



# **SPECIAL MAGISTRATE LIEN REDUCTION AGENDA**

**JUNE 8, 2021  
12:00 P.M.**

**COMMISSION MEETING ROOM  
CITY HALL  
100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
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.



CITY OF FORT LAUDERDALE  
SPECIAL MAGISTRATE LIEN REDUCTION  
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**LIEN REDUCTION HEARING**  
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CASE NO: CE17032357  
CASE ADDR: 510 RIVIERA ISLE  
OWNER: 510 RIVIERA LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 8-91.(c)  
THERE IS A SEAWALL IN DISREPAIR ON THE PROPERTY. THERE ARE HOLES/CRACKS IN THE SEAWALL. THE SEAWALL IN ITS PRESENT CONDITION IS UNSATISFACTORY. IT APPEARS A BOAT DOCK WAS REMOVED. THE SEAWALL HAS EXPOSED REBAR AND THERE ARE TWO POSTS REMAINING.

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CASE NO: CE18070588  
CASE ADDR: 928 NW 1 ST  
OWNER: 928 & 932 1ST STREET HOLDINGS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: NFPA 1:1.12.1  
WORK REQUIRES A PERMIT. A SPRAY BOOTH WAS INSTALLED WITHOUT FIRST OBTAINING PERMITS

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CASE NO: ENF-CODE-19100421  
CASE ADDR: 1116 SW 1 ST 1-4  
OWNER: TROPICAL VIEW APARTMENTS LLC % SAAR MANAGEMENT  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-305(B)  
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. TREE BRANCHES ARE LEANING ON TOP OF THE ROOF.

47-20.20.H.  
THIS IS A RMM-25 ZONED PROPERTY. THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND STAINED. THE WHEELSTOPS ARE LOOSE OR BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING.

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CASE NO: CE06100348  
CASE ADDR: 1506 NW 12 TER  
OWNER: CARTER, THOMAS EDWARD EST  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-1

THE PROPERTY HAS AN EXCESSIVE ACCUMULATION OF OVERGROWTH AND HAS AFFECTED THE ECONOMIC WELFARE OF THE ADJACENT PROPERTIES AND IS A PUBLIC NUISANCE. THE PROPERTY IS IN AN OBJECTIONABLE CONDITION, IS UNSIGHTLY AND COULD BECOME INHABITED BY RODENTS, VERMIN OR OTHER WILD ANIMALS.

18-27 (a)

THERE IS TRASH, RUBBISH AND DEBRIS STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO OLD APPLIANCES, WOOD, OLD COOLERS, BUCKETS, A CAMPER, WIRE LATHE, BRICKS, OLD CLOTHES AND MISCELLANEOUS ITEMS.

47-21.8 A.

THE EXISTING LANDSCAPE HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF DEAD GROUND COVER.

47-34.1 A.1.

THERE IS COMMERCIAL EQUIPMENT STORED ON PROPERTY (CHIPPER). AS PER TABLE 47-5.11, THIS IS UNPERMITTED LAND USE IN THIS RS-8 ZONED DISTRICT.

6-31 (b)

THE DOGS RESIDING AT THIS PROPERTY ARE NOT WEARING THE REQUIRED COLLARS WITH TAGS ISSUED BY A LICENSED VETERINARIAN.

6-32 (b)

THE DOGS RESIDING AT THIS PROPERTY ARE NOT DISPLAYING A METAL TAG ISSUED BY A LICENSED VETERINARIAN SHOWING THAT THE DOG HAS BEEN VACCINATED AGAINST RABIES.

6-34

THERE ARE FOUR (4) OR MORE ADULT DOGS (OVER 4 MONTHS) RESIDING AT THIS LOCATION. THE PROPERTY OWNER IS NOT IN COMPLIANCE WITH THE APPLICABLE ZONING AND LICENSING PROVISIONS OF THIS CODE; THIS CONSTITUTES A KENNEL.

**CONTINUED**

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6-7(b) (4)

THE PROPERTY HAS NOT BEEN MAINTAINED AND IS IN AN UNSANITARY CONDITION. THERE ARE OFFENSIVE DOG ODORS (WASTE) EMITTING FROM THE PROPERTY WHICH IS A NUISANCE TO THE SURROUNDING PROPERTIES.

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY.

9-306

THERE IS BARE WOOD ON THE FASCIA BOARD OF THE BUILDING NOT BEING PROTECTED FROM THE WEATHER.

9-308(b)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE ROOF OF THE BUILDING.

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CASE NO: CE12050967  
CASE ADDR: 1506 NW 12 TER  
OWNER: CARTER, THOMAS EDWARD EST  
PRESENTER: KATRINA JORDAN  
VIOLATIONS: 28-33(a)  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE18100980  
CASE ADDR: 1506 NW 12 TER  
OWNER: CARTER, THOMAS EDWARD EST  
PRESENTER: KATRINA JORDAN  
VIOLATIONS: 9-305(a)  
THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

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.

9-280(h) (1)

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

**CONTINUED**

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25-56 (b)

THERE ARE AREAS OF UNEVEN CONCRETE, CRACKS AND MISSING ASPHALT.

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CASE NO: CE20070570  
CASE ADDR: 2600 NE 9 ST  
OWNER: OCON RE ACQUISITIONS LLC  
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.

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CASE NO: CE21010878  
CASE ADDR: 2600 NE 9 ST  
OWNER: OCON RE ACQUISITIONS LLC  
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.

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CASE NO: CE18020357  
CASE ADDR: 2715 N OCEAN BLVD # 17C  
OWNER: RICE CAPITAL LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17071899 MACRPLL (#17C A/C CHANGE OUT 2.5 TONS 14.0 SEER)

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