



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

VIRTUAL & IN PERSON HEARING

SEPTEMBER 30, 2021

9:00 A.M.

MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:

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

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
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: CE20070513
CASE ADDR: 101 SW 22 AVE
OWNER: APEX HOMES GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK
ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN
THE FOLLOWING MANNER BUT NOT LIMITED TO:
WINDOWS AND DOORS, ROOF WINDOW OPENING MODIFICATION, ELECTRICAL,
KITCHEN REMODEL, TWO BATHROOMS REMODEL.

CASE NO: CE18120266
CASE ADDR: 730 ALABAMA AVE
OWNER: 1528 BRICKELLOFT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
18051649 BROOFRPLS RE-ROOF SHINGLE - 1700 SF

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CASE NO: CE18011626
CASE ADDR: 730 ALABAMA AVE
OWNER: 1528 BRICKELLOFT LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-308(a)
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR
WATER TIGHT.

9-306
THE AWNINGS AND FACZIA ARE STAINED AND/OR DIRTY AND
ARE IN NEED OF PAINT.

CASE NO: CE18052123
CASE ADDR: 807 NE 4 AVE
OWNER: FCM 807 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,
BUT NOT LIMITED TO:
1. CHANGE OF USE/OCCUPANCY: OPERATING A RETAIL
STORE IN A WAREHOUSE FACILITY.

CASE NO: CE21010325
CASE ADDR: 1116 SW 1 ST 1 4
OWNER: DOLE, TEODORA E
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24 27.(b)
THERE ARE TWO (2) GREEN WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT
AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED
LOCATION.

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CASE NO: CE21050567
CASE ADDR: 1212 NE 18 AVE
OWNER: GREENIDGE, RALPH A; DOUGHTY, PATRICIA 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.

CASE NO: CE21050448
CASE ADDR: 1236 NE 18 AVE
OWNER: STIER, SHARI
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: CE21050526
CASE ADDR: 1505 NE 5 ST
OWNER: MOLLOY, SEAN D & KIRSTEN
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: CE19030639
CASE ADDR: 1762 N FEDERAL HWY
OWNER: BAL HARBOUR SQUARE LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47 19.5.D.5.
THIS IS A B-1 BOULEVARD BUSINESS ZONED PROPERTY. THERE IS A
BUFFER WALL THAT IS IN DISREPAIR BY THE DUMPSTER ADJACENT TO
PANERA BREAD.

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CASE NO: CE18070181
CASE ADDR: 1824 SE 23 AVE
OWNER: GINGRAS, ALEXANDRE
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17062646 BFENCEW SF PVC FENCE 249 LF 6FT HIGH 2

CASE NO: CE-19110997
CASE ADDR: 1931 SW 23 TER
OWNER: ALLEN, ASSELYA; ALLEN, RUSSELL
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18 12(a)
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS ON THE PROPERTY AND SWALE AREA. THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO PLASTIC POOL HOSES, PLASTIC AND ALUMINUM SIDING, POOL CHEMICAL GALLON CONTAINERS, DAMAGED BICYCLES, ETC.

18 1.
THERE IS OUTDOOR STORAGE ON THE PROPERTY IN THE CAR PORT AREA. ITEMS BEING STORED OUTSIDE ARE THE FOLLOWING BUT NOT LIMITED TO: PIECES OF WOOD, A BED FRAME, PLASTIC BINS, AND OTHER MISCELLANEOUS ITEMS. THE STORAGE OF THESE ITEMS UNDER THE CAR PORT ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9 304(b)
THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA ON THE SIDE OF THE 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 IN THE PUBLIC RIGHT OF WAY AND ON THE PROPERTY.

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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: CE14030038
CASE ADDR: 2790 SW 3 ST
OWNER: ALMADINA INVESTMENTS LLC TRSTEE
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. A CARPORT WAS BUILT WITHOUT A PERMIT AT THE
REAR OF THE PROPERTY BETWEEN 2007 AND 2008.
2. ALL THE WINDOWS WERE REPLACED AND SHUTTERS WERE
INSTALLED IN THE OPENINGS.

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

CASE NO: CE21050850
CASE ADDR: 3001 E LAS OLAS BLVD
OWNER: BROOKLYN 46TH LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18 1.
THERE IS A VIOLATION AT 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. THE SIDEWALK IS NOT
BEING MAINTAINED.
