



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

AUGUST 26, 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.

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.

DEPARTMENT OF SUSTAINABLE DEVELOPMENT

700 NW 19 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

WWW.FORTLAUDERDALE.GOV



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LIEN REDUCTION HEARING

CASE NO: CE21010478 S CITATION
CASE ADDR: 11 SYLVAN LN
OWNER: NEXGEN RE HOLDINGS 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.

CASE NO: CE18121335
CASE ADDR: 499 W MELROSE CIR
OWNER: NALLASAMY, THANGAMUTHU
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.

9-304(b)
THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES AND
THE SURFACE IS UNEVEN AND HAS CRACKS. IT NEEDS TO BE
REPAIRED AND RESURFACED. (WITH PERMITS IF APPLICABLE)

9-306
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND
MISSING AND PEELING PAINT.

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18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-39.A.1.b.(6)(b)

THERE IS OPEN AIR STORAGE CONSISTING OF A REFRIGERATOR, A WASHER, A TELEVISION, AND OTHER MISCELLANEOUS ITEMS WHICH IS A UNPERMITTED LAND USE IN THIS RESIDENTIAL ZONED DISTRICT.

CASE NO: CE-19111337
CASE ADDR: 638 NW 22 RD
OWNER: L & L SERVICES GROUP INC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 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 WITH LEANING AND MISSING POSTS AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THE PARKING FACILITIES INCLUDING ACCESS AISLES ARE NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS, AND WEEDS ON THE PROPERTY AND SWALE AREAS. THERE IS TRASH, RUBBISH, LITTER, AND DEBRIS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO, DAMAGED BICYCLES, ETC.

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CASE NO: CE17110759
CASE ADDR: 701 W SUNRISE BLVD
OWNER: 701 SUNRISE REALTY LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL LIGHT POLE BLOWN DOWN AND REMOUNTED WITHOUT A PERMIT.
2. SOME POLE REQUIRES BASE WELDING THAT REQUIRES AN ENGINEER REPORT.

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

CASE NO: CE08021649
CASE ADDR: 900 NE 18 AV # 706
OWNER: FIERMONTE, MICHAEL &
MORTON, ELLETT D
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

1. BATHROOMS WERE REMODELED.
2. THE KITCHEN WAS REMODELED.
3. THE INTERIOR FLOOR PLAN LAYOUT WAS ALTERED. THE KITCHEN WAS OPENED TO THE LIVING AREA.

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FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

1. BATH AND KITCHEN FIXTURES WERE REPLACED.
2. A JACUZZI TUB WAS INSTALLED.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL CIRCUITS WERE MOVED, ALTERED AND ADDED IN THE KITCHEN AND BATHROOMS.
2. AN ELECTRICAL CIRCUIT WAS ADDED FOR A JACUZZI TUB.

CASE NO: CE20110371
CASE ADDR: 917 SE 2 CT
OWNER: JUDY'S CREATIVE REAL ESTATE; 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.

CASE NO: CE21050100
CASE ADDR: 1000 SW 26 ST
OWNER: ECOAR LLC
PRESENTER: KATRINA JORDAN

VIOLATION: 47 21.15.A

THIS IS AN IRREVERSIBLE CITY CODE VIOLATION. MULTIPLE TREES CUT, AND REMOVED FROM THIS RESIDENTIAL VACANT PARCEL WITHOUT OBTAINING THE REQUIRED CITY APPROVAL PERMIT(S).

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CASE NO: CE16121214
CASE ADDR: 1050 NE 9 AVE
OWNER: 1050 NE 9 AVE LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-313(a)
THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.
HOUSE NUMBERS ARE MISSING.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING
COLOR.

9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

18-12(a)
THERE IS GRASS/PLANTS/WEEDES OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

9-279(f)
THERE IS NO WATER SERVICE TO THIS OCCUPIED
PROPERTY.

CASE NO: CE19070505
CASE ADDR: 1050 NE 9 AVE
OWNER: 1050 NE 9 AVE LLC
PRESENTER: KATRINA JORDAN

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

47-20.20.H.
THE PARKING LOT IS NOT BEING KEPT IN A GOOD OPERATING CONDITION.
THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED,
LOSE AND MISSING IN SOME AREAS, WHEELSTOPS ARE MISSING, LOSE OR
BROKEN.
THE SURFACE MARKING ARE FADED OR MISSING. THE PARKING LOT NEEDS
TO BE RESURFACED AND RESTRIPE.

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9-280 (g)

ELECTRICAL WIRES AND ACCESSORIES ARE NOT BEING MAINTAINED IN A GOOD SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO EXTERIOR LIGHTS, HIGH AND LOW VOLTAGE CABLES AND OTHER ELECTRICAL AIR CONDITIONER ACCESSORIES.

9-304 (b)

COMPLIED

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.

9-308 (b)

THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

CASE NO: CE12040528
CASE ADDR: 1200 N FTL BEACH BLVD
OWNER: 1200 CLUB CONDO ASSN INC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS ARE EXPIRED:
BUILDING PERMIT # 14020839 (GLASS RAILING SYSTEM)
BUILDING PERMIT # 14012076 (EXTERIOR STAIR
ALTERATION)-closed
MECHANICAL PERMIT # 13120682 (ALUM AC
LOUVERS)-closed BUILDING PERMIT # 12010395
(EXTERIOR MASONARY WALLS)
BUILDING PERMIT # 11061457 (CONCRETE
RESTORATION)-closed ELECTRICAL PERMIT # 11032186
(RECEPTICALS)-closed BUILDING PERMIT # 10081645
(ATF CONCRETE/WINDOW REPLACEMENT)
BUILDING PERMIT # 04091836 (FENCE)
BUILDING PERMIT # 96021100 (DUMPSTER ENCLOSURE)

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CASE NO: CE12101287
CASE ADDR: 1200 N FTL BEACH BLVD
OWNER: 1200 CLUB CONDO ASSN INC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED REPAIRS OR MODIFICATIONS AS INDICATED
IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH
WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

CASE NO: CE14071437
CASE ADDR: 1200 N FTL BEACH BLVD
OWNER: 1200 CLUB CONDO ASSN INC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 69A-46.041
THE FIRE STANDPIPE SYSTEM IS NOT TAGGED IN
ACCORDANCE WITH THE CODE.

NFPA 1:10.4.4
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED
AND OR TAGGED IN ACCORDANCE WITH THE CODE.

NFPA 25:13.7.1
THE FIRE DEPARTMENT CONNECTION (FDC) CAP(S)/PLUG(S)
IS(ARE) MISSING.

NFPA 25:13.7.1 SIGN
THE FDC DRY STANDPIPE SIGN IS MISSING.

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CASE NO: CE15031679
CASE ADDR: 1501 NW 19 AVE
OWNER: GRANT FLA LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. FLORIDA ROOM WAS CONVERTED INTO A THIRD BEDROOM
WITH A BATHROOM. THERE ARE 15 PEOPLE LIVING IN THE
DWELLING AS PER CODE OFFICER QUINTERO.
2. THERE ARE NEW WINDOWS AND DOORS INSTALLED OR
REPLACED ON THE PROPERTY.
3. A CENTRAL A/C SYSTEM UNIT INSTALLED.

FBC(2010) 110.9

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

CASE NO: CE12041380
CASE ADDR: 1905 SW 11 ST
OWNER: HILL, JOHN
PRESENTER: KATRINA JORDAN

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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CASE NO: CE15060798
CASE ADDR: 1951 NW 27 AVE
OWNER: COMMUNITY HOME BUYERS LLC
PRESENTER: KATRINA JORDAN

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

18-4(c)
THERE IS AN UNLICENSED/INOPERABLE VEHICLE BEING
STORED AT THE ABOVE PROPERTY.

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

BCZ 39-275(7)(a)
THERE IS NON PERMITTED LAND USE IN THIS ZONING DISTRICT.

CASE NO: CE18110197
CASE ADDR: 1951 NW 27 AVE
OWNER: COMMUNITY HOME BUYERS LLC
PRESENTER: KATRINA JORDAN

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

BCZ 39-275(6)(b)
THERE IS PROHIBITED OPEN OUTDOOR STORAGE OF ITEMS ON THIS
RD-10 COUNTY ZONED PROPERTY. THE OPEN OUTDOOR STORAGE
INCLUDES BUT IS NOT LIMITED TO BEDROOM FURNITURE,
CARDBOARD, INDOOR CHAIRS, AND OTHER MISCELLANEOUS ITEMS.

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9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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.

CASE NO: CE20090408
CASE ADDR: 2443 BIMINI LN
OWNER: SERCHUK,ARNOLD; % BETA SCREEN CORP
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18 4(c)
THERE IS A DERELICT VESSEL AT THE REAR OF THE PROPERTY.

CASE NO: CE20100804
CASE ADDR: 4040 GALT OCEAN DR 808
OWNER: HUINCUL 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.
