

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM



CITY OF  
**FORT LAUDERDALE**



# **SPECIAL MAGISTRATE HEARING AGENDA**

June 11, 2024

**9:00 AM**

**Marine Industries  
2nd Floor Meeting Room:  
221 SW 3rd Ave., Fort Lauderdale, FL 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  
[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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**NEW BUSINESS**  
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CASE NO: CE24040407  
CASE ADDR: 3115 TERRAMAR ST  
OWNER: SEAWIND PLAZA LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51. (2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS AT THIS PROPERTY THAT CAN BE SEEN FROM THE BEACH. THERE ARE BLUE WALL-MOUNTED LIGHTS AND STRING LIGHTS IN THE FRONT OF THE PLAZA.

VIOLATIONS: 6-51. (1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE LIGHTS AT THIS PROPERTY THAT CAN BE SEEN FROM THE BEACH. THERE ARE BLUE WALL-MOUNTED LIGHTS AND STRING LIGHTS IN THE FRONT OF THE PLAZA.

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CASE NO: CE24040627  
CASE ADDR: 619 N FORT LAUDERDALE BEACH BLVD  
OWNER: SEA CLUB OCEAN RESORT HOTEL INC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51. (3) COMPLIED

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. 6-51(3) COMMERCIAL SIGNAGE HAS BLUE COLORING AND NEEDS TO CHANGED TO AMBER OR TURNED OFF FOR THE DURATION OF SEA TURTLE SEASON.

VIOLATIONS: 6-51. (2)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. 6-51(2) OVERHEAD LIGHTS ARE ILLUMINATING THE BEACH AREA. THEY NEED TO BE TURNED OFF, CHANGED TO AMBER OR COVERED FROM VIEW.

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CASE NO: CE24040629  
CASE ADDR: 845 N FORT LAUDERDALE BEACH BLVD  
OWNER: 845 NORTH ATLANTIC BLVD LLC  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51. (3)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. 6-51(3) COMMERCIAL SIGNAGE IS ILLUMINATING THE BEACH AREA AND NEEDS TO BE CHANGED TO AMBER OR TURNED OFF FOR THE DURATION OF SEA TURTLE SEASON.

VIOLATIONS: 6-51. (1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. 6-51(1) NEON SIGN AT THE BACK OF THE BUSINESS CAN BE SEEN FROM THE BEACH AREA. THE SIGN MUST BE TURNED OFF, REMOVED OR CHANGED TO AMBER IN COLOR.

CITY OF FORT LAUDERDALE  
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9:00 AM

CASE NO: CE24030690  
CASE ADDR: 1515 SE 10 ST  
OWNER: D'AMBROSIO, CARMEN; SECREST, DOUGLAS  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

VIOLATIONS: 18-1.

THERE ARE BRIGHT LIGHTS AT THE FRONT OF THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE LIGHTS ARE BRIGHT AND ARE EMITTING ONTO ADJACENT PROPERTIES CAUSING A NUISANCE.

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CASE NO: CE24040043  
CASE ADDR: 111 ISLE OF VENICE DR  
OWNER: KRIYA INVESTMENTS LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 2

VIOLATIONS: 8-91. (e)

THERE IS A VESSEL DOCKED AT THE REAR THAT EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE. THE VESSEL IS A HATTERAS NAMED "NEEDS, WANTS & DESIRES". VESSEL IS 58.2 FEET AND CANAL IS 165 FEET WIDE.

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CASE NO: CE24030199  
CASE ADDR: 3900 SW 14 ST 1-2  
OWNER: TAGED2020 LLC  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

VIOLATIONS: 47-20.20. (H) COMPLIED

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. PARKING SURFACE IS CRACKED, PARKING STRIPES ARE NOT VISIBLE AND PARKING STOPS ARE MISSING.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-1. COMPLIED

THERE IS NON-PERMITTED OUTDOOR STORAGE OF HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO WASHER, DRYER, COOLERS, POTS, PANS, EXERCISE EQUIPMENT, ETC 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 COMPLIED

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  
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June 11, 2024

9:00 AM

CASE NO: CE24030545  
CASE ADDR: 1280 SW 39 TER  
OWNER: AROCHO, CARMEN  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-308 (b)  
ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION.

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 (GRASS) IN THE SWALE.

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CASE NO: CE24031069  
CASE ADDR: 2961 SW 17 PL  
OWNER: VERRAN, FREDERICK G  
INSPECTOR: MARCO AGUILERA  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER (GRASS). THERE IS DEAD VEGETATION SCATTERED IN THE FRONT YARD, WEEDS GROWING THROUGHOUT THE YARD AND ON EXTERIOR BUILDING WALLS.

VIOLATIONS: 47-34.1.A.1.  
THERE IS NON-PERMITTED OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO BROKEN WHEELBARROW, COMPRESSORS, BUCKETS, INDOOR FURNITURE, DILAPIDATED KAYAKS, ETC.

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

VIOLATIONS: 47-19.1.B  
THERE IS A TEMPORARY CARPORT THAT HAS BEEN ERECTED OVER THE DRIVEWAY WITHIN THE FRONT SETBACK OF THE PROPERTY.

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. CARPORT TARP IS TORN/TATTERED, DIRTY/STAINED, FULL OF LEAVES.

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. ORANGE MITSUBISHI WITH AN EXPIRED TAG.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030561 POSTED AT PROPERTY 05/23/2024  
CASE ADDR: 3026 ALHAMBRA ST POSTED AT CITY HALL 05/29/2024  
OWNER: KT SEABREEZE ATLANTIC LP  
INSPECTOR: DORIAN KOLOIAN

VIOLATIONS: 6-49. (13)

THERE ARE NUMEROUS LIGHTS AT THIS CONSTRUCTION SITE PLACED ABOVE 15 FT AND ON UPPER FLOORS WHICH ARE NOT SHIELDED AND CAN BE SEEN ON THE BEACH.

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CASE NO: CE24010383  
CASE ADDR: 1617 NW 5 ST  
OWNER: CHAMBERS, BEVERLY; CHAMBERS, SEFTON  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA 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.

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: CE24020707  
CASE ADDR: 1310 NW 5 ST  
OWNER: CURE, JONATHAN MUHAMMAD, JAMES  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c) COMPLIED

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 9-280 (h) (1)

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

CITY OF FORT LAUDERDALE  
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CASE NO: CE23080157  
CASE ADDR: 511 NW 17 AVE  
OWNER: GANTT, TILLA LEE; HI-LAND PROPERTIES 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: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING THE WINDOWS OF THIS OCCUPIED RESIDENTIAL 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.

VIOLATIONS: Sec. 25-56 (C) COMPLIED  
THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE CRACKS AND CAN POSE AS A SAFETY HAZARD.

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

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

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

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CASE NO: CE24030593  
CASE ADDR: 2016 NW 3 CT  
OWNER: DOOLING, BRENDA B  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (b) WITHDRAWN  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FRONT DOOR IS ROTTING AND FALLING APART. THE ROOF NEEDS SHINGLES INSTALLED.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS LOCATION IS IN NEED OF REPAIR. THERE ARE POT HOLES, CRACKS AND WEEDS GROWING THROUGH THE ASPHALT.

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

CONTINUED

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VIOLATIONS: 18-4.(c) COMPLIED  
THERE ARE DERELICT VEHICLES ON THE PROPERTY. A WHITE SPRINTER VAN EXPIRED FL TAG AP98FV 05-2023. A SILVER HONDA CRV EXPIRED FL TAG 697WRI 05-2019.

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 ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS ILLEGAL STORAGE OF MULTIPLE ITEMS INCLUDING BUT NOT LIMITED TO TIRES, A 55 GALLON DRUM. TRAFFIC SIGN AND CONE, MULTIPLE ITEMS ON THE SIDE OF THE HOUSE.

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CASE NO: CE24010689  
CASE ADDR: 921 NW 5 ST  
OWNER: WILLIAM GREEN ENTERPRISES LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT VEHICLE ON 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.

VIOLATIONS: 9-304(b)  
GRAVEL OR PAVED DRIVEWAY IS NOT WELL-GRADED AND/OR DUST FREE.

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: CE24010614  
CASE ADDR: 300 SW 12 ST  
OWNER: REILLY RYAN INVESTMENT GROUP LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 15-43  
PENALTY FOR DELINQUENT PAYMENT OR ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

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CASE NO: CE24020557  
CASE ADDR: 244 SW 21 ST 3  
OWNER: LORBENDY GUILLAUME TR; GUILLAUME, LORBENDY TRSTEE  
INSPECTOR: RAFAEL SANTOS  
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: CE24030359  
CASE ADDR: 244 W PARK DR  
OWNER: TABASSO, ANTHONY E; TABASSO, ELISA M  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-305 (b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA. THIS IS A RECURRING VIOLATION FROM CASE CE23110699. 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)

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

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CASE NO: CE24030866  
CASE ADDR: 1853 SE 1 AVE 1-4  
OWNER: CROSBY, DAVID A & ANITA E  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 9-280 (h) (1)

THE CHAIN LINK 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.

VIOLATIONS: 9-304 (b) WITHDRAWN

THE GRAVEL SWALE AREA IS MISSING GRAVEL (DRIVEWAY APRON)

VIOLATIONS: 47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

VIOLATIONS: 9-306

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

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

June 11, 2024

9:00 AM

CASE NO: CE24030942  
CASE ADDR: 416 SE 18 CT  
OWNER: 416 FT LAUDERDALE LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 24-7 (b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY CONSISTING OF TRASH BAGS.

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

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

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

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CASE NO: CE24040301  
CASE ADDR: 1511 SW 4 AVE  
OWNER: LPD PROPERTY LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 6-5.  
THERE ARE UNPERMITTED CHICKENS AND ROOSTERS BEING KEPT IN THIS RD-15 RESIDENTIAL SINGLE-FAMILY ZONE.

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CASE NO: CE24030742  
CASE ADDR: 1545 SE 15 ST 1-2  
OWNER: 1545 SE 15TH STREET HOLDINGS LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-21.16.a  
THERE IS A TREE STUMP LEFT AFTER THE REMOVAL OF A TREE ON THIS RESIDENTIAL PROPERTY.

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CASE NO: CE24030776  
CASE ADDR: 1409 SE 11 CT  
OWNER: DEKOK, LOUISE  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.13.G.1.  
THE SWALE AREA HAS BEEN ALTERED BY ADDING ARTIFICIAL TURF WITHOUT OBTAINING RIGHT OF WAY IMPROVEMENT PERMIT.

CITY OF FORT LAUDERDALE  
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June 11, 2024

9:00 AM

CASE NO: CE24030534  
CASE ADDR: 333 SE 25 ST  
OWNER: FEDERAL 627 N LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 47-22.9.  
SIGN(S) HAS/HAVE BEEN ERECTED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE. THERE IS A FEATHER FLAG ON THE ROW WITHOUT A PERMIT.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 ZONE PROPERTY. THERE ARE MULTIPLE FOOD TRUCKS BEING STORED IN THE PARKING LOT AND THEY ARE BEING UTILIZED TO CONDUCT BUSINESS. FOOD TRUCKS ARE NOT PERMITTED IN THIS B-3 BUSINESS ZONE. THERE IS A PORTABLE TOILET, PALLETS, CHAIRS, TABLES, CONTAINERS, AND USED COOKING OIL CONTAINER ON PROPERTY AND THE RIGHT OF WAY.

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CASE NO: CE24030719  
CASE ADDR: 814 SW 26 ST  
OWNER: WADE, PETER R  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

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CASE NO: CE24010594  
CASE ADDR: 2501 BARBARA DR  
OWNER: ABERNETHY, EDWIN JR & CHERYL LYNN  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS (PLYWOOD ON THE NORTHSIDE OF PROPERTY BY FRONT GATE) HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CONTINUED

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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: CE24030455  
CASE ADDR: 101 SE 26 ST  
OWNER: 101 - 105 SE 26TH STREET 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.

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

VIOLATIONS: 47-19.4.D.8.  
THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION. THE DUMPSTER LIDS AND GATE ARE OPEN. THE WOOD FENCE SLATS ARE BROKEN. THE DUMPSTER IS OVERFLOWING WITH TRASH, AND THERE IS TRASH SCATTERED AROUND AND INSIDE THE DUMPSTER ENCLOSURE.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS AN OUTDOOR GYM, HOSE, SHOVEL, SHOPPING CART, AND A TIRE ON THE SIDE OF THE PROPERTY FACING 26<sup>TH</sup> ST.

VIOLATIONS: 18-4.(c) COMPLIED  
THERE IS A DERELICT MOTORCYCLE ON THE PROPERTY. THERE IS A MOTORCYCLE ON THE PROPERTY NEAR THE DUMPSTER AREA.

VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A GARBAGE CAN THAT IS OVERFLOWING AT THE ENTRANCE OF THE PROPERTY OFF OF 26TH ST.

VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAS MISSING WHEEL STOP AND THE STRIPING IS FADED.

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CITY OF FORT LAUDERDALE  
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June 11, 2024

9:00 AM

CASE NO: CE24010949  
CASE ADDR: 5340 NW 10 TER  
OWNER: A&H REAL ESTATE GROUP LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES ON THE SWALE OF THIS PROPERTY CONSISTING OF A GRAY DODGE RAM TRUCK, BLACK FORD TRUCK, GREEN FORD TRUCK, GRAY TOYOTA, BLACK BMW, WHITE HONDA MINI VAN AND A BLACK MINI VAN. THE LISTED VEHICLES DO NOT HAVE LICENSE PLATES (TAG).

VIOLATIONS: 9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED IN A WELL-KEPT APPEARANCE. THE FENCE IS STAINED AND DISCOLORED.

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a)

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

CASE NO: CE24020686  
CASE ADDR: 5691 NE 14 AVE  
OWNER: DEAL LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 9-306-

GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR REAR WALL OF THIS OCCUPIED COMMERCIAL PROPERTY.

CASE NO: CE24030715  
CASE ADDR: 3700 N FEDERAL HWY  
OWNER: JAKE MAN LLC; %JONATHAN STIRBERG  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 47-34.1.A.1. COMPLIED

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS A LADDER, A HAND TRUCK DOLLY, PLASTIC COVERING AND BRICKS BEING STORED AT THE REAR PROPERTY OF FOLIO:494224072800

VIOLATIONS: 18-12 (a)

THERE IS OVERGROWTH AND/OR TRASH AND DEBRIS ON THIS OCCUPIED PROPERTY. THERE IS TRASH ON THE SOUTH EAST CORNER OF THE PARKING LOT NEXT TO THE WALL.

VIOLATIONS: 47-21.16 (A)

THERE ARE DEAD TREE STUMPS THAT HAVE PLANTS GROWING THROUGHT THEM ON THIS VACANT PROPERTY (FOLIO 494224072800).

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030562  
CASE ADDR: 205 N FORT LAUDERDALE BEACH BLVD  
OWNER: SEASIDE MAGIC RESORT LLC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE BLUE EXTERIOR LIGHTS INSIDE OF THE GARAGE AND ON THE ADDRESS NUMBERS IN FRONT OF THE HOTEL.

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CASE NO: CE24040003  
CASE ADDR: 733 BREAKERS AVE  
OWNER: COVENANT HOUSE FLORIDA INC  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 2

VIOLATIONS: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THERE ARE TWO LARGE SPOT LIGHTS ON EACH CORNER OF THE EXTERIOR BUILDING THAT CAN BE SEEN ON THE BEACH.

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CASE NO: CE24040814  
CASE ADDR: 615 NW 8 AVE  
OWNER: SJC SISTRUNK LLC  
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.

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT LOT/PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, SEE CASE CE21060655. 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: CE23030922  
CASE ADDR: 1415 E LAS OLAS BLVD  
OWNER: LUCKY 14 LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

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

THERE ARE ITEMS PLACED ON THE PROPERTY, OUTSIDE OF THE BUILDING/RESTAURANT INCLUDING BUT NOT LIMITED TO CHAIRS, TABLES, PLANTERS AND UMBRELLAS USED AS OUTDOOR DINING. THIS BUSINESS HAS BEEN HAS NOT OBTAINED THE NECESSARY PERMITS/APPROVAL FROM CITY.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24040555  
CASE ADDR: 301 SW 1 AVE  
OWNER: PMG-GREYBROOK RIVERFRONT II LLC  
INSPECTOR: GUSTAVO CARACAS  
COMMISSION DISTRICT 4

VIOLATIONS: 47-22.9.

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

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CASE NO: CE24040958  
CASE ADDR: 721 NE 15 AVE  
OWNER: KOTEGOV, MIKHAIL  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 47-21.15.A

IT SHALL BE UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING A TREE REMOVAL PERMIT. ONE TREE (1 ROYAL POINCIANA) WAS REMOVED WITHOUT FIRST OBTAINING A PERMIT. THIS CASE WILL BE BROUGHT UP TO THE SPECIAL MAGISTRATE TO REQUEST THE IMPOSITION OF FINES FOR AN IRREPARABLE AND IRREVERSIBLE VIOLATION.

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CASE NO: CE23100125  
CASE ADDR: 2901 NW 21 ST  
OWNER: BAHAMA BEND INVESTMENTS LLC; %JANE THEBERGE  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED IN THE CARPORT SUCH AS BUT NOT LIMITED TO GAS CANS, LAWN MOWER, TIRES, SHOVELS AND OTHER MISCELLANENOUS 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. THIS IS A RECCURING VIOLATION REFER TO CASE NUMBER CE22100209 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS BUT NOT LIMITED TO APPLIANCES, BUCKETS, FURNITURE AND OTHER MISCELLANEOUS ITEMS. THIS IS A RECCURING. VIOLATION REFER TO CASE NUMBER CE23051003 AND WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT. THIS IS NON PERMITTED LAND USE IN RS 5 COUNTY ZONING DISTRICT.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030710  
CASE ADDR: 2340 NW 11 ST  
OWNER: COLEMAN, HENRY L  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)

THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE CARPORT ON HOUSE IS IN TOTAL DISREPAIR, THE STRUCTURE MISSING PARTS THE ROOF IS SERVERLY DAMAGED.

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS RS-8 ZONED PROPERTY. THERE ARE ITEMS BEING STORED OUTSIDE SUCH AS CHAIRS AND A LARGE TRUCK TOOLBOX.

VIOLATIONS: 18-1.

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY INCLUDING BUT NOT LIMITED TO WOOD SLATS, DOLY, METAL SCREEN DOOR, AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-308 (b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS DEBRIS ON THE ROOF SUCH AS OLD SHREDDED TARP.

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 AWNINGS ON THE HOUSE ARE STAINED AND DIRTY.

CASE NO: CE23080233  
CASE ADDR: 2730 NW 16 ST  
OWNER: CARDENAS, HOVER DANIEL MARTEL  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b)

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

VIOLATIONS: 18-12. (a) COMPLIED

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

VIOLATIONS: 9-304 (b) COMPLIED

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. DRIVEWAY IS NOT KEPT IN AN ATTRACTIVE MANNER. THERE ARE WEEDS SPROUTING THROUGH THE PAVERS.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030629  
CASE ADDR: 2321 NW 27 AVE  
OWNER: WILSON, WILLIE MAE EST  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 18-4. (c)

THERE IS A DERELICT VEHICLE ON THE SWALE AND ON THE PROPERTY. A BLACK HONDA WITH EXPIRED TAG 5/17 PLATE NUMBER BEWV5 ON THE SWALE WHITE FORD WITH EXPIRED TAG 6/20 TAG NUMBER 848YZZ. THIS IS A RECCURING VIOLATION FROM CASE CE22050168. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE, WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE SCHEDULED HEARING DATE.

VIOLATIONS: BCZ39-275 (7) (a)

THERE IS A COMMERCIAL VEHICLE PARKED/STORED AT THIS LOCATION IN VIOLATION OF THE BROWARD COUNTY ZONING ORDINANCE.

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CASE NO: CE23100088  
CASE ADDR: 2411 NW 28 AVE  
OWNER: FLORESTAL, GETTA; FLORESTAL, JACCIUS  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY HAS NOT BEEN MAINTAINED. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 18-1.

THERE ARE ITEMS BEING STORED OUTSIDE INCLUDED BUT NOT LIMITED TO AC UNITS, CHAIRS, TABLE, MOP BUCKET AND OTHER MISCELLANEOUS ITEMS THAT IS CREATING A PUBLIC NUSIANCE. 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: 9-308 (a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A LARGE BLUE TARP COVERING THE ROOF BEING HELD DOWN BY SANDBAGS.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030085  
CASE ADDR: 2811 NW 22 ST  
OWNER: 2811 NW 22 ST LLC  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b) COMPLIED  
THERE ARE WASTE CONTAINERS LEFT IN FULL VIEW ON THE PROPERTY AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

VIOLATIONS: 18-4. (c) COMPLIED  
THERE IS A DERELICT VEHICLE ON THE PROPERTY. WHITE CRYSLER WITH NO TAG.

VIOLATIONS: BCZ-39-275 (6) (B)  
NON-PERMITTED LAND USE IN THIS RS-5 ZONING DISTRICT. THERE ARE ITEMS BEING STORED OUTSIDE THE PROPERTY SUCH AS BUT NOT LIMITED TO FURNITURE, CANOPY, CHAIRS, EXTENTIONS CORDS AND OTHER MISCELLANEOUS ITEMS.

VIOLATIONS: 9-304 (b)  
THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR IT HAS STAINS AND CRACKS AND NEED TO BE REPAIRED AND OR RESURFACED.

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

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.

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CASE NO: CE24011003  
CASE ADDR: 753 W EVANSTON CIR  
OWNER: ROSE, KEVIN B  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE AWNINGS AT THIS PROPERTY ARE STAINED, AND OR CROOKED.

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

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY AT THIS PROPERTY IS DISCOLORED/STAINED AND NOT BEING MAINTAINED AS NEEDED.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23020911  
CASE ADDR: 460 CAROLINA AVE  
OWNER: O'NEILL, PAOLA  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

- VIOLATIONS: 47-39.A.1.b.(7)(a)1. COMPLIED  
THERE IS A COMMERCIAL VEHICLE BEING PARKED ON THE NORTH SIDE OF THE PROPERTY, IN FULL VIEW. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22070261. THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.
- VIOLATIONS: 9-280(h)(1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.
- VIOLATIONS: 9-280(h)(1) COMPLIED  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.
- VIOLATIONS: 47-39.A.1.b.(6)(b) COMPLIED  
THERE IS THE OPEN AIR STORAGE AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO WOODEN BOARDS ON THE FRONT LAWN, AND IN THE BACK YARD.
- VIOLATIONS: 9-304(b) COMPLIED  
THERE IS A COMMERCIAL VEHICLE/TRAILER AND A GREY TOYOTA SUV PARKED ON THE GRASS/LAWN AREA.
- 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: 9-305(b)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATIONS: 9-313.(a) COMPLIED  
PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS. THE NUMBER 3 HAS BEEN REMOVED FROM THE PROPERTY.
- 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 PROPERTY WAS OBSERVED AS NOT BEING PAINTED.
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23080751  
CASE ADDR: 2850 SW 8 ST  
OWNER: CHLOE'S HOUSE LLC; MANGABY TICO LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: Sec. 25-4~

THERE IS AN OBSTRUCTION OBSTRUCTING THE SIDEWALK AT THIS LOCATION. THERE IS A DERELICT TRUCK PARKED ACROSS THE SIDEWALK. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-363

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

VIOLATIONS: 47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED ON THE DRIVEWAY CONSISTING OF CAR PARTS, A MACHINERY LIFT FOR ENGINES AND MISCELLANEOUS ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060104 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

VIOLATIONS: 9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060104, AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE. ALSO THE DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR, AND REQUIRES MAINTENANCE.

VIOLATIONS: 18-4. (c)

THERE ARE DERELICT VEHICLES AND TRAILER ON THE SWALE (OR) ON THE PROPERTY. A BLACK SEDAN AND A RED F-150 TRUCK, AND A TRAILER DOES NOT HAVE REGISTERED LICENSE PLATES.

VIOLATIONS: 18-12. (a) COMPLIED

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060104 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY 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. THERE IS MISSING GROUND UNDER THE VEHICLES AND TRAILERS PARKED ON THE GRASS AND SWALE AREA. THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22060104 AND WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING, WHETHER OR NOT THE PROPERTY COMES INTO COMPLIANCE.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23100858  
CASE ADDR: 2880 SW 2 ST  
OWNER: CURTIS, MARY  
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 VACANT HOUSE HAS AN OVERGROWTH OF GRASS AND VEGETATION THROUGHOUT THE FRONT  
AND BACKYARD.

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: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED  
RESIDENTIAL PROPERTY. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE22020617  
AND WILL BE PRESENTED TO SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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

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CASE NO: CE24040906  
CASE ADDR: 712 W DAYTON CIR  
OWNER: SWAY 2014-1 BORROWER LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 47-39.A.1.b. (6) (b) ~  
IT WAS OBSERVED THE OPEN-AIR STORAGE OF CAR JACKS, CAR LIFT AND MISCELLANEOUS CAR  
REPAIR TOOLS OUTSIDE THIS RS-6.7 ZONED PROPERTY.

VIOLATIONS: 47-39.A.1.B.10  
THERE ARE VEHICLES ON THIS RS-6.7 ZONED PROPERTY THAT IS POSSIBLY REPAIRING CARS  
BASED ON THE TOOLS SURROUNDING ONE OF THE VEHICLES PARKED IN THE DRIVEWAY.

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: 18-4. (c)  
THERE ARE THREE DERELICT VEHICLES, WITH FLAT TIRES, ONE IS COVERED WITH A MISSING  
FRONT END, AND ON JACKS ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING  
VIOLATION PER CASE NUMBER CE22050052 AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE  
WHETHER OR NOT COMPLIANCE IS MET.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24010995  
CASE ADDR: 648 W MELROSE CIR  
OWNER: VALLE, ANDRES & ROSA MARIA  
INSPECTOR: RACHEL MOORE  
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)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SHED IN THE BACKYARD OF THIS PROPERTY DOES NOT HAVE ANY DOOR CLOSURES.

VIOLATIONS: 9-304 (b)  
THERE ARE AREAS ON THE DRIVEWAY THAT ARE BARE OF SEALANT, WHICH MAKES THE APPEARANCE OF POTHOLES.

VIOLATIONS: 18-12. (a) COMPLIED  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A DEAD PALM TREE LEAF IN THE SWALE OF THE PROPERTY.

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CASE NO: CE24020159  
CASE ADDR: 843 W DAYTON CIR  
OWNER: ODDMAN, NEVILLE & ROSLYN  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. A GOLD JAGUAR IS BEING STORED AT THIS PROPERTY WITH FLAT TIRES UNDER THE CARPORT.

VIOLATIONS: 18-1.  
THERE IS ROOFED STORAGE OF BOXES, AND OTHER MISC 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 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE OUTSIDE GATE TO THE FRONT DOOR AND ITS RAILINGS AND POLES ARE RUSTED. THE SHUTTERS ARE ALSO STAINED.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24020353  
CASE ADDR: 849 PENNSYLVANIA AVE  
OWNER: WILLIAMS, JEAN M  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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

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

VIOLATIONS: 18-11. (b)~  
THE SWIMMING POOL LOCATED AT THIS OCCUPIED 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: 9-280 (h)~  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE SWIMMING POOL ENCLOSURE IS IN DISREPAIR, AND SOME OF THE SCREEN IS HANGING INSIDE THE POOL.

CASE NO: CE24030068  
CASE ADDR: 725 W DAYTON CIR  
OWNER: WILSON, YVONNE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-1.  
THERE IS UNDER ROOF STORAGE CONSISTING OF BOXES, PILLOWS, OFFICE CHAIR, COOLERS AND 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. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030655  
CASE ADDR: 660 SW 31 AVE  
OWNER: DEL CASTILLO, OSCAR  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. A SILVER PICK UP RUCK,  
AND A ORANGE TRAILER IS PARKED ON THE LAWN OF THIS PROPERTY.

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

VIOLATIONS: 18-12. (a)  
THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. PALM TREE  
LEAVES ARE SCATTERED ON THE GRASS.

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CASE NO: CE24040102  
CASE ADDR: 180 PENN WAY  
OWNER: 800 LLC  
INSPECTOR: RACHEL MOORE  
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: 18-12. (a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.  
THERE ARE GARBAGE BAGS AND TRASH & DEBRIS SEEN IN THE BACK YARD FROM THE RIGHT OF  
WAY.

VIOLATIONS: 47-39.A.1.b. (6) (b)  
THERE IS OUTSIDE STORAGE AT THIS RS-6.7 - IRREGULAR RESIDENTIAL ZONED PROPERTY  
CONSISTING OF BEDROOM FURNITURE, DRESSER, MATTRESS, BEDFRAME, AND MISCELLANEOUS  
ITEMS. THIS IS A RECURRING VIOLATION PER CASE NUMBERS, CE22010399, CE21100178,  
CE21110096 AND CE21030066, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE  
WHETHER OR NOT COMPLIANCE IS MET.

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 WALLS OUTSIDE THE HOME HAS AREAS OF  
MISSING PAINT ALL AROUND.

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 AREA ALSO  
HAS A HUGE HOLE WHERE GRASS ONCE WAS.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24040258  
CASE ADDR: 2771 SW 3 ST  
OWNER: KJETIL LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27 (b) COMPLIED  
THERE ARE THREE EMPTY CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY, 4/5/24, AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23080936, AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

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CASE NO: CE24030546  
CASE ADDR: 2800 SW 5 ST  
OWNER: ALBERT, JOANE  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR ALONG SW 28 AVE THAT HAVE STAINS.

VIOLATIONS: 9-305 (a) COMPLIED  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY ALONG SW 28 AVE.

VIOLATIONS: 47-21.16.A. COMPLIED  
THERE IS A TREE STUMP ON THE PRIVATE PROPERTY.

VIOLATIONS: 47-2.2.Q.3.  
THERE IS A VISIBILITY OBSTRUCTION FOR MOTORISTS OF THE SIGHT TRIANGLE, AT THIS CORNER RESIDENTIAL PROPERTY, WITHIN THE 25 FEET PERMITTED FOR STREETS INTERSECTION AND ABOVE THE HEIGHT OF TWO AND ONE-HALF (2 1/2) PERMITTED BY THE ULDR SECTION 47-35.1., INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL. THIS IS CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF TRASH BAGS, CLOTHING, CHAIRS AND BOXES 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

June 11, 2024

9:00 AM

CASE NO: CE23120163  
CASE ADDR: 2750 SW 2 ST  
OWNER: COMMUNITY 8 PROPERTIES LLC  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

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

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 PER CASE NUMBER CE23070548 FOR THIS PROPERTY OWNER AND WILL BE  
SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT COMPLIANCE IS MET.

VIOLATIONS: 9-306 COMPLIED  
PARTS OF THE EXTERIOR WALLS THAT HAS CHIPPED EXPOSING THE METAL REBAR IN THE  
CONCRETE. THIS IS A RECURRING VIOLATION PER CASE NUMBER CE23070548, FOR THIS  
PROPERTY OWNER AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE WHETHER OR NOT  
COMPLIANCE IS MET.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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VACATION RENTALS  
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CASE NO: CE24050098  
CASE ADDR: 1517 NE 17 TER  
OWNER: HAPPY SEAHORSE LLC  
INSPECTOR: LEONARD CHAMPAGNE/AMY BROWN PRESENTING  
COMMISSION DISTRICT 1

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

THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO REQUEST A CERTIFICATE SUSPENSION OF 180 DAYS:  
CE24020485 - PARKING AND RESPONSIBLE PARTY  
CE24020839 - ADVERTISEMENT OCCUPANCY.

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CASE NO: CE24040757  
CASE ADDR: 3114 E SUNRISE BLVD  
OWNER: 3114-20 E SUNRISE BLVD LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281.(a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION, SEE CASE CE24020488. 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: CE24040782  
CASE ADDR: 1400 NE 4 CT  
OWNER: 1400 PALM PARADISE 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: CE24040809  
CASE ADDR: 2705 NE 32 AVE  
OWNER: KORF, MARJORIE  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281.(a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24040913  
CASE ADDR: 1501 NE 12 ST  
OWNER: J&D HOLDINGS 1605 LLC  
INSPECTOR: PATT GAVIN  
COMMISSION DISTRICT 2

VIOLATIONS: 15-281. (a)

THIS VACATION RENTAL PROPERTY IS OPERATING WITH AN EXPIRED CERTIFICATE. THIS IS A RECURRING VIOLATION, SEE CASE CE24010381. 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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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024  
9:00 AM

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ADMINISTRATIVE HEARING/CITATION APPEALS  
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CASE NO: CE24040710  
CASE ADDR: 2176 NE 62 ST  
OWNER: ZIEGELBAUM, JOSHUA & KARLA  
INSPECTOR: LEONARD CHAMPAGNE  
COMMISSION DISTRICT 1

VIOLATIONS: 15-278.(2)b.  
THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED. THE PROPERTY HAS TWO (2) BEDROOMS, SO NO MORE THAN FOUR (4) GUESTS OVERNIGHT AND SIX (6) OVERALL.

-----  
CASE NO: CE24050127  
CASE ADDR: 1633 NE 15 ST  
OWNER: ZAMBRANO, NELSON  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

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.

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY.

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

-----  
CASE NO: CE24030851  
CASE ADDR: 510 SAN MARCO DR  
OWNER: SAN MARCO TR  
INSPECTOR: DOMINICK BIRGE  
COMMISSION DISTRICT 2

VIOLATIONS: 15-278(3)  
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE24030588  
CASE ADDR: 1620 W STATE ROAD 84 VAC4  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 50DBA AFTER 10 P.M.

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CASE NO: CE24030606  
CASE ADDR: 1620 W STATE ROAD 84 PKG1  
OWNER: WM C MORRIS POST #36; AMERICAN LEGION INC  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

VIOLATIONS: 17-6.

THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS 50DBA AFTER 10 P.M.

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CASE NO: CE24040408  
CASE ADDR: 2191 SW 27 LN  
OWNER: MALOUF, MICHELLE  
INSPECTOR: PAUL SMART  
COMMISSION DISTRICT 4

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.

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

THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THERE IS LOUD TALKING, SCREAMING AND SHOUTING THAT CAN BE HEARD MORE THAN 25 FEET AWAY AFTER 10 P.M.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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HEARING TO IMPOSE FINES  
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CASE NO: CE23110120  
CASE ADDR: 534 HENDRICKS ISLE  
OWNER: VIEWPOINTE STATES LLC  
INSPECTOR: DORIAN KOLOIAN

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

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

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

-----  
CASE NO: CE24040218  
CASE ADDR: 712 NW 2 ST  
OWNER: SATOR INVESTMENTS LLC  
INSPECTOR: DOMINICK BIRGE  
COMMISSION DISTRICT 3

VIOLATIONS: 17.7.5.c  
THERE IS NOISE IN EXCESS OF THE PERMISSIBLE SOUND LEVEL LIMITS OF 68 DBA FOR GENERATORS WHEN MEASURED 23 FEET FROM THE GENERATOR.

-----  
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

June 11, 2024

9:00 AM

CASE NO: CE24020485  
CASE ADDR: 1517 NE 17 TER  
OWNER: JENNIFER PERSSON TR PERSSON, JENNIFER TRS  
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: 15-278.(5)(a)  
THERE IS NOISE EMANATING FROM THIS VACATION RENTAL PROPERTY WHICH IS OUTSIDE OF THE PERMISSIBLE LIMITS. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE23070678 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

VIOLATIONS: 15-275(5)  
RESPONSIBLE PARTY FAILED TO RESPOND TO THE PROPERTY IN PERSON WITHIN ONE (1) HOUR OF BEING NOTIFIED BY A VACATION RENTAL OCCUPANT, LAW ENFORCEMENT OFFICER, EMERGENCY PERSONNEL, OR THE CITY. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE23070678 AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

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CASE NO: CE24040859  
CASE ADDR: 5910 NE 14 LN  
OWNER: YODER, MARK A JR  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

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.

VIOLATIONS: 17-7.1.a  
THERE IS AMPLIFIED SOUND COMING FROM THIS RESIDENTIAL PROPERTY.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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

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: 9-307(a) COMPLIED  
THERE ARE WINDOWS WHICH ARE NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER. THE FRONT FACING WINDOWS ARE NOT SECURED AND IN A TIGHT-FITTING MANNER. THE REAR GLASS DOOR IS COMING OFF THE RAILING AND IS NOT SECURED IN RAILING. THERE ARE SCREWS IN THAT ARE IN THE WINDOW KEEPING THEM SHUT.

VIOLATIONS: 9-276(c) (3) COMPLIED  
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION. THERE IS AN INFESTATION OF ROACHES IN THE KITCHEN AREA AND REFRIDGERATOR IN UNIT 1.

VIOLATIONS: 9-280 (b) COMPLIED  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE POST/POLLS ON THE FRONT PORCH ON THIS PROPERTY ARE DISCONNECTED FROM THE ROOF TO FLOOR.

VIOLATIONS: 9-280 (g) COMPLIED  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE WALL THAT WAS ATTACHED TO SMOKE DETECTOR IN UNIT 1.

VIOLATIONS: 9-304 (b)  
DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION. THERE IS CRACKS, POTHOLES AND MISSING ASPHALT.

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 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) COMPLIED  
THERE IS A BLACK, 4-DOOR, TOYOTA, SIENNA LE MINIVAN WITH NO TAG PARKED ON THE RIGHT OF WAY.

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS NON-PERMITTED LAND USE IN THIS RD-15 ZONE. ITEMS ARE BEING STORED OUTSIDE THROUGHOUT THE PROPERTY, INCLUDING BUT LIMITED TO CONSTRUCTION DEBRIS/MATERIALS, PLASTIC GARBAGE PAILS, FURNITURE, SAFETY CONE, A 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, THE FRONT LAWN AND SOUTH SIDE OF THE PROPERTY.

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

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



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 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: 9-305 (b)  
THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE 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. THE PORCH WALKWAY IS STAINED AND DIRTY.

VIOLATIONS: 9-304 (b)  
THE DRIVEWAY HAS GRASS GROWING UP IN BETWEEN THE PAVERS AND RUST STAINS.

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: 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.

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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.

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE22100544  
CASE ADDR: 3241 AUBURN BLVD  
OWNER: TAH 2018-1 BOROWER 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'S AIR IS LOW.

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)  
THERE ARE ITEMS OUTSIDE THE WEST SIDE OF THE PROPERTY, SUCH AS, A WOODEN CRATE AND PLASTIC STORAGE BINS.

VIOLATIONS: 18-1.  
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)  
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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**DEVELOPMENT SERVICES DEPARTMENT**  
700 NW 19 AVENUE, FORT LAUDERDALE 33311  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23080222  
CASE ADDR: 3750 SW 8 ST  
OWNER: BUNSIE, DWAYNE EST  
INSPECTOR: RACHEL MOORE  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h)  
THERE IS AN ACCESSORY STRUCTURE VIOLATION AT THIS PROPERTY. THE GARAGE DOOR IS DETERIORATED, AND HAS A PERMANENT OUTWARD CURVE, WITH A BROKEN LATCH TO OPEN.

VIOLATIONS: Sec. 24-27 (f)  
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION, FILLED WITH GARBAGE.

VIOLATIONS: 9-278 (e)  
THERE ARE HURRICANE SHUTTERS COVERING SOME OF THE WINDOWS OF THIS OCCUPIED RESIDENTIAL PROPERTY. THERE IS A WOODEN BOARD COVERING THE FRONT WINDOW OF THIS PROPERTY.

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

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 (a)  
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY, OBSTRUCTING THE STOP SIGN AND STREET SIGNS.

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 THROUGHOUT THE PROPERTY.

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

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

June 11, 2024

9:00 AM

CASE NO: CE23050084 S  
CASE ADDR: 2017 NW 21 AVE  
OWNER: GILES, LAURA E EST  
INSPECTOR: KAREN PROTO  
COMMISSION DISTRICT 3

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE ON THE PROPERTY IS IN DISREPAIR, THE FENCE IS BROKEN AND HAS MISSING SLATS.

VIOLATIONS: BCZ-39-133 (d)

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: BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THE VACANT LOT IS BEING USED TO STORE VEHICLES, BUSES, TRAILERS, AND COMMERCIAL TRUCKS. THIS IS PROHIBITED USE FOR B-2 COUNTY ZONED PROPERTY PER SECTION 39-295.

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CASE NO: CE23100935 S  
CASE ADDR: 2910 NW 26 ST  
OWNER: DIXON, ETHEL 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. INCLUDING THE SWALE AREA.

VIOLATIONS: 9-304 (b)

THE PAVED DRIVEWAY IS IN DISREPAIR AND NOT WELL GRADED. THE PAVED DRIVEWAY NEEDS TO REPAIRED AND RESURFACED.

VIOLATIONS: 9-306

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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

VIOLATIONS: 9-306

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

VIOLATIONS: 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: 9-305 (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 PAVED DRIVEWAY IS IN DISREPAIR. THE DRIVEWAY HAS CRACKS AND POTHOLES AND NEEDS TO BE REPAIRED AND OR RESURFACED.

CASE NO: CE23080717 S  
CASE ADDR: 537 NW 16 AVE  
OWNER: MAHAISA LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 9-305 (b) COMPLIED

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

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.

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: 18-12. (a)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23120364 S  
CASE ADDR: 528 NW 16 AVE  
OWNER: SOUTHERN FLORIDA INVESTMENTS LLC  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

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

VIOLATIONS: 18-4. (c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A WHITE SUV.

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: 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: CE24010539 S  
CASE ADDR: 428 NW 23 AVE  
OWNER: MOROS, PEDRO FERNANDO; HARDEN-MOROS, CHRISTINA  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 24-27. (b)  
THERE ARE WASTE CONTAINERS, AFTER COLLECTION DAY, THAT NOT PULLED BACK TO AN APPROVED LOCATION.

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: 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.

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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

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

June 11, 2024

9:00 AM

CASE NO: CE23060942 S  
CASE ADDR: 1725 SE 13 ST  
OWNER: JMF 1725 LH LLC  
INSPECTOR: RAFAEL SANTOS  
COMMISSION DISTRICT 4

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

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

VIOLATIONS: 9-280 (h) (1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS WITH ROTTEN WOOD, MISSING SLATS, LEANING ONTO NEIGHBORS PROPERTY AND NOT STURDY.

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CASE NO: CE23010329 S  
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.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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.

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: CE24040445  
CASE ADDR: 1424 NE 53 CT  
OWNER: STEFFANINA, MATTHEW JEFFREY  
INSPECTOR: ROBERT KROCK  
COMMISSION DISTRICT 1

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

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

VIOLATIONS: 15-278. (2)b.

THE MAXIMUM OCCUPANCY OF THE PROPERTY IS BEING EXCEEDED.

VIOLATIONS: 15-275(5)

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

CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

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OLD BUSINESS  
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CASE NO: CE23070407  
CASE ADDR: 5331 NE 16 TER  
OWNER: WOOD, RUSSELL W  
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: 9-308 (b)

THE ROOF IS DIRTY, STAINED AND NOT BEING MAINTAINED.

VIOLATIONS: 9-304 (b)

THE DRIVEWAY HAS POT HOLES, CRACKS, FADED AND MISSING ASPHALT AND NEED TO BE RESURFACED.

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CASE NO: CE23100071  
CASE ADDR: 3281 NW 64 ST  
OWNER: BARKER, ERICA A  
INSPECTOR: GAIL WILLIAMS  
COMMISSION DISTRICT 1

VIOLATIONS: 9-280 (h) (1)

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

VIOLATIONS: 9-304 (b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND HOLES IN THE ASPHALT.

-----  
CASE NO: CE23081018 S  
CASE ADDR: 520 NW 22 AVE  
OWNER: DAUGHTRY, WILLER EST  
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 CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

VIOLATIONS: 18-4. (c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO A TEAL SONOMA WITH FLAT TIRES AND EXPIRED TAG (6/23), A BLACK CHEVY PICKUP EXPIRED TAG (6-/3) WITH ITEMS STORED UNDER IT, A RED AND WHITE DUALY THAT IS MISSING A TIRE AND HAS AN EXPIRED TAG (6-23). THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

CONTINUED

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

VIOLATIONS: 9-304 (b)

THERE ARE TRAILERS PARKED ON THE GRASS/LAWN AREA. THE ASPHALT DRIVEWAY AT THIS PROPERTY IS IN DISREPAIR IN THAT IT HAS POTHOLES, CRACKS AND 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. THIS IS A RECURRING VIOLATION, SEE CASE CE22050107, AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

CASE NO: CE23120151 S  
CASE ADDR: 532 NW 16 AVE  
OWNER: ATTERBERY, MARY  
INSPECTOR: WANDA ACQUAVELLA  
COMMISSION DISTRICT 3

VIOLATIONS: 18-12. (a)

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

VIOLATIONS: 9-306

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

VIOLATIONS: 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: 9-304 (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: 9-305 (b)

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

VIOLATIONS: 9-305 (a)

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

DEVELOPMENT SERVICES DEPARTMENT  
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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23100109  
CASE ADDR: 2101 SW 18 AVE  
OWNER: ROWLETTE, MELODY  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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 OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE OF MISCELLANEOUS ITEMS THAT SHOULD NOT BE STORED OUTSIDE ON THE PORCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

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

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

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CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE AGENDA

June 11, 2024

9:00 AM

CASE NO: CE23110332  
CASE ADDR: 2612 SW 14 AVE  
OWNER: CELENTANO, TAMMI  
INSPECTOR: DIEGO SANTOS  
COMMISSION DISTRICT 4

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

VIOLATIONS: 47-34.1.A.1.  
THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS AN UNPERMITTED STRUCTURE ALONG WITH OUTDOOR STORAGE OF ITEMS.

VIOLATIONS: 24-7 (b)  
THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY. THERE IS CONTRUCTION DEBRIS THAT WILL NOT BE REMOVED WITH THE NORMAL BULK TRASH COLLECTION ON THE ST THURSDAY OF EVERY MONTH.

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

VIOLATIONS: 9-305 (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  
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9:00 AM

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