



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

JANUARY 20, 2022

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: CE11100226  
CASE ADDR: 216 SW 19 ST  
OWNER: 216 PROPERTIES & MANAGEMENT LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING PERMIT HAS NOT PASSED FINAL INSPECTIONS,  
HAS EXPIRED AND IS NOW NULL AND VOID:  
PERMIT 08110223 TO REPLACE 32 WINDOWS AND 8 DOORS  
(NON-IMPACT)  
PERMIT 09010476 TO INSTALL SHUTTERS ON 24 OPENINGS

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CASE NO: CE15061184  
CASE ADDR: 216 SW 19 ST  
OWNER: 216 PROPERTIES & MANAGEMENT LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED. THE CENTER STORAGE BUILDING  
HAS BROKEN, MISSING WINDOWS.

9-308(b)  
THE REAR BUILDING AT THIS PROPERTY HAS A BLUE  
TARP ON THE ROOF. THE BLUE TARP HAS DETERIORATED  
OVER TIME AND IS PARTIALLY HANGING DOWN FROM THE  
ROOF.

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CASE NO: CE21100454  
CASE ADDR: 301 NE 15 ST  
OWNER: TREIMANIS, RICHARD L  
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: CE21100304  
CASE ADDR: 736 NE 16 ST  
OWNER: TICE, CLAUDE FRANKLIN  
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: CE21070988  
CASE ADDR: 1345 NW 1 AVE  
OWNER: PEREZ, VICTOR  
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: CE18080519  
CASE ADDR: 1448 SE 13 ST  
OWNER: WFP AO HOLDINGS 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  
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CASE NO: CE21100455  
CASE ADDR: 1516 SW 25 ST  
OWNER: DOUGHERTY, THOMAS  
DOUGHERTY, ELIANA  
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: CE21040564  
CASE ADDR: 1524 CORAL RIDGE DR  
OWNER: FORMAN, TIMOTHY & FORMAN, A;  
H C FORMAN GRANDCHILDREN'S TR  
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: CE17052031  
CASE ADDR: 1534 NW 8 AVE  
OWNER: THEODORE, EDELINE  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-4(c)  
THERE IS A DERELICT VEHICLE, NO TAG, COVERED AND  
PARKED BACKWARDS ON THE DRIVEWAY OF THIS PROPERTY.

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CASE NO: CE18052482  
CASE ADDR: 1534 NW 8 AVE  
PRESENTER: KATRINA JORDAN  
INSPECTOR: GUSTAVO CARACAS

VIOLATIONS: 9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET AND/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.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY.

9-308(b)

THERE IS MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

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, MISSING AND PEELING PAINT.

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.

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREA, WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

47-21.12.G.1.

LANDSCAPE NOT PROPERLY BEING MAINTAINED ACCORDING TO VEHICULAR USE AREA (VUA) LANDSCAPING REQUIREMENTS. THERE ARE TREES AND OTHER PLANTS THAT HAVE DIED AND/OR BEEN REMOVED.

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CASE NO: CE15080795  
CASE ADDR: 1601 NW 15 ST  
OWNER: ENDLESS INVESTMENTS LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-34.4 B.1.  
THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING  
PARKED/STORED OVERNIGHT.

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.

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CASE NO: CE17040778  
CASE ADDR: 1636 NW 9 AVE  
OWNER: ESCARMENT, ODILES  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 24-27. (b)  
THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER  
COLLECTION DAY.

47-19.2 EE.  
THERE IS A SHED IN THE SIDE SETBACK.

47-34.1.A.1.  
THERE ARE ITEMS BEING STORED OUTSIDE ON THE  
PROPERTY, INCLUDING BUT NOT LIMITED TO: AWNINGS,  
APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS.  
THIS IS NOT A PERMITTED USE ON AN RDS-15 ZONEDD PROPERTY.

9-280 (b)  
THE ROOF ON THE UTILITY SHED ON THIS PROPERTY IS  
DETERIORATED AND NOT MAINTAINED.

9-304 (b)  
THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD  
OPERATING CONDITION.

**CONTINUED**

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9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER.

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.

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CASE NO: CE21090147  
CASE ADDR: 2406 BARCELONA DR  
OWNER: KRITZER, RANDY  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 8-91. (e)  
THERE IS A VESSEL MOORED TO A MOORING STRUCTURE IN WHICH EXTENDS MORE THAN THIRTY (30) PERCENT OF THE WIDTH OF THE CANAL OR WATERWAY MEASURING FROM THE RECORDED PROPERTY LINE.

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CASE NO: CE17101456  
CASE ADDR: 2724 NE 21 TER  
OWNER: GRAD, JOHN & MARIA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.3. (f) (4)  
THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.

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CASE NO: CE18020358  
CASE ADDR: 2740 NE 30 PL 1 2  
OWNER: CASTILLO, JUAN CARLOS  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17070028 EMISCELL (# 2740-2742 INSTALL 4 SMOKE AND 2 CARBON)

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CASE NO: CE21080400  
CASE ADDR: 2740 NE 30 PL 1 2  
OWNER: CASTILLO, JUAN CARLOS  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)  
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