



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

## VIRTUAL & IN PERSON HEARING

DECEMBER 9, 2021

12:00 P.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.



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**LIEN REDUCTION HEARING**

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CASE NO: CE21060215  
CASE ADDR: 591 SW 27 AVE  
OWNER: 27TH AVENUE PROPERTIES LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47 22.9.  
THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY.

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CASE NO: CE21020829  
CASE ADDR: 646 NW 10 TER  
OWNER: LEE, SUK HAN DOROTHY  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47 34.1.A.1.  
THERE ARE OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE FRONT AND EASTERN SIDES OF THIS RS 8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47 5.19.

18 12(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9 276(c) (3)  
THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

9 280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON COVERED ELECTRICAL METER BOX.

9 280(f)  
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN A PROPER WORKING ORDER.

9 280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, SUCH AS CUPBOARDS, INTERIOR DOORS, WALLS, BASEBOARDS, INTERIOR CEILING, WINDOWS, AND CABINETS.

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CASE NO: CE08101048  
CASE ADDR: 1431 SW 24 CT  
OWNER: PIRITA APARTMENTS INC  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE08101049  
CASE ADDR: 1433 SW 24 CT  
OWNER: PIRITA APARTMENTS INC  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE20110082  
CASE ADDR: 1905 MIAMI RD  
OWNER: VACA, MARIA ELENA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47 20.20.(H)  
THE FRONT PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY.  
THERE ARE POTHOLES, MISSING WHEEL STOPS AND FADED LINES.

9 280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A  
GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES  
EXPOSED ON THE OUTSIDE NON COVERED ELECTRICAL METER BOX, KITCHEN  
NOT FUNCTIONING PROPERTY AND REFRIGERATOR IN STATE OF DISREPAIR.

**CONTINUED**

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18 12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17101862) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9 280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO CEILING, WINDOWS, DOORS.

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, PEELING PAINT.

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.

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CASE NO: CE21050360  
CASE ADDR: 2000 NW 13 AVE  
OWNER: BROWN, ROBERT  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC 105.1

THE FOLLOWING ALTERATIONS HAVE BEEN DONE WITHOUT COMPLETION OF THE PERMIT PROCESS. THE REQUIRED PERMITS WERE NOT OBTAINED OR WERE ALLOWED TO EXPIRE WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION.

- 1) THE KITCHEN WAS REMODELED.
- 2) A PAVER DRIVEWAY INSTALLED.
- 3) THE CARPORT ENCLOSED FOR LIVING SPACE.
- 4) A WOOD FENCE INSTALLED.
- 5) A SHED INSTALLED IN THE REAR YARD.

**CONTINUED**

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FBC 105. 2. 11

A WALL MOUNTED A/C UNIT HAS BEEN INSTALLED IN THE ENCLOSED CARPORT. A PERMIT WAS NOT ISSUED FOR THE INSTALLATION.

FBC 105.2.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE INSTALLATION OF A KITCHEN SINK AND A JACUZZI WITHOUT OBTAINING A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT COMPLETING THE PERMIT PROCESS. THE PERMITS WERE NOT OBTAINED OR WERE ALLOWED TO EXPIRE WITHOUT THE WORK BEING APPROVED BY FIELD INSPECTION.

1. CIRCUITRY ADDITIONS AND ALTERATIONS CONNECTED TO THE KITCHEN REMODEL.
2. CIRCUITRY ADDITIONS AND ALTERATIONS CONNECTED TO THE ENCLOSURE OF THE CARPORT FOR LIVING SPACE.
3. SERVICE CHANGE.
4. MISCELLANEOUS HOUSE WIRING.
5. CIRCUITS FOR THE A/C SYSTEMS.
6. CIRCUITS FOR EXTERIOR LIGHTING.

FBC 106.10.3.1

ELECTRICAL PERMIT #05032883 FOR A SERVICE CHANGE AND MISCELLANEOUS HOUSE WIRING HAS EXPIRED WITHOUT PASSING FINAL INSPECTION. THE PERMIT IS NOW NULL AND VOID AND THE WORK DONE UNDER THE AUSPICES OF THE PERMIT NOW EXISTS AS NON-PERMITTED WORK.

FBC 109.6

CONSTRUCTION AND BUILDING ALTERATIONS WERE FINISHED WITHOUT OBTAINING THE REQUIRED APPROVALS BY FIELD INSPECTIONS.

FBC 1626.1

THE REQUIRED IMPACT RESISTANCE FOR THE BUILDING ALTERATIONS (SEE SECTION FBC 105.1) HAS NOT BEEN DEMONSTRATED BY THE PERMITTING PROCESS.

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CASE NO: CE21080284  
CASE ADDR: 2642 FLAMINGO LN  
OWNER: BAKER, MORGAN & NALENE R  
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: CE21050519  
CASE ADDR: 2801 SW 9 AVE  
OWNER: NSA REALTY OF FLORIDA 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: CE21050522  
CASE ADDR: 2811 SW 9 AVE  
OWNER: NSA REALTY OF FLORIDA LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15 272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT  
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CASE NO: CE19091003  
CASE ADDR: 3051 NE 41 ST  
OWNER: CORRIGAN, KEVIN  
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:  
  
NEW WINDOWS AND DOORS, POOL COPING AND RE PLASTERING, OPEN  
STRUCTURE IN THE BACK

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CASE NO: CE21050360  
CASE ADDR: 4040 GALT OCEAN DR 333  
OWNER: JARAMILLO ENTERPRISES OF SF 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: BE20080077  
CASE ADDR: 5421 BAYVIEW DR  
OWNER: EPSTEIN, IRA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM 18081845 175LF ALUMINUM FENCE, GATES, AND COLUMNS  
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CASE NO: CE21071008  
CASE ADDR: 6750 NE 21 RD 109  
OWNER: LOPEZ, HELMAN JESUS VALENCIA  
PENA, MARIA EUGENIA PATRICIA B  
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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