



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

**MARCH 10, 2020
10:30 A.M.**

**COMMISSION MEETING ROOM
CITY HALL**

100 N ANDREWS AVE

**H. MARK PURDY
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD OF ADJUSTMENTS IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. 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 evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

MARCH 10, 2020

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LIEN REDUCTION HEARING

CASE NO: CE18121350
CASE ADDR: 821 HIMMARSHEE ST
OWNER: ENDLESS INVESTMENTS LLC
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 15-272. (a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE07121188
CASE ADDR: 1321 NE 14 ST
OWNER: ELITE GROUP PROPERTIES LLC
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 18-27(a)
THERE IS OVERGROWN PLANT LIFE ON THE PROPERTY
INCLUDING THE STONE WALKWAY AND WHAT WAS
PREVIOUSLY A GRAVEL PARKING AREA. THERE IS ALSO
OVERGROWTH IN THE SWALE. THIS IS A RECURRING
VIOLATION AS THE PROPERTY WAS PREVIOUSLY CITED
JANUARY 10, 2007 VIA CASE #CE07010644 AND AUGUST 8, 2007
VIA CASE #CE07080524.

CASE NO: CE11081738
CASE ADDR: 1321 NE 14 ST
OWNER: ELITE GROUP PROPERTIES LLC
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 18-12(a)
REPEAT VIOLATION: OVERGROWTH, TRASH, AND DEBRIS

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CASE NO: CE13030601
CASE ADDR: 1321 NE 14 ST
OWNER: ELITE GROUP PROPERTIES LLC
PRESENTER: DEANNA BOJMAN

VIOLATIONS: FBC 105.1
REPLACED ROTTEN SIDING WITH WAFER, BOARDS, REPLACED
BATHROOM FIXTURES

CASE NO: CE13090452
CASE ADDR: 1321 NE 14 ST
OWNER: ELITE GROUP PROPERTIES LLC
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 18-12(a)
OVERGROWTH, TRASH, AND DEBRIS.

CASE NO: CE14050008
CASE ADDR: 1237 NW 7 AVE
OWNER: HIZUENGA 1237 LAND TR
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 9-304(b)
DRIVEWAY NOT BEING MAINTAINED IN GOOD CONDITION; GRASS AND
WEEDS THROUGHOUT.

9-305(b)
THE PROPERTY IS OVERRUN WITH WEEDS. PINE BARK HAS BEEN USED
INSTEAD OF LIVING GROUND COVER

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CASE NO: CE16050886
CASE ADDR: 1433 NW 3 AVE
OWNER: HIZUENGA 1433 LAND TR
PRESENTER: DEANNA BOJMAN

VIOLATIONS: FBC (2014) 105.1 BUILDING ALTERED WITHOUT OBTAINING THE
REQUIRED PERMITS AND INSPECTIONS

FBC (2014) 105.3.1.4.15: WINDOWS AND DOORS INSTALLED WITH
OUT PERMITS

FBC (2014) 105.3.1.4.18 FENCE INTALLED WITH PERMITS

FBC (2014) 105.3.1.4.4 PLUMBING WORK WITHOUT PERMITS

FBC (2014) 105.3.1.4.5 ELECTRICAL WORK WITHOUT PERMITS

FBC (2014) 110.6 WORK IN PROGRESS COVERED UP WITHOUT PROPER
PERMITS AND INSPECTIONS

FBC (2014) 115.1 STOP WORK UNTIL PERMIT OBTAINED.

CASE NO: CE14060333
CASE ADDR: 1620 NW 2 AVE
OWNER: HIZUENGA 1620 LAND TR
PRESENTER: DEANNA BOJMAN

VIOLATIONS: 9-280 (b)
THERE ARE FRENCH DOORS THAT HAVE BEEN INSTALLED WITHOUT
A PERMIT AND HAVE GAPS AT THE BOTTOM. THE DOORS ARE NOT
WEATHERPROOF AND WATERTIGHT.

9-280 (g)
THERE IS A WATER HEATER THAT HAS BEEN INSTALLED OUTSIDE
WITHOUT A PERMIT, AND LEAKS HOT WATER OUT OF A PIPE. THERE
IS AN EXHAUST FAN IN THE BATHROOM THAT RUNS CONSTANTLY AND
DOESN'T SHUT OFF.

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CASE NO: CE13030047
CASE ADDR: 1600 NW 7 TER
OWNER: RUBI, YASMIN C
PRESENTER: DEANNA BOJMAN

VIOLATIONS:

FBC (2010) 105.1 --PERMITS
FBC (2010) 110.9 -- INSPECTIONS
FBC (2010) 1609.1 -- WIND LOAD
FBC (2010) 1626.1 -- HIGH-VELOCITY HURRICANE ZONES.

CASE NO: CE16071899
CASE ADDR: 4040 GALT OCEAN DR
OWNER: OCEAN MANOR CONDO ASSOC
PRESENTER: DEANNA BOJMAN

VIOLATIONS:

FBC (2014) 105.1 - PERMITS
BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTED WITHOUT
THE REQUIRED PERMITS AND INSPECTIONS FOR THIRD TIKI HUT WHEN
ONLY TWO HAVE BEEN PERMITTED.

FBC (2014) 105.3.1.4.5 - ELECTRICAL PERMITS
NEW ELECTRICAL CIRCUITS AND RECEPTACLES
FBC (2014) 110.6 - PERMITS

WORK IS IN PROGRESS OR PERFORMED AND/OR COVERED-UP WITHOUT
THE REQUIRED INSPECTIONS AND APPROVAL FROM THE BUILDING
DEPARTMENT THROUGHOUT THE PERMITTING PROCESS

FBC (2014) 116.2.1.2.5 - ELECTRICAL PERMITS
ELECTRICAL SYSTEM MODIFIED WITHOUT PERMITS
