 9-304 (b)

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

CASE NO: CE24010561  
CASE ADDR: 1015 NE 17 AVE  
OWNER: SANCHEZ, FREDERICK; SANCHEZ, ALICIA & SANCHEZ, KATHRYN  
INSPECTOR: JEAN CLAUDE JC NOEL  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

THERE IS TOILET PAPER AND FECAL MATTER COMING FROM THE SEWER LINE IN THE PARKING  
LOT OF THE PROPERTY 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 THREATENS OR  
ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR  
THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE  
ASPHALT SURFACE HAS CRACKS, POTHOLES AND DAMAGE 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.

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CITY OF FORT LAUDERDALE  
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April 25, 2024

9:00 AM

CASE NO: CE23120441 POSTED AT PROPERTY 3/29/2024  
CASE ADDR: 421 NW 7 TER 1-4 POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: ANGELLA BURKE VARON REV LIV TR; VARON, ANGELLA BURKE TRSTEE  
INSPECTOR: JEFFREY LOMBARD  
COMMISSION DISTRICT 3

VIOLATIONS: 47-19.4.b.1

THIS IS COMMERCIAL PROPERTY IS NOT PROVIDING AN ON-SITE ENCLOSURE FOR THERE BULK CONTAINERS/WASTE RECEPTACLES.

VIOLATIONS: 47-20.20. (H) COMPLIED

RESURFACE AND RESTRIPE THE PARKING LOT PER APPROVED PLANS. THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPE ACCORDING TO PERMITTED PLANS

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: 9-305 (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: 9-278 (e) COMPLIED

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

VIOLATIONS: 9-280 (b) COMPLIED

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

VIOLATIONS: 9-280 (g)

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

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY.

VIOLATIONS: 9-306 COMPLIED

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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE23120713 POSTED AT PROPERTY 3/29/2024  
CASE ADDR: 721 NW 22 RD POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: 721 NW 2 ROAD LLC  
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: 9-305(a)

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

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: CE24030269  
CASE ADDR: 821 NW 6 ST  
OWNER: SJC SISTRUNK LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 2

VIOLATIONS: 18-1.

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.

VIOLATIONS: 47-22.3.U.1 COMPLIED

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

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

April 25, 2024

9:00 AM

CASE NO: CE23070452 POSTED AT PROPERTY 4/04/2024  
CASE ADDR: 741 NW 15 WAY POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: GABRIELA'S INVESTMENT LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
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 GRAVEL DRIVEWAY IS WORN. THERE IS GRASS AND VEGETATION GROWING BETWEEN THE ROCKS.

VIOLATIONS: 9-306  
STRUCTURAL PARTS INCLUDING THE FASCIA IS IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE STORAGE ROOM ATTACHED TO THE BACK OF THE HOUSE IS DILAPIDATED. THE EXTERIOR WALLS ARE ROTTEN AND THE ROOF HAS CAVED IN.

VIOLATIONS: 47-34.1.A.1. COMPLIED  
ILLEGAL LAND USE IS OCCURRING AT THIS RD-15 ZONED RESIDENTIAL PROPERTY. THERE IS A STACK OF LUMBER BEING STORED IN THE REAR OF THE PROPERTY.

CASE NO: CE23090664 POSTED AT PROPERTY 4/04/2024  
CASE ADDR: 1132 NW 5 CT 2 POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: PAJJ INVESTMENTS LLC  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ABUTTING ALLEYWAY. THIS IS A RECURRING VIOLATION PER CASE CE22030564. THIS VIOLATION WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: 9-276 (B) (3)  
THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

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9:00 AM

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN UNIT FOUR SHOW SIGNS OF WATER DAMAGE. THERE IS A LARGE CRACK, THE PAINT IS FALLING OFF, AND THERE IS A LARGE YELLOW WATER SPOT WHERE THE CRACK IS. THERE ARE ALSO HOLES IN THE WALLS WHERE RODENTS HAVE CHEWED THROUGH THE DRYWALL.

VIOLATIONS: 9-280 (f)

THE BATHTUB FLOOR IS COMPLETELY RUSTED THROUGH AROUND THE DRAIN AND THERE IS A LARGE HOLE THAT CAN CAUSE DAMAGE OR HARM TO SOMEONE USING THE SHOWER.

VIOLATIONS: 9-278 (C)

THERE ARE ELECTRICAL OUTLETS BEHIND THE STOVE AND OTHER PLACES THROUGHOUT THE UNIT THAT DO NOT HAVE COVER PLATES.

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE ON THE WEST SIDE OF THE PROPERTY HAS SECTIONS WHERE THE MESH AND POSTS HAVE SEPARATED FROM EACH OTHER.

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CASE NO: CE23070773 POSTED AT PROPERTY 4/04/2024  
CASE ADDR: 740 NW 20 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: LECLAIR, DUTRICK  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE ARE TWO DERELICT VANS BEING STORED ON THE PROPERTY WITH FLAT TIRES.

VIOLATIONS: 18-12. (a)

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 OCCURRING AT THIS PROPERTY. CONSTRUCTION MATERIALS SUCH AS WOOD, BUCKETS, METAL AND OTHER ITEMS ARE BEING STORED THROUGHOUT THE PROPERTY. THIS IS A NON PERMITTED USE PER ULDR REGULATIONS.

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 25, 2024

9:00 AM

CASE NO: CE23110262 POSTED AT PROPERTY 4/04/2024  
CASE ADDR: 516 NW 19 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: PALMER, ALEX M H/E; PALMER, JOHN MILLER LE  
INSPECTOR: PATRICE JOLLY  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE IS ROOFED OUTDOOR STORAGE OF TIRES, BUCKETS, AND OTHER MISCELLANEOUS ITEMS STORED 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: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. A LARGE AMOUNT OF TRASH AND MISCELLANEOUS ITEMS ARE BEING STORED IN THE YARD NEXT TO THE CARPORT. THIS IS NOT A PERMITTED LAND USE IN AN RS-8 ZONED RESIDENTIAL PROPERTY PER ULDR REGULATIONS.

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 YARD AND SWALE.

VIOLATIONS: 9-304 (b)

THE ASPHALT DRIVEWAY IS FADED AND HAS OIL STAINS ON IT.

VIOLATIONS: 24-27. (b)

THERE ARE WASTE CONTAINERS NOT PULLED BACK TO AN APPROVED LOCATION.

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CASE NO: CE24020847 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1615 NW 8 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: GEFFRARD, ALANS  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A REPEAT VIOLATION OF CASE CE21100163 AND FINES WILL BEGIN TO ACCRUE IMMEDIATELY AND SCHEDULED FOR A MAGISTRATE HEARING WHETHER BROUGHT IN COMPLIANCE OR NOT.

VIOLATIONS: 9-305 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE24010452 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1030 NW 6 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: 1030 NW 6 AVENUE #1-2 LAND TR; WARD, TARIN TRSTEE  
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: 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.

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.

VIOLATIONS: 47-20.20. (H)  
THERE ARE PARKING AREA AT THIS RD-15 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE UNEVEN AREAS CONSISTING OF POTHOLES AND CRACKS ON THE SURFACE.

CASE NO: CE24020070 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1105 NE 6 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: PHILADELPHIA FUNDAMENTAL; BAPTIST CHURCH INC  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 24-7 (b) ABATED  
THERE IS A BULK TRASH VIOLATION 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 THE SWALE THAT HAVE DEAD AND MISSING GROUND COVER.

CASE NO: CE24020074 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 581 NW 17 PL POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: BUKVA, MARKO; CHU, HOPE  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS RDS-15 ZONED PROPERTY. THERE IS OUTDOOR STORAGE AT THE REAR CONSISTING OF BUT NOT LIMITED TO A DISH WASHER AND TWO LAUNDRY MACHINES.

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 25, 2024

9:00 AM

CASE NO: CE24010512 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1022 NW 7 AVE POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: HARVARD@SHANE INVESTMENT; GROUP 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: 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) (2)  
THE DRIVEWAY OF THE PROPERTY WAS OBSERVED STAINED AND IN NEED OF MAINTENANCE. THERE ARE AREAS OF THE CONCRETE BUFFER WALL THAT WERE OBSERVED STAINED AND MISSING PAINT.

VIOLATIONS: 9-280 (h) (1)  
THE WOOD GATES AT THIS PROPERTY ARE IN DISREPAIR AND IS NOT MAINTAINED AS REQUIRED. THE WOOD GATES WERE OBSERVED LEANING, FALLING AND UNSECURED.

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

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, MATTRESSES, PLASTIC BUCKETS AND OTHER MISCELLANEOUS ITEMS.

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

CASE NO: CE24010868 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1112 NE 5 TER POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: SMALL, WILBERT  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 9-280 (h) (1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, UNEVEN AND 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.

VIOLATIONS: 9-304 (b)  
THE GRAVEL DRIVEWAY ON THE PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT WERE OBSERVED COVERED IN WEEDS, UNEVEN AND NOT IN A SMOOTH AND WELL-GRADED CONDITION.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CONTINUED

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

VIOLATIONS: 18-1. COMPLIED  
THERE ARE STACKED ROCKS PLACED ALONG THE RIGHT OF WAY ABUTTING THIS PROPERTY IN VIOLATION OF SECTION 25-5 OF THE FORT LAUDERDALE CODE OF ORDINANCES THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATEN OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE.

CASE NO: CE24020205 POSTED AT PROPERTY 04/11/2024  
CASE ADDR: 1138 NE 5 TER POSTED AT 1 EAST BROWARD 4/11/2024  
OWNER: WASSERMAN, THOMAS, B & ROBYN T  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-20.20. (H)  
THE PARKING AREAS AT THIS RMM-25 ZONED PROPERTY WAS FOUND IN DISREPAIR. THERE ARE AREAS OF UNEVEN SURFACES, CRACKS AND PORTIONS THAT ARE COVERED IN A NON-DUSTLESS MATERIAL.

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.

VIOLATIONS: 9-280 (b)  
THE EXTERIOR DOORS HAVE NOT BEEN MAINTAINED. THE DOORS AT THE PROPERTY WERE OBSERVED STAINED.

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

VIOLATIONS: 9-280 (h) (1)  
THE CHAINLINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAINLINK FENCE WAS OBSERVED BROKEN ALONG WITH THE GATE BEING UNHINGED AND UNSECURED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CONTINUED

VIOLATIONS: 9-313. (a)

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RD-15 ZONED PROPERTY. THERE IS ILLEGAL OUTDOOR STORAGE CONSISTING OF BUT NOT LIMITED TO PLASTIC CONTAINERS, BASKETBALL HOOP, KIDS TOYS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 47-20.20. (H)

THE PARKING AREA AT THIS RDS-15 ZONED PROPERTY IS IN DISREPAIR. THE PARKING AREA WAS OBSERVED TO HAVE UNEVEN SURFACES, CRACKS, FADED PARKING STRIPES, POTHOLES AND COVERED IN A NON-DUSTLESS MATERIAL.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS.

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 WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE WOOD FENCE WERE OBSERVED BROKEN, ROTTED AND WITHOUT SUPPORT.

VIOLATIONS: 9-308 (b)

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

-----  
VACATION RENTALS  
-----

CASE NO: CE24020490  
CASE ADDR: 832 NE 16 TER  
OWNER: JFIVE1 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: CE24020839  
CASE ADDR: 1517 NE 17 TER  
OWNER: HAPPY SEAHORSE LLC  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-278 (7)

THE ADVERTISEMENT FOR THIS VACATION RENTAL PROPERTY DOES NOT MEET THE ORDINANCE REQUIREMENTS RELATING TO OCCUPANCY, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM.

-----  
CASE NO: CE24031027  
CASE ADDR: 6721 NW 34 AVE  
OWNER: 6721 NW 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.

-----  
CASE NO: CE24020391  
CASE ADDR: 1701 SW 22 AVE  
OWNER: DUCRE, AARON BENEDICT JR  
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.

-----  
CASE NO: CE24020450  
CASE ADDR: 1205 CITRUS ISLE 1-2  
OWNER: BERNIE TOO LLC  
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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE24030279  
CASE ADDR: 1508 SW 22 ST  
OWNER: CHIPPENDALE, JOHN  
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. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE23080347) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

-----  
CASE NO: CE24020283  
CASE ADDR: 1516 SW 25 ST  
OWNER: EDWARDS, CLYDE A H/E MILLER, ANDREA I  
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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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HEARING TO IMPOSE FINES  
-----

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

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

-----  
CASE NO: CE23090256  
CASE ADDR: 1520 SW 5 ST  
OWNER: DELATOUR, SARAH MARIE  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AT THIS RESIDENTIAL PROPERTY IS IN DISREPAIR.

VIOLATIONS: 9-306

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

VIOLATIONS: 9-313. (a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. NO ADDRESS NUMBERS WERE VISIBLE FROM THE STREET.

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 47-19.1.B

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

VIOLATIONS: 9-363

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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

VIOLATIONS: 9-363

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

VIOLATIONS: 24-27. (b)

THE WASTE CONTAINERS ARE NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY AS WELL AS THE ACCESS FROM THE FRONT DOOR HAS STAINS AND IS DIRTY. THE DRIVEWAY IS NOT BEING MAINTAINED IN WELL KEPT MANNER.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

CASE NO: CE23100417  
CASE ADDR: 3001 N FEDERAL HWY  
OWNER: 3001 HOTEL LLC  
INSPECTOR: JANI THELUSMA  
COMMISSION DISTRICT 1

VIOLATIONS: 18-12. (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THE FRONT AND THROUGHOUT ENTIRE PROPERTY AS WELL AS THE ALLEY WAY/RIGHT OF WAY.

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES, BRANCHES ALONG THE FENCE LINE ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY IN THE ALLEY WAY ON THE NORTHEAST SIDE OF THIS PROPERTY.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING AWNINGS IN THE FRONT OF THE PROPERTY ARE DISCOLORED, MILDEWED, MOLDED, STAINED AND DIRTY.

VIOLATIONS: 9-280 (h) (1)

THE CHAIN -LINKED FENCE IN REAR NORTH SIDE OF PROPERTY NEAR ALLEYWAY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE23020927 S  
CASE ADDR: 901 SW 22 AVE  
OWNER: PIERRE, MARIE & ALFRED  
INSPECTOR: DIEGO SANTOS  
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: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE.
- VIOLATIONS: 18-1.  
THERE ARE ITEMS BEING STORED UNDER THE CARPORT, INCLUDING BUT NOT LIMITED TO: INDOOR FURNITURE, SOFA, CHAIRS, TABLE, SHOPPING CARTS, PLASTIC BARRELS, BOXES, A WOOD DOOR, AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. THIS PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT IT MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATEN/ENDANGER THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.
- VIOLATIONS: 9-305(b)  
THE SWALE AREA IN THE FRONT OF THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF MISSING GROUND COVER, MISSING GRAVEL AND THERE ARE WEEDS GROWING THROUGH IT.
- VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS BROKEN, PART OF IT IS COMPLETELY BROKEN OFF AND IT IS LEANING.
- VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.
- VIOLATIONS: 9-313.(a)  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBERS ARE FADED AND NOT VISIBLE FROM THE STREET.
- VIOLATIONS: 9-308(a)  
ROOF IS COVERED BY A WHITE TARP. IT IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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

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

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

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

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

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

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CASE NO: CE24010206  
CASE ADDR: 733 NE 2 AVE  
OWNER: AP FLAGLER UPTOWN LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A  
IT SHALL BE UNLAWFUL TO REMOVE ANY TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. THE CIVIL CITATION VIOLATION NOTICE HAS BEEN ISSUED FOR TREE  
REMOVAL  
OF TWO (2) GUMBO LIMBO TREES LOCATED IN THE FRONT OF THE PROPERTY.

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CASE NO: CE24010596  
CASE ADDR: 1425 NE 2 AVE  
OWNER: CHITTY, STEPHEN W  
INSPECTOR: MANUEL GARCIA  
COMMISSION DISTRICT 2

VIOLATIONS: 47-21.15.A  
A TREE HAS BEEN REMOVED WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT FROM THE CITY OF FORT LAUDERDALE AT THIS RDS-15 ZONED PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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

VIOLATIONS: 47-20.20. (H)

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)

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)

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.

CASE NO: CE24030385  
CASE ADDR: 2025 NE 33 AVE  
OWNER: VENETIA LIFESTYLE LLC  
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, CERTIFICATE NUMBER, AND/OR SEXUAL PREDATOR VERBIAGE. MAXIMUM OCCUPANCY IS TWO GUESTS PER BEDROOM. THIS PROPERTY HAS TWO UNITS, EACH WITH TWO BEDROOMS.

VIOLATIONS: 15-278. (2) a.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. MAXIMUM OCCUPANCY IS EIGHT. FOUR ADDITIONAL GUESTS ARE ALLOWED DURING THE DAY ONLY.

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. MESSAGE WAS LEFT AT 10:05 A.M.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE23120161 S  
CASE ADDR: 1627 NE 12 ST  
OWNER: COLMENAREE, ARMONDO J GARCIA HERNANDEZ, SONIA M  
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: CE22090362  
CASE ADDR: 2540 NW 19 ST  
OWNER: DEVINE TOUCH INVESTMENTS INC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING  
USED TO STORE VEHICLES, AND COMMERCIAL TRAILERS. THIS IS A PROHIBITED USE FOR  
THIS B-3 COUNTY ZONED PROPERTY PER SECTION 39-295. PER BROWARD COUNTY ZONING CODE  
39-296 (PROHIBITED USES): ANY USE WHICH IS NOT SPECIFICALLY LISTED, OR WHICH BY  
INFERENCE IS NOT LISTED, IN SECTION 39-295 SHALL BE PROHIBITED.

VIOLATIONS: 9-305(b)

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

VIOLATIONS: 18-12.(a)

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

CASE NO: CE23100242  
CASE ADDR: 1362 SW 22 AVE  
OWNER: THERRIEN, MICHEL P  
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: 47-21.16.A.

THERE IS A DEAD TREE STUMP ON THE FRONT YARD.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE23090420  
CASE ADDR: 105 NE 16 TER  
OWNER: 105 NE 16 TERRACE LLC  
INSPECTOR: PAULETTE DELGROSSO  
COMMISSION DISTRICT 2

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.

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

VIOLATIONS: 9-280 (C)

THE SOUTHSIDE WOODEN SIDEWALK (DECKING) IS BROKEN IN PLACES, A TRIP HAZARD, AND HAS UNSAFE STAIRS THAT ARE BROKEN.

VIOLATIONS: 9-280 (h)

THE FENCE AND GATE(S) AT THIS LOCATION IS IN DISREPAIR. THE GATES AND LATCH DOES NOT CLOSE PROPERLY.

CASE NO: 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.

CASE NO: CE23110120  
CASE ADDR: 534 HENDRICKS ISLE  
OWNER: BEXA LLC  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 18-12. (a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE24020007 S  
CASE ADDR: 534 HENDRICKS ISLE  
OWNER: BEXA LLC  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 47-34.1.A.1.

FLOATING HOME BEING UTILIZED AS AIRBNB WHICH IS AN UNPERMITTED LAND USE PER THE ULDR.

VIOLATIONS: 47-19.6.d.5.b.

THERE ARE VESSELS AND/OR FLOATING HOMES MOORED AT THIS PROPERTY WITHOUT THE REQUIRED WASTEWATER SERVICES.

CASE NO: CE22070584 S  
CASE ADDR: 1931 NE 51 ST  
OWNER: SYMPHONY BUILDERS AT BELLAGIO  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 1

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, INCLUDING STAIRWELLS AND WINDOW FRAMES.

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, INCLUDING BUT NOT LIMITED TO WINDOW CRANKS AND WALLS, IN UNIT NUMBER 44.

VIOLATIONS: 9-276(B) (3)

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. EVIDENCE OF INFESTATION OF TERMITES IN UNIT NUMBER 44.

VIOLATIONS: 9-280(g)

THERE IS AN ELECTRICAL OUTLET UNDER SINK THAT IS NOT COVERED IN UNIT NUMBER 44.

VIOLATIONS: 47-19.4.D.8.

DUMPSTER ENCLOSURE NOT BEING MAINTAINED. THERE IS OVERGROWTH, A SHOPPING CART AND OTHER DEBRIS IN THE ENCLOSURE. THERE ARE NO GATES ON THE ENCLOSURES.

VIOLATIONS: 47-20.13.D

STORM DRAIN IN FRONT OF THE BUILDING IS FILLED WITH DIRT AND SEALED SHUT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

CASE NO: CE23030211  
CASE ADDR: 905 N FORT LAUDERDALE BEACH BLVD  
OWNER: DMS HOLDINGS SUNRISE INC  
INSPECTOR: DORIAN KOLOIAN  
COMMISSION DISTRICT 2

VIOLATIONS: 47-22.9.

SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE, INCLUDING BUT NOT LIMITED TO THE WRAPS COVERING THE WINDOWS.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 47-19.9

THERE IS OUTDOOR STORAGE AT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO A CLOTHING DISPLAY.

VIOLATIONS: 47-19.4.D.8.

THERE ARE DUMPSTER ENCLOSURES THAT ARE NOT MAINTAINED AT THIS LOCATION, INCLUDING BUT NOT LIMITED TO BROKEN GATES AND/OR LATCHES AND LIDS OPEN.

VIOLATIONS: 47-22.9.

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

VIOLATIONS: 47.20.20.E

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS, OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE IS STORAGE, INCLUDING BUT NOT LIMITED TO A PORTABLE POTTY, WOOD AND CONTAINERS AT THIS PROPERTY.

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE WHEELSTOPS ARE MISSING OR HAVE CHIPPING PEELING PAINT. THERE IS WORN/FADED STRIPING.

VIOLATIONS: 47-20.20.I.

THE PAVEMENT MARKINGS FOR EGRESS OF SHOPPING CENTER, (N OCEAN BLVD) HAS BEEN CHANGED FROM THE ORIGINAL MARKINGS WHICH MAY CONFLICT WITH THE MOVEMENT AND ITS SAFE PASSAGE OF VEHICLES AND PEDESTRIANS. RESTRIPIING OF PARKING FACILITIES WITHOUT FIRST OBTAINING APPROVED CITY PERMIT.

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

THERE ARE OUTDOOR DINING AREAS (TABLES/CHAIRS/ACCESSORIES) THAT HAVE BEEN PLACED/ERECTED IN FRONT OF BUSINESSES WITHOUT THE REQUIRED APPROVAL.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 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.

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

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

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

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION. THERE ARE LOOSE, BROKEN, AND MISSING BOARDS AS WELL AS THE LIGHT FIXTURES ARE IN DISREPAIR.

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

VIOLATIONS: 18-4.(c)  
COMPLIED

VIOLATIONS: 18-12.(a)

THERE IS OUTDOOR STORAGE OF A LARGE ACCUMULATION OF DISCARDED MACHINERY, DISCARDED METALS AND APPLIANCES TAKING PLACE ON THE EXTERIOR OF THE PROPERTY.

VIOLATIONS: BCZ 39-296.

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

VIOLATIONS: 9-306

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

VIOLATIONS: 9-280(h)

THE CONCRETE FENCE, INCLUDING ALL FIXTURES HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF RUST, MISSING PIECES, STAINS AND MISSING, PEELING PAINT.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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

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

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

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

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

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

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

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT WHITE DODGE VAN WITH EXPIRED TAG STORED ON THE RIGHT OF WAY OF THIS PROPERTY.

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

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

VIOLATIONS: 9-304 (b)  
PARKING ON LAWN/DIRT SURFACE IS PROHIBITED. THERE ARE CARS, A TRAILER, AND A BOAT TRAILER PARKED ON THE GRASS/LAWN AREA.

CONTINUED

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 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 INCLUDING SWALE AREA.

VIOLATIONS: 9-308 (b)

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

VIOLATIONS: 9-308 (a)

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS OUTDOOR STORAGE INCLUDING BUT NOT LIMITED TO, CAR RIMS, TOOLBOX AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT PERMITTED PER THE ULDR OF THIS RS-8 ZONED SINGLE FAMILY RESIDENCE.

CASE NO: CE23070553 S

CASE ADDR: 1795 LAUDERDALE MANOR DR

OWNER: THOMPSON, RUDOLPH THOMPSON, DERRICK ETAL

INSPECTOR: BOVARY EXANTUS

COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 18-1.

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

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 18-4 (c)

THERE IS A DERELICT WHITE CHEVY VAN WITH FLAT TIRES AND EXPIRED TAG STORED AT THIS PROPERTY.

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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OLD BUSINESS  
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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: CE23100628  
CASE ADDR: 832 NW 17 AVE  
OWNER: HIERS, MARY M  
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: 9-278(e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY.

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.

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 25, 2024

9:00 AM

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

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)

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.

VIOLATIONS: 18-12. (a)

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

CASE NO: CE23090698  
CASE ADDR: 809 COCONUT DR  
OWNER: SCHOFIELD, KEVIN JOHN  
INSPECTOR: EDWARD EASON  
COMMISSION DISTRICT 4

VIOLATIONS: Sec. 8-91. (c)

THERE IS A MOORING STRUCTURE/DOCK 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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

April 25, 2024

9:00 AM

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.

VIOLATIONS: 9-280 (h) (1)

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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CITY OF FORT LAUDERDALE  
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9:00 AM

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