



CITY OF  
FORT LAUDERDALE

*Venice of America*

# SPECIAL MAGISTRATE HEARING AGENDA

OCTOBER 17, 2013

9:00 A.M.

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
PRESIDING**

CITY OF FORT LAUDERDALE  
AGENDA  
SPECIAL MAGISTRATE  
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NEW BUSINESS

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CASE NO: CE13080644  
CASE ADDR: 801 NW 6 ST  
OWNER: TRI-COUNTY MEDICAL PROVIDERS & SENIOR SERVICES INC  
INSPECTOR: ARETHA WIMBERLY

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE SURROUNDING THIS VACANT LOT  
IN DISREPAIR.

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CASE NO: CE13071530  
CASE ADDR: 3030 NW 26 ST  
OWNER: BASCH, STEVEN  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THIS PROPERTY AND SWALE AREA.

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CASE NO: CE13080462  
CASE ADDR: 1540 SW 36 WY  
OWNER: GAVILLA, RENE S & HURST, CHARLES WILLIAM  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: 18-11(b)  
THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,  
STAGNANT WATER. THE PROPERTY IN THIS CONDITION IS  
A PUBLIC NUISANCE.

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CASE NO: CE13081260  
CASE ADDR: 2924 SW 11 CT  
OWNER: W CAPITAL GROUP 2924 LLC  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 18-4(c)  
COMPLIED.

47-34.4 B.  
THERE IS A TRUCK WITH 6 WHEELS AND HOME MADE BED  
BEING USED FOR COMMERCIAL PURPOSES, STORED IN  
THIS RESIDENTIALLY ZONED COMMUNITY.

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CASE NO: CE13081348  
CASE ADDR: 1745 W LAS OLAS BLVD  
OWNER: DER OVANESIAN, MARY  
MARY DER OVANESIAN REV LIV TR  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 47-19.5.J.1.  
THERE IS A TEMPORARY FENCE ERECTED AROUND THIS  
RESIDENTIAL PROPERTY THAT IS NOT IN CONJUNCTION  
WITH A TEMPORARY CONSTRUCTION SITE OR PERMITS.

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CASE NO: CE13060854  
CASE ADDR: 1225 BAYVIEW DR  
OWNER: CHEELEY, MARK O  
INSPECTOR: WANDA ACQUAVELLA

VIOLATIONS: 9-308(b)  
TO WIT: THE ROOF ON THIS PROPERTY IS DIRTY AND  
NOT BEING MAINTAINED IN A CLEAN CONDITION.

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CASE NO: CE13080776  
CASE ADDR: 1727 BAYVIEW DR  
OWNER: JPMORGAN CHASE BANK NA  
INSPECTOR: WANDA ACQUAVELLA

VIOLATIONS: 18-12(a)  
THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS AND  
OTHER PLANT LIFE. THERE IS TRASH, RUBBISH, AND  
DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY  
HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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CASE NO: CE13081616  
CASE ADDR: 5200 BAYVIEW DR  
OWNER: HIDALGO, HECTOR  
INSPECTOR: MARIA ROQUE

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH OF GRASS/PLANT/WEED, TRASH AND  
DEBRIS ON THIS PROPERTY.

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CASE NO: CE13081102  
CASE ADDR: 1750 NE 52 ST  
OWNER: MILLER, CHRISTINE  
INSPECTOR: MARIA ROQUE

VIOLATIONS: 18-12(a)  
THERE IS TRASH AND DEBRIS ON THIS PROPERTY,  
INCLUDING BUT NOT LIMITED TO TIRES, CAR PARTS,  
CONSTRUCTION MATERIAL ETC.

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CASE NO: CE13061783  
CASE ADDR: 1021 SW 29 WY  
OWNER: WSC COASTLINE PROPERTIES LLC  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 47-34.4 B.1.  
THERE IS A LARGE TRUCK, DESIGNED FOR COMMERCIAL  
USE, BEING STORED ON THIS RESIDENTIAL PROPERTY  
BETWEEN THE HOURS OF 9PM AND 6 AM, WHICH IS  
PROHIBITED.

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CASE NO: CE13071050  
CASE ADDR: 2690 NE 56 CT  
OWNER: COM CAPITAL LLC  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 9-280(c)  
THE OUTSIDE STAIRWELL/LANDING ON EITHER SIDE OF  
THE PROPERTY ARE COVERED WITH MILDEW AND IN NEED  
OF CLEANING.

9-306  
THE SECOND FLOOR BALCONY/LANDING IS IN DISREPAIR,  
IN THAT THERE ARE AREAS THAT HAVE CRACKED/MISSING  
STUCCO/CONCRETE AND THE DECORATIVE TILES ARE  
STARTING TO BUCKLE AND NO LONGER SECURELY  
ATTACHED.

9-308(a)  
THE ROOF AT THIS LOCATION IS IN DISREPAIR, IN THAT  
THERE ARE MISSING TILES.

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CASE NO: CE13081650  
CASE ADDR: 743 NE 17 WAY  
OWNER: CLERSAINT, HENRY  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 9-306  
THE WALL ADJACENT TO THE SIDEWALK AREA IS IN  
DISREPAIR. THE WALL HAS LARGE AREAS OF  
PEELING/FADED PAINT. THERE ARE AREAS OF THE WALL  
THAT ARE STAINED/DIRTY AND HAS MILDEW.

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CASE NO: CE13071489  
CASE ADDR: 4761 NE 28 AVE  
OWNER: ERGON-BLUEN, ANGELA  
INSPECTOR: URSULA THIME

VIOLATIONS: 18-11(b)  
THE SWIMMING POOL LOCATED AT THE BACK OF THIS  
UNOCCUPIED PROPERTY HAS STAGNANT WATER. THE WOODEN  
STRUCTURE WHICH WAS HOLDING UP THE TARP COVERING  
THE POOL HAS FALLEN INTO THE WATER. THE POOL WATER  
HAS BECOME A BREEDING GROUND FOR MOSQUITOES AND  
ITS CONDITION IS A PUBLIC NUISANCE.

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CASE NO: CE13081883  
CASE ADDR: 6731 NW 26 WY  
OWNER: MAZZRILLO, FRANK  
INSPECTOR: URSULA THIME

VIOLATIONS: 18-11(b)  
THE SWIMMING POOL LOCATED AT THE BACK OF THIS  
UNOCCUPIED PROPERTY HAS STAGNANT WATER WHICH  
BECAME A BREEDING GROUND FOR MOSQUITOES. THE  
PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE.

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CASE NO: CE13082069  
CASE ADDR: 6731 NW 26 WY  
OWNER: MAZZRILLO, FRANK  
INSPECTOR: URSULA THIME

VIOLATIONS: 18-12(a)  
THE REAR AND FRONT YARD OF THIS UNOCCUPIED  
PROPERTY HAS BECOME OVERGROWN WITH WEEDS AND GRASS.

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CASE NO: CE13031687  
CASE ADDR: 1458 SW 18 TER  
OWNER: DUSKIN, DAWN  
INSPECTOR: MARK CAMPBELL

VIOLATIONS: 47-19.5.B.1.a.ii.  
THE FENCE IN THE REAR OF THIS PROPERTY ABUTTING  
WATERWAY IS HIGHER THAN 30 INCHES. FOR PROPERTIES  
ABUTTING A WATERWAY, NO OPAQUE FENCE IS PERMITTED  
TO EXCEED TWO AND ONE-HALF (2½) FEET IN HEIGHT  
WHEN LOCATED WITHIN TEN (10) FEET OF THE EDGE OF  
THE WATERWAY.

47-19.5.E.4.  
THE FENCE ON THE SOUTH SIDE OF THIS PROPERTY HAS  
THE FINSHISHED SIDE FACING IN AND NOT FACING  
TOWARD NEIGHBORING PROPERTY. ALL FENCES ARE TO BE  
FINISHED ON THE SIDE FACING NEIGHBORING  
PROPERTIES, EXCEPT WHEN A NEW FENCE DIRECTLY ABUTS  
AN EXISTING WALL OR FENCE PREVENTING ACCESS.

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CASE NO: CE13061599  
CASE ADDR: 1301 SW 30 ST  
OWNER: NAOR, ERIC SHAULI, YOSHI & SCHMIDT,T  
INSPECTOR: MARK CAMPBELL

VIOLATIONS: 9-306  
THE EXTERIOR OF THIS STRUCTURE HAS AREAS OF  
STAINED, MISSING, OR PEELING PAINT.

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CASE NO: CE13080291  
CASE ADDR: 1512 SW 24 ST  
OWNER: KING, LINDA S  
INSPECTOR: MARK CAMPBELL

VIOLATIONS: 18-11(b)  
THE POOL ON THIS VACANT PROPERTY HAS GREEN  
STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME  
INFESTED WITH MOSQUITOS AND IS ENDANGERING THE  
PUBLIC HEALTH, SAFETY AND WELFARE.

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CASE NO: CE12071654  
CASE ADDR: 534 NW 9 AVE  
OWNER: MEZA, PEDRO P  
INSPECTOR: GEORGE OLIVA,

VIOLATIONS: FBC(2010) 105.11.2.1  
PERMIT# 03021952 TO RE-STRIPING THE PARKING LOT  
WAS LEFT TO EXPIRED

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CASE NO: CE13030580  
CASE ADDR: 257 CITY VIEW DR  
OWNER: NGUYEN, QUYEN & CHEUNG, MARY  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWINGS PERMIT WERE LEFT TO EXPIRED  
12011257 BUILDING, AND ELECTRIC 99040703

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CASE NO: CE13071946  
CASE ADDR: 2406 SUGARLOAF LN  
OWNER: COLAIANNI, COSIMO & ROSA  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
PERMIT# 09011132 FOR AN ADDITION WAS LEFT TO  
EXPIRED

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CASE NO: CE13090671  
CASE ADDR: 1221 NW 5 AVE  
OWNER: SFRH SF RENTAL LP  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE  
  
BUILDING# 12051616  
ELECTRICAL# 12051619  
PLUMBING# 12051621  
MECHANICAL# 12051622

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CASE NO: CE13070662  
CASE ADDR: 208 SW 2 ST  
OWNER: OLIVA, WALTER & A I R ENTERPRISES LLC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 9-280(b)  
COMPLIED

9-306

THERE IS GRAFFITI, FADED, CHIPPED AND MILDEW  
STAINED PAINT ON THE BUILDING AND FACADES. THE  
EXTERIOR WALLS AND FACADES HAVE CRACKS, MISSING  
MATERIAL AND EXPOSED REBAR.

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CASE NO: CE13051225  
CASE ADDR: 307 SW 2 ST  
OWNER: CITY CENTER PROPERTIES INC  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 47-34.2.B.

THE SUBJECT SITE WAS GRANTED A USE VARIANCE BY THE  
BOARD OF ADJUSTMENT (CASE #91-60) TO PERMIT A  
COMMERCIAL PARKING LOT ON WEEKENDS AND AFTER 5:00  
P.M. ON WEEKDAYS IN THE H1 ZONING DISTRICT WHERE  
SUCH USE WAS NOT PERMITTED BY THE CODE OF  
ORDINANCES OF THE CITY OF FORT LAUDERDALE AT THE  
TIME OF APPLICATION. SUBJECT TO THE APPROVAL OF  
THE BOARD OF ADJUSTMENT FOR CASE #91-60 TO PERMIT  
THE USE OF THE SITE AS A COMMERCIAL PARKING LOT  
AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND  
IS REQUIRED TO MEET THE REQUIREMENTS OF A  
COMMERCIAL PARKING LOT FOR DESIGN, PAVING,  
DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS  
CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING  
LOT IN VIOLATION OF SECTION 47-20 PARKING AND  
LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND  
TREE PRESERVATION REQUIREMENTS; AND SECTION  
47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND  
DEVELOPMENT REGULATIONS OF THE CITY OF FORT  
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CASE NO: CE13051125  
CASE ADDR: 301 SW 2 ST  
OWNER: 301 SECOND CORP  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 47-19.4.D.8.

DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED.THE GATES AND THEIR CONSTRUCTION ARE NOT OF STURDY METAL AND FRAME HINGES.THE HEIGHT OF THE ENCLOSURE IS NOT SIX (6) INCHES GREATER THAN THE HIGHEST PART OF ANY BULK CONTAINER. THE DRAIN AND WATER FACILITIES ARE NOT WORKING, AND THE CONSTRUCTION OF THE WOOD FENCE IS NOT UP TO CODE.

47-34.2.B.

THE SUBJECT SITE WAS GRANTED A USE VARIANCE BY THE BOARD OF ADJUSTMENT (CASE #91-60) TO PERMIT A COMMERCIAL PARKING LOT ON WEEKENDS AND AFTER 5:00 P.M. ON WEEKDAYS IN THE H1 ZONING DISTRICT WHERE SUCH USE WAS NOT PERMITTED BY THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE AT THE TIME OF APPLICATION. SUBJECT TO THE APPROVAL OF THE BOARD OF ADJUSTMENT FOR CASE #91-60 TO PERMIT THE USE OF THE SITE AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS; AND SECTION 47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

9-280(b)

THE WINDOWS AND THE WINDOW FRAMES ARE IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT BEING MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.THE EXTERIOR WALLS AND FACADES ARE DIRTY AND MILDEW STAINED.

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CASE NO: CE13060296  
CASE ADDR: 201 SW 2 ST  
OWNER: RIVERWALK CENTRE LTD  
INSPECTOR: LEONARD CHAMPAGNE

VIOLATIONS: 9-280(b)  
THERE ARE RAIN GUTTERS AND DOWN SPOUTS THAT ARE IN  
DISREPAIR.

9-280(g)  
THERE IS OUTDOOR ELECTRICAL EQUIPMENT ON THE NORTH  
SIDE OF THE PROPERTY THAT IS NOT BEING MAINTAINED  
IN A GOOD, SAFE WORKING CONDITION.

9-306  
THERE IS GRAFFITI, FADED, CHIPPED AND MILDEW  
STAINED PAINT ON THE BUILDING AND FACADES. THERE  
ARE HOLES AND OPENINGS THAT ARE NOT IMPERVIOUS TO  
THE ELEMENTS.

9-307(a)  
THERE ARE WINDOW SASHES AND DOORS THAT ARE IN DISREPAIR  
AND NOT SECURED IN A TIGHT-FITTING AND WEATHERPROOF MANNER.  
THERE IS ROTTEN WOOD AND BROKEN JOINTS.

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CASE NO: CE13040935  
CASE ADDR: 1408 NW 3 AVE  
OWNER: PHD DEVELOPMENT LLC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-280(b)  
COMPLIED

9-280(h)(1)  
COMPLIED

9-305(b)  
THE LANDSCAPING IS NOT BEING MAINTAINED. THE  
PROPERTY AND SWALE ARE COVERED WITH WEEDS, AND  
HAVE DEAD OR MISSING GROUND COVER.

9-306  
THERE IS DIRTY, STAINED AND MISSING PAINT ON THE  
STRUCTURE.

9-313(a)  
COMPLIED

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CASE NO: CE13051387  
CASE ADDR: 1344 NW 8 AVE  
OWNER: IB VICTORY INVESTMENT INC  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-280(h)(1)  
THE CHAIN LINK FENCE IS IN DISREPAIR.

9-305(b)  
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE  
WEEDS AND AREAS OF MISSING GROUND COVER, WHERE  
THERE IS BARE DIRT.

9-308(a)  
COMPLIED

18-12(a)  
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON  
THE PROPERTY AND SWALE OF THIS RENTAL DUPLEX  
PROPERTY.

9-280(b)  
THERE ARE WINDOWS THAT DO NOT OPEN, SOME THAT HAVE  
PLEXIGLASS INSTEAD OF GLASS, AND SEVERAL THAT HAVE  
MISSING FRAMING AROUND THE GLASS. THERE ARE DOORS  
WITH GAPS AROUND THEM.

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CASE NO: CE13051825  
CASE ADDR: 799 NW 13 ST  
OWNER: PAULK, VERONICA  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 9-280(h)(1)  
THE WOOD FENCE IS IN DISREPAIR AND FALLING APART.

9-308(b)  
COMPLIED

18-12(a)  
THERE IS TRASH AND DEBRIS ON THE PROPERTY.  
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CASE NO: CE13061402  
CASE ADDR: 1634 NW 3 AVE  
OWNER: MORROW, RUSSELL V G  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, LITTER AND DEBRIS ON THE  
PROPERTY AND SWALE OF THIS VACANT HOUSE.

9-308(b)  
THE ROOF IS DIRTY AND STAINED.

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CASE NO: CE13050481  
CASE ADDR: 1800 NW 9 ST  
OWNER: THOMPSON, BONNY LORAIN  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-304(b)  
THE GRAVEL DRIVEWAY ON THIS OCCUPIED MULTI FAMILY  
DWELLING IS NOT BEING MAINTAINED. THERE ARE AREAS  
OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN  
THROUGH AND THERE IS GRASS GROWING THROUGH IT.

9-306  
COMPLIED

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CASE NO: CE13080155  
CASE ADDR: 644 NW 15 TER  
OWNER: HAPPYHEART DEVELOPMENTS LIMITED  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS  
MULTIFAMILY RESIDENTIAL DWELLING, INCLUDING BUT  
NOT LIMITED TO WINDOWS PANES BROKEN ON MULTIPLE  
WINDOWS ON THE FRONT APARTMENT.

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CASE NO: CE13071382  
CASE ADDR: 1406 NW 15 TER  
OWNER: THOMPSON, ANTHONY A & COLLETTE, JOYCE M  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-1.  
THERE IS TRASH, RUBBISH AND DEBRIS ON THE FRONT  
AND AT THE NORTH SIDE OF THIS SINGLE FAMILY  
RESIDENCE DWELLING VISIBLE FROM THE RIGHT-OF WAY,  
INCLUDING BUT NOT LIMITED TO USED APPLIANCES,  
FURNITURE, PICK UP TRUCK FULL OF METAL JUNK PARTS,  
AND MISCELLANEOUS TRASH, RUBBISH AND DEBRIS. THESE  
CONDITIONS CONSTITUTE OBJECTIONABLE AND UNSIGHTLY  
MATTER THAT MAY REASONABLE ENDANGER THE PUBLIC  
HEALTH, SAFETY OR WELFARE OF ADJACENT PROPERTY, IS  
DECLARED TO BE A PUBLIC NUISANCE. THIS IS A RECURRENT  
VIOLATION OF THE FOLLOWING CASE CE10041792 CITED ON  
4/20/10, SAME LOCATION, SAME OWNER.

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CASE NO: CE13071383  
CASE ADDR: 1426 NW 15 TER  
OWNER: FOYLE, CHRISPIN  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12(a)  
COMPLIED

47-34.1.A.1.  
COMPLIED

9-304(b)  
THE GRAVEL DRIVEWAY ON THIS OCCUPIED SINGLE FAMILY  
RESIDENCE DWELLING IS NOT BEING MAINTAINED. THERE  
ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING  
OR WORN THROUGH. THERE ARE DIFFERENT VEHICLES  
BEING PARKED ON THE GRASS AT THIS PROPERTY.

9-306  
EXTERIOR WALLS AND OTHER SURFACES ARE  
UNATTRACTIVE, PAINT IS FADING, PEELING AND  
STAINED.

9-313(a)  
HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE  
FROM THE RIGHT OF WAY.

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CASE NO: CE13071693  
CASE ADDR: 2121 NW 7 ST  
OWNER: B N ESTATES LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 47-20.20.H.  
COMPLIED.

9-280(b)  
COMPLIED.

9-280(f)  
COMPLIED.

9-280(g)  
THERE ARE ELECTRICAL WIRES EXPOSED ON THE METER  
ELECTRICAL ROOM, NO COVER ON THE METERS BOXES,  
METER FUSES BYPASS BY A PIECE OF WIRE, CREATING A  
HAZARD TO THE RESIDENTS.

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CASE NO: CE13060936  
CASE ADDR: 425 NE 4 AVE  
OWNER: PUTNAM REALTY LTD  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 47-34.1.A.1.  
THE VACANT LOT IS BEING USED FOR A CONSTRUCTION  
STAGING AREA TO STORE HEAVY EQUIPMENT AND PARKING  
OF VEHICLES.

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CASE NO: CE13060937  
CASE ADDR: 421 NE 4 AVE  
OWNER: PUTNAM REALTY LTD  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 47-34.1.A.1.  
THE VACANT LOT IS BEING USED FOR A CONSTRUCTION  
STAGING AREA TO STORE HEAVY EQUIPMENT AND PARKING  
OF VEHICLES.  
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CASE NO: CE13060938  
CASE ADDR: 417 NE 4 AVE  
OWNER: PUTNAM REALTY LTD  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 47-34.1.A.1.  
THE VACANT LOT IS BEING USED FOR A CONSTRUCTION STAGING  
AREA TO STORE HEAVY EQUIPMENT AND PARKING OF VEHICLES.

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CASE NO: CE13060939  
CASE ADDR: 415 NE 4 AVE  
OWNER: PUTNAM REALTY LTD  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 47-34.1.A.1.  
THE VACANT LOT IS BEING USED FOR A CONSTRUCTION STAGING  
AREA TO STORE HEAVY EQUIPMENT AND PARKING OF VEHICLES.

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CASE NO: CE13062082  
CASE ADDR: 433 NE 1 AVE  
OWNER: SPAXON CORP II  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 9-307(a)  
THE FRONT WINDOW ON THE PROPERTY IS BROKEN AND IS  
IN NEED OF REPAIR OR REPLACING.

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CASE NO: CE13081462  
CASE ADDR: 529 NW 19 AVE  
OWNER: TWIGGS, ELSIE MAE H/E NW 19 AVE TR 529  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-4(c)  
THERE IS AN UNLICENSED/INOPERABLE VEHICLE STORED  
ON THE PROPERTY INCLUDING BUT NOT LIMITED TO A  
WHITE FORD VAN. THE VEHICLE DESCRIBED HAS NO TAG.

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CASE NO: CE13081748  
CASE ADDR: 517 NW 16 AVE  
OWNER: MATHIS, PHYLLIS & TIMMONS, DAVID  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 9-276(c)(3)  
THE PROPERTY IS INFESTED WITH ROACHES AND IS IN  
NEED OF EXTERMINATING.

9-279(f)  
THE ABOVE PROPERTY IS BEING OCCUPIED WITHOUT BEING  
CONNECTED TO THE CITY WATER SYSTEM.

9-280(b)  
THE CEILING IN THE FRONT ROOM IS PEELING AND  
CHIPPED AND IS IN NEED OF REPLACING OR REPAIR.

9-280(g)  
THE ELECTRICAL SYSTEM IS NOT MAINTAINED IN A SAFE  
CONDITION INCLUDING BUT NOT LIMITED TO LIGHT  
SWITCHES ARE HANGING AND LIGHT SOCKETS ARE NOT  
COVERED. THIS IS AN ELECTRICAL HAZARD.

9-308(a)  
THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE AND  
WATERTIGHT CONDITION INCLUDING BUT, NOT LIMITED TO  
A ROOF LEAK IN THE FRONT ROOM.

-----

CASE NO: CE13090084  
CASE ADDR: 918 NW 4 AVE  
OWNER: INTERAMERICAN BANK FSB  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE  
VACANT LOT INCLUDING BUT, NOT LIMITED TO OLD  
FURNITURE, TV'S AND TIRES. ALSO THERE ARE AREAS OF  
OVERGROWN GRASS AND WEEDS NOT MAINTAINED.

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CASE NO: CE13070814  
CASE ADDR: 1305 NW 4 ST  
OWNER: MAX LLC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 9-306  
THE FRONT DOOR HAS PEELING AND CHIPPED PAINT AND  
IS IN NEED OF PAINTING.

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MASSEY HEARING SCHEDULED

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CASE NO: CE12041452  
CASE ADDR: 2200 NW 7 CT  
OWNER: WILLIAMS, JIMMIE L EST  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 105.11.2.1  
WINDOW/DOOR REPLACEMENT PERMIT 11090190 IS EXPIRED

---

CASE NO: CE11051670  
CASE ADDR: 1407 NW 15 ST  
OWNER: WHITE, LEON & PHILLIPS, PAULINE MAXINE  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280(b)  
THERE ARE SEVERAL BROKEN WINDOWS AND DOORS THAT  
ARE UNATTACHED OR HANGING OFF OF THE  
VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE ON THIS  
ABANDONED CONSTRUCTION SITE.

---

CASE NO: CE12100693  
CASE ADDR: 1531 NW 15 AVE  
OWNER: TURNER, MARY EST  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING COMPONENTS ON THIS PROPERTY  
THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED DUE  
TO A RECENT FIRE. THEY INCLUDE, BUT ARE NOT  
LIMITED TO WINDOWS, FASCIA BOARDS, SOFFITS,  
CEELINGS, ETC.

9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT  
MAINTAINED IN A GOOD, SAFE WORKING CONDITION DUE  
TO A RECENT FIRE ON THE DWELLING.

9-306  
EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE,  
DIRTY AND STAINED FROM A RECENT FIRE.

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CASE NO: CE13061731  
CASE ADDR: 2415 CASTILLA ISLE  
OWNER: WHEELER, PHILIP GREGORY  
INSPECTOR: ADAM FELDMAN

VIOLATIONS: 18-11(b)  
THE POOL THAT HAS BEEN DRAINED AT THIS LOCATION,  
IS NOW PARTIALLY FILLED WITH GREEN/STAGNANT WATER.  
THE POOL IN THIS CONDITION IS A PUBLIC NUISANCE.

---

CASE NO: CE12110473  
CASE ADDR: 712 NW 2 ST  
OWNER: PRIDE OF FORT LAUDERDALE LODGE 652  
INSPECTOR: TETREAULT/ARANA

VIOLATIONS: NFPA 101:13.3.4.1.1  
AN APPROVED FIRE ALARM SYSTEM IN ACCORDANCE WITH 9.6.1 AND  
13.3.4 IS NOT PROVIDED.

NFPA 1:4.4.5  
THERE IS AN UNPROTECTED VERTICAL OPENING.

NFPA 101:13.3.5.1  
AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN  
ACCORDANCE WITH NFPA 101:9.7.1.1(1) IS NOT INSTALLED.

---

CASE NO: CE13061223  
CASE ADDR: 3400 N OCEAN BLVD  
OWNER: 3404 N OCEAN BLVD LLC  
INSPECTOR: URSULA THIME

VIOLATIONS: 47-20.20.H.  
THE PARKING LOT AT THIS COMMERCIAL PROPERTY HAS  
NOT BEEN MAINTAINED. THE WHEELSTOPS ARE BROKEN,  
MISSING AND METAL RODS ARE EXPOSED WHERE  
WHEELSTOPS HAD BEN ANCHORED. THE STRIPES HAVE  
FADED. THE SURFACE OF THE PARKING LOT HAS  
DETERIORATED, CREATING POT HOLDS AND UNEVEN  
SURFACES. THERE IS TRASH ON THE PARKING LOT, IT  
CONSISTS BUT IS NOT LIMITED TO EMPTY FOOD  
CONTAINERS, BOTTLES, PLASTIC BAGS, CONCRETE BLOCKS, ETC.

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CASE NO: CE13021592  
CASE ADDR: 626 SW 14 AVE  
OWNER: 26 MADISON LLC % PAUL FELDMAN PA  
INSPECTOR: STEPHANIE BASS

VIOLATIONS: 47-19.4.B.1.  
COMPLIED.

47-19.4.D.8.  
COMPLIED.

47-20.20.H.  
THE PARKING LOT IS IN DISREPAIR FACING SW 7 ST AND  
SW 14 AVE, THERE ARE LOOSE AND BROKEN WHEEL STOPS,  
THERE IS ALSO MISSING ASPHALT AND HOLES IN THE parking lot.

9-280(b)  
LAUNDRY ROOM DOOR ON FIRST FLOOR IS MISSING.

9-280(h)(1)  
WOODEN FENCE ENTER THE MULTI-UNIT COMPLEX AND IN  
FRONT OF THE POOL AREA IS IN DISREPAIR. WHITE GATE  
IN FRONT OF POOL AREA HAS FALLEN TO THE GROUND AND  
HAS NO POST SUPPORTING GATE TO STAND ALONE.

---

CASE NO: CE13021535  
CASE ADDR: 1321 NW 46 ST  
OWNER: KING, SHANNON  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 9-308(a)  
THE ROOF ON THE DWELLING OF THIS PROPERTY APPEARS  
TO BE DAMAGED AND IN DISREPAIR AND IS COVERED WITH  
A LARGE BLUE TARP.

---

CASE NO: CE13041682  
CASE ADDR: 2370 NW 26 ST  
OWNER: 26-237 LAUDERDALE TR STOUTE,D TRSTE  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-7(b)  
THE VACANT/UNOCCUPIED DWELLING ON THIS PROPERTY IS  
OPEN AND ABANDONED AND HAS BEEN PARTIALY BOARDED  
WITHOUT FIRST HAVING OBTAINED THE REQUIRED BOARD  
UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE.

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CASE NO: CE13040667  
CASE ADDR: 3051 NW 19 ST  
OWNER: TOP DOG REAL ESTATE HOLDINGS II LLC  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-12(a)  
THERE IS LAWN OVERGROWTH IN THE REAR YARD BEHIND  
THIS PROPERTY AND THE REAR YARD IS LITTERED WITH  
TRASH/RUBBISH/ DEBRIS.

9-306  
THE EXTERIOR WALLS AND DOORS IN THE REAR OF THE  
BUILDING HAVE AREAS OF MISSING/CHIPPING/  
PEELING/DIRT/MILDEW STAINS PRESENT.

---

CASE NO: CE13040603  
CASE ADDR: 3081 NW 19 ST  
OWNER: TULARAM-PERSAUD, DEVI  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-12(a)  
THE REAR FENCED IN YARD BEHIND THE BUSINESS ON  
THIS PROPERTY IS LITTERED WITH  
TRASH/RUBBISH/DEBRIS.

24-28(a)  
THERE IS DUMPSTER BEING STORED IN THE REAR FENCED  
IN YARD THAT SERVICES THE BUSINESS ON THIS  
PROEPRTY THAT IS  
OVERFLOWING WITH TRASH/RUBBISH/DEBRIS.

47-22.3.C.  
THERE ARE NUMEROUS BANNER SIGNS THAT ARE AFFIXED  
TO THE EXTERIOR OF THE BUILDING ON THIS PRROPERTY  
AND TO A MONUMENT SIGN ON THE PROEPRTY AS WELL.

47-22.9.  
THERE IS A MONUMENT SIGN AND MAIN WALL SIGN ON THE  
BUILDING ON THIS PROPERTY THAT ARE MISSING THEIR SIGNAGE  
AND THE INTERIOR COMPONENTS OF THE SIGNS ARE EXPOSED.

9-306  
THERE ARE GRAFFITI STAINS PRESENT ON THIS FENCE. IN  
ADDITION THE REAR WALL OF THE BUILDING ON THIS PROPERTY  
HAS MISSING/ CHIPPING/PEELING/DIRT/MILDEW STAINS PRESENT.

---

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CASE NO: CE13050015  
CASE ADDR: 3001 NW 68 ST # BLDG 9  
OWNER: PALM-AIRE VILLAGE CONDO ASSN NO1 IN  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-12(a)  
THERE IS TRASH/RUBBISH/DEBRIS LITTERING THIS  
PROPERTY, LANDSCAPED AREAS, SWALE AREAS AND UTILITY  
EASEMENTS FACING NW 68 ST, NW 31 AVE AND NW 69 CT.

9-306  
THERE ARE GRAFFITI STAINS PRESENT ALONG THE  
CONCRETE BARRIER WALL ON THIS PROPERTY FACING NW  
31 AVE AND ON UTILITY POLES AND BOXES THAT ARE  
PRESENT IN THE UTILITY EASEMENTS ON THIS PROPERTY  
FACING NW 31 AVE AS WELL.

---

CASE NO: CE13051829  
CASE ADDR: 5961 NE 18 TER  
OWNER: FANNIE MAE  
INSPECTOR: MARIA ROQUE

VIOLATIONS: 18-12(a)  
COMPLIED

9-278(e)  
THERE ARE SHUTTERS COVERING MOST OF THE WINDOWS OF  
THIS PROPERTY.

---

CASE NO: CE13040080  
CASE ADDR: 5130 NE 17 TER  
OWNER: MATTHEWS, CAROL ANNE  
INSPECTOR: MARIA ROQUE

VIOLATIONS: 9-280(h)(1)  
WOODEN FENCE IS IN DISREPAIR, AS THERE ARE AREAS  
WHICH ARE BURNT AND MISSING SLATS.

---

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CASE NO: CE13031279  
CASE ADDR: 1210 NE 1 AVE  
OWNER: CROW, CHAD LEE  
INSPECTOR: INGRID GOTTLIEB

VIOLATIONS: 47-34.1.A.1.

THE ACCESSORY STRUCTURE ON THE PROPERTY HAS BEEN CONVERTED TO A SECOND DWELLING. THIS PROPERTY IS ZONED RD-15, WHICH ALLOWS FOR SINGLE FAMILY OR DUPLEX. A SECOND DWELLING ON THE PROPERTY IS NOT A PERMITTED USE IN THIS ZONING.

9-280(b)

THERE IS DAMAGE TO THE CEILING AND WALLS FROM A LEAK. THERE IS ROTTED WOOD ON THE EXTERIOR OF THE STRUCTURE.

9-280(f)

THERE IS PLUMBING IN DISREPAIR.

9-280(g)

THERE IS ELECTRICAL IN DISREPAIR, AND EXPOSED WIRING AND OUTLETS.

9-306

THERE IS MISSING AND PEELING PAINT ON THE EXTERIOR OF THE STRUCTURES ON THIS PROPERTY.

9-329.(b)

THERE ARE WINDOWS THAT HAVE BEEN BOARDED WITHOUT OBTAINING THE REQUIRED BOARD UP CERTIFICATE FROM THE CITY.

---

CASE NO: CE13041795  
CASE ADDR: 642 NW 22 RD  
OWNER: CNW REALTY STATE LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-7(b)

THERE IS A VACANT MULTIFAMILY DWELLING WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OTHER THAN THE CONVENTIONAL METHOD. WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE, AND NO PERMIT HAS BEEN OBTAIN FOR THE BOARDING.

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CASE NO: CE13010059  
CASE ADDR: 1111 NW 21 ST  
OWNER: TBN HOMES LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 18-12(a)

THERE ARE TRASH, RUBBISH AND DEBRIS STORAGE AT THE EAST SIDE IN FRONT OF THIS SINGLE FAMILY RENTAL RESIDENCE, INCLUDING BUT NOT LIMITED TO OLD, USED APPLIANCES, FURNITURE, FANS.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE IS A BARE AREA AT THE EAST SIDE OF THE DWELLING AND ON THE SWALE, THAT IS MISSING LIVING GROUND COVER AND IS VISIBLE FROM THE RIGHT OF WAY.

-----  
CASE NO: CE13050145  
CASE ADDR: 207 NW 7 AVE  
OWNER: SOPHER INVESTMENTS INC  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 47-20.13.A.

THERE IS NO ADEQUATE PARKING FOR THE COMMERCIAL BUSINESS THAT IS IN A HARD DUST-FREE CONDITION.

-----  
CASE NO: CE13051470  
CASE ADDR: 1217 NE 5 AVE  
OWNER: SPERLING, BENJIE TRSTEE  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR ON THE PROPERTY WITH BROKEN AND BENT SUPPORT POST THAT HAVE CAUSED THE CHAIN LINK FENCE LEAN IN AREAS.

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CASE NO: CE13061979  
CASE ADDR: 835 NE 3 AVE  
OWNER: ATALLAH, IHAB  
INSPECTOR: ANDRE CROSS

VIOLATIONS: 18-12(a)  
THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT  
THE REAR OF THE ABOVE COMMERCIAL PROPERTY  
INCLUDING BUT, NOT LIMITED TO PALLETS AND  
MISCELLANEOUS ITEMS.

---

CASE NO: CE13041476  
CASE ADDR: 2466 BIMINI LN  
OWNER: HUTCHINSON, BRUCE  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: 18-4(c)  
INOPERABLE BOATS AND BOAT TRAILERS PARKED ON THE  
PROPERTY.

---

CASE NO: CE13050942  
CASE ADDR: 3512 SW 12 CT  
OWNER: JPMORGAN CHASE BANK  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: 18-11(a)  
THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,  
STAGNANT WATER. THE PROPERTY IN THIS CONDITION IS  
A PUBLIC NUISANCE.

---

CASE NO: CE13060104  
CASE ADDR: 3613 SW 12 PL  
OWNER: KERR-ROLLE, SWABY  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: 18-11(b)  
THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,  
STAGNANT WATER. THE PROPERTY IN THIS CONDITION IS  
A PUBLIC NUISANCE.

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CASE NO: CE13061334  
CASE ADDR: 3321 NW 64 ST  
OWNER: FEDERAL HOME LOAN MORTGAGE CORP  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-11(a)  
THE SWIMMING POOL IN THE REAR YARD OF THIS VACANT/  
UNOCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT  
WATER. IN THIS CONDITION THIS POOL IS UNSANITARY,  
UNSIGHTLY, IS A POTENTIAL BREEDING GROUND FOR  
MOSUITOES AND POSES A THREAT TO THE HEALTH, SAFETY  
AND WELFARE TO THE SURROUNDING PROPERTIES AND TO  
THE COMMUNITY AS A WHOLE.

-----  
CASE NO: CE13061114  
CASE ADDR: 2161 NW 26 AVE  
OWNER: CR12BE LLC  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 18-11(a)  
THE SWIMMING POOL IN TH REAR YARD OF THIS OCCUPIED  
PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. IN  
THIS CONDITION THIS POOL IS UNSANITARY, UNSIGHTLY,  
IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND  
IS A THEAT TO THE HEALTH, SAFETY AND WELFARE TO  
THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS  
A WHOLE.

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CASE NO: CE13042106  
CASE ADDR: 3000 NW 59 ST  
OWNER: WORLD JET INC  
INSPECTOR: SAEY, ERIN

VIOLATIONS: 9-305(b)  
THE LANDSCAPING ON THIS PROPERTY IS NOT BEING  
MAINTAINED. THERE ARE DEAD/DYING/ MISSING BUSHES,  
TREES AND PALM TREES PRESENT.

9-306  
THERE ARE AREAS OF MILDEW & DIRT STAINS PRESENT  
ON THE BUILDING ON THIS PROPERTY.

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WATER WORKS 2011-HEARING TO IMPOSE

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CASE NO: CE12022508  
CASE ADDR: 1540 SW 5 PL # 1  
OWNER: SOL INDUSTRIES LLC  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

---

CASE NO: CE12022511  
CASE ADDR: 1540 SW 5 PL # 3  
OWNER: SWK48 LLC  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

---

CASE NO: CE12061225  
CASE ADDR: 1540 SW 5 PL # 4  
OWNER: DEUTSCHE BANK NATIONAL TRUST CO TRUSTEE  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE12041354  
CASE ADDR: 1709 SW 10 ST  
OWNER: SILVERA, KENNETH A  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE12041355  
CASE ADDR: 1709 SW 11 CT  
OWNER: PIERRE, VERONEL & PIERRE, MARIE MIRANA  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

-----

CASE NO: CE12041363  
CASE ADDR: 1801 DAVIE BLVD  
OWNER: JFK ACADEMY CO OF  
FORT LAUDERDALE CITY INC  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE12041367  
CASE ADDR: 1811 SW 10 ST  
OWNER: ADELSON-JOSEPH, MARIE ELOUDDE  
INSPECTOR: HEATHER STEYN,

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

-----

CASE NO: CE12041373  
CASE ADDR: 1821 SW 11 ST  
OWNER: CARDOTT, BERRY E  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE12041381  
CASE ADDR: 1906 SW 8 ST  
OWNER: METAYER, MILNET  
INSPECTOR: HEATHER STEYN

VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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