



SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

**MAY 27, 2021
12:00 P.M.**

MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:

<https://www.fortlauderdale.gov/government/SM>

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.



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LIEN REDUCTION HEARING

CASE NO: CE19060961
CASE ADDR: 511 SE 5 AVE # 2023
OWNER: RICH, ALEX I
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE:
16112615 PWATERHTR REPLACE NEW HOT WATER HEATER

CASE NO: CE08110860
CASE ADDR: 631 CAROLINA AVE
OWNER: WALKER, MAURICE & WALKER, SONIA MARTIN
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR
INSPECTIONS:
1. THE CARPORT WAS ENCLOSED INTO A LIVING SPACE
WITH AN APPLIED PERMIT ONLY.
2. THE ROOF WAS DONE BUT THE PERMIT HAS EXPIRED.
NO FINAL INSPECTION WAS EVER DONE.
3. WALL A/Cs WERE REMOVED AND THE OPENINGS WERE
CLOSED. A CENTRAL A/C WAS INSTALLED.
4. STUCCO WORK WAS DONE ON THE PROPERTY.
5. ALL THE WINDOWS AND THE FRONT DOOR WERE REPLACED.

FBC 105.2.11
THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. A CENTRAL A/C WAS INSTALLED WITH DUCT WORK AND
AN ELECTRICAL HEATER.

FBC 105.2.4
THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN
CHANGED WITHOUT OBTAINING A PERMIT IN THE
FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. KITCHEN AND BATHROOM FIXTURES WERE REPLACED.

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FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:
1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING A CENTRAL A/C WITH ELECTRIC HEATER, ADDITIONAL LIGHTS, WALL OUTLETS THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC 106.10.3.1

THERE IS ONE EXPIRED ROOF PERMIT #07041605, WHICH FAILED INSPECTIONS, AND FOUR APPLIED PERMITS WHERE THE WORK WAS ALREADY DONE.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1604.1

THE STRUCTURE FOR THE CARPORT CONVERSION DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE06090571
CASE ADDR: 631 CAROLINA AVE
OWNER: WALKER, MAURICE & WALKER, SONIA MARTIN
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-27(a)
THE LAWN ON THIS PROPERTY IS OVERGROWN AND NOT MAINTAINED. ALSO RUBBISH, TRASH AND DEBRIS ARE SCATTERED ABOUT THE PROPERTY.

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9-281 (b)

THERE IS AN UNLICENSED, INOPERABLE HONDA ACCORD
STORED ON THIS PROPERTY.

9-306

THERE ARE AREAS OF STAINED AND DIRTY PAINT ON THIS BUILDING.

CASE NO: CE19010801
CASE ADDR: 719 NE 17 AV
OWNER: PASSERO DEVELOPMENT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.1
THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
INCLUDING BUT NOT LIMITED TO:
1. INTERIOR DEMOLITION WITHOUT PERMIT.

CASE NO: CE19010753
CASE ADDR: 719 NE 17 AV
OWNER: PASSERO DEVELOPMENT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24-27. (b)
COMPLIED

9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED. THERE IS MISSING AND ROTTED WOOD ON THE FASCIA
AND ON THE EXTERIOR WALLS.

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.

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 AND PEELING PAINT.

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9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

CASE NO: CE11011745
CASE ADDR: 842 SW 13 ST
OWNER: 842 SW 13TH ST LLC
PRESENTER: KATRINA JORDAN
VIOLATIONS: 18-11(a)

THE POOL ON THIS PROPERTY HAS GREEN STAGNANT WATER
WHICH IS OR MAY REASONABLY BECOME INFESTED WITH
MOSQUITOS AND IS ENDANGERING THE PUBLIC HEALTH,
SAFETY AND WELFARE.

CASE NO: CE17111443
CASE ADDR: 958 NW 24 AVE
OWNER: SOUTHEAST REAL ESTATE INVESTMENTS LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THE PROPERTY AND SWALE

9-279(f)

THIS OCCUPIED PROPERTY DOES NOT HAVE THE REQUIRED
SANITARY FACILITIES. THERE IS NO CITY WATER SERVICE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

CASE NO: CE16021754
CASE ADDR: 1035 NW 5 AVE
OWNER: KELACO CORP
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15060615 (NEW PLUMBING)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED UP
WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT.
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE18010319
CASE ADDR: 1106 NW 2 AVE
OWNER: REECE, PATRICK
PRESENTER: KATRINA JORDAN

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

CASE NO: CE19012128
CASE ADDR: 1113 NW 11 PL
OWNER: KAPPA HOMES LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS
AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS

CASE NO: CE19081835
CASE ADDR: 1113 NW 11 PL
OWNER: KAPPA HOMES LLC
PRESENTER: KATRINA JORDAN

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 MOSQUITOES AND IS A PUBLIC
NUISANCE.

CASE NO: CE11010133
CASE ADDR: 1432 SW 9 ST
OWNER: CUENCA, EDGARD H
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE07120631
CASE ADDR: 2600 NW 20 CT
OWNER: PIERCE, RICKY & PIERCE, EDDIE
SPENCER, SHAWANDA
PRESENTER: KATRINA JORDAN

VIOLATIONS: Sec. 9-329(a)
All buildings which remain boarded for a period of more than six (6) months shall require a certificate for boarding be issued by the City. The fee for boarding certificates shall be twenty five dollars (\$25.00).

CASE NO: CE14120543
CASE ADDR: 2600 NW 20 CT
OWNER: PIERCE, RICKY & PIERCE, EDDIE
SPENCER, SHAWANDA
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT #12010293
PLUMBING PERMIT #10110447
BUILDING PERMIT #10110446

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

CASE NO: CE20100676
CASE ADDR: 2645 NE 32 ST 1 2
OWNER: BRONIA LLC
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE18021986
CASE ADDR: 2831 NE 29 ST
OWNER: MATTHEWS, NANCY A
PRESENTER: KATRINA JORDAN

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

CASE NO: CE20070264
CASE ADDR: 2904 N OCEAN BLVD 1 4
OWNER: LAMBERT, OLIVIER; NADEAU, NATHALIE
PRESENTER: KATRINA JORDAN

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

CASE NO: CE19030592
CASE ADDR: 3101 NE 47 CT # 304
OWNER: NE 47 COURT 304 LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
18061804 BDEMOINT # 304: INTERIOR DEMOLITION
