



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

JULY 29, 2021  
12:00 P.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.

**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.

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**  
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CASE NO: CE20050328  
CASE ADDR: 100 N FEDERAL HWY  
OWNER: WAVERLY 1 & 2 LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9 306  
THERE ARE WALLS, AWNINGS AND BUILDING PARTS IN DISREPAIR.

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CASE NO: CE20090537  
CASE ADDR: 110 N FEDERAL HWY  
OWNER: WAVERLY 1 & 2 LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9 306  
THERE ARE WALLS, AWNINGS AND BUILDING PARTS IN DISREPAIR.

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CASE NO: CE16040506  
CASE ADDR: 237 CITY VIEW DR  
OWNER: RADAKER, JOHN  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM 15080144 CHANGE OUT 3 TON SPLIT

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CASE NO: CE20060408  
CASE ADDR: 320 SW 12 CT 1 2  
OWNER: OWOC, VINCENT; OWOC, AMY  
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: CE21030523  
CASE ADDR: 1221 E LAS OLAS BLVD  
OWNER: ALL AROUND LAS OLAS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15 28  
THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR  
BUSINESS TAX RECEIPT.

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CASE NO: CE19041567  
CASE ADDR: 1236 NE 12 AVE  
OWNER: JEVRIC, BLAGOJE & VIDOSAVA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
14051441 MACRPLL A.T.F. AC CHANGE OUT

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CASE NO: CE19021740  
CASE ADDR: 1270 SE 2 ST  
OWNER: PONCE, MIGUEL E  
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. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS  
CE17070285. THIS CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE  
VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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CASE NO: CE21020528  
CASE ADDR: 1418 NE 53 CT  
OWNER: FL2DAY INC  
PRESENTER: KATRINA JORDAN

VIOLATION: 18-1.  
THERE IS OVERFLOWING GARBAGE CONTAINERS IN REAR OF 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.

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CASE NO: CE21020089  
CASE ADDR: 1418 NE 53 CT  
OWNER: FL2DAY INC  
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: CE21010534  
CASE ADDR: 1445 N ANDREWS AVE  
OWNER: SUL10 PROPERTIES 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: CE06121097  
CASE ADDR: 1451 SW 11 PL  
OWNER: CASTILLO, MARTHA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-27(a)

PROPERTY OVERGROWN AND FICUS HEDGES NOT MAINTAINED  
ON WEST SIDE OF PROPERTY.

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CASE NO: CE21010803  
CASE ADDR: 1451 SW 11 PL  
OWNER: CASTILLO, MARTHA  
PRESENTER: KATRINA JORDAN

VIOLATION: 15 272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE  
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CASE NO: CE17010654  
CASE ADDR: 1700 N ANDREWS AVE  
OWNER: GJ MANAGEMENT LLC  
%ANGENTS AND CORPORATIONS, INC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.5.D.5.  
THE BUFFER WALL ON THE PROPERTY IS NOT IN GOOD  
REPAIR, NOT BEING MAINTAINED OR SECURE. SECTIONS ARE  
MISSING AND HAVE MOLD AND MILDEW ALONG WITH  
CHIPPED AND MISSING PAINT AND SMALL SECTIONS OF  
GRAFFITI. THIS IS A VIOLATION FOR STANDARDS FOR  
WALLS.

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CASE NO: CE19070772  
CASE ADDR: 3051 NW 17 ST  
OWNER: 3051 NW 17 STREET LAND TR  
BONFIGLIO, TIFFANY TRSTEE  
PRESENTER: KATRINA JORDAN

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

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.

18-4(c)  
THERE IS A DERELICT VEHICLE ON THE PROPERTY.

9-313.(a)  
HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET  
OR PROPERLY DISPLAYED ON THIS PROPERTY.

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 PROPERTY AND SWALE.

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