



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

FEBRUARY 17, 2022

11:00 A.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

CASE NO: CE21100400
CASE ADDR: 416 SE 19 ST
OWNER: BARGER, JONATHAN H/E; BARGER, BRUCE A
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: CE21100286
CASE ADDR: 708 SW 19 ST
OWNER: BARCENA, MARIELLA M
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: CE21100381
CASE ADDR: 744 NE 16 AVE
OWNER: PEREZ, OSCAR G
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272. (a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT
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CASE NO: CE18111891
CASE ADDR: 1114 NE 13 AVE
OWNER: GRUPO MAJDA
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: CE21080560
CASE ADDR: 1540 NW 4 AVE
OWNER: MCLEAN, JOEL
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: CE19031037
CASE ADDR: 1709 NW 14 ST
OWNER: VIELIX DEVELOPERS LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-305(a)
COMPLIED

9-305(b)
COMPLIED

9-304(b)
COMPLIED

CONTINUED

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9-308 (b)

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

9-306

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.

CASE NO: CE20110220
CASE ADDR: 1709 NW 14 ST
OWNER: VIELIX DEVELOPERS LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-305 (a)

THERE IS GROWTH OF LANDSCAPE MATERIAL GROWING ON THE FENCE AS WELL AS TREE BRANCHES ENCROACHING UPON THE PUBLIC RIGHT OF WAY.

9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE HAS FALLEN AND HAS MISSING PARTS AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304 (b)

THERE IS A TRAILER PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THE GRASS IS GROWING THROUGH IT.

9-308 (b)

THE ROOF IS STAINED AND DIRTY.

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.

18-12 (a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE.

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CASE NO: CE01060293 **WITHDRAWN**
CASE ADDR: 1717-21 NW 6 PL
OWNER: MM DEVELOPMENT LLC
PRESENTER: KATRINA JORDAN

9-329.(d)

THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d).

CASE NO: CE01062408 **WITHDRAWN**
CASE ADDR: 1717-21 NW 6 PL
OWNER: MM DEVELOPMENT LLC
PRESENTER: KATRINA JORDAN

9-329.(d)

THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d).

CASE NO: CE02100664 **WITHDRAWN**
CASE ADDR: 1717-21 NW 6 PL
OWNER: MM DEVELOPMENT LLC
PRESENTER: KATRINA JORDAN

9-329.(d)

THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d).

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CASE NO: CE20071242
CASE ADDR: 2070 NE 63 ST
OWNER: ELDER, NANCY
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: CE21070162
CASE ADDR: 2070 NE 63 ST
OWNER: ELDER, NANCY
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a) CMP 8/17/2021 - 17 DAYS @ \$200 = \$3,400
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT
THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

CASE NO: CE21100762
CASE ADDR: 2620 NW 19 ST
OWNER: SHOPS OF 19TH STREET LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-22.9.
THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY. THE
UNPERMITTED
SIGNAGE CONSIST OF BUT NOT LIMITED TO BANNERS, FLAG SIGNS AND
SIGNS.

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CASE NO: CE21010675
CASE ADDR: 2871 N FEDERAL HWY
OWNER: 2871 FEDERAL LLC
PRESENTER: KATRINA JORDAN

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

9-306
GRAFFITI HAS BEEN PAINTED ON THE EXTERIOR WEST WALL OF THIS
OCCUPIED COMMERCIAL PROPERTY.

9-305(a)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN
ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT OF
WAY.

CASE NO: CE-19121180
CASE ADDR: 3390 SW 23 ST
OWNER: STL HERRERA SILVA MARKETING GROUP LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE
ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND
PEELING PAINT.

9-308(b)
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT
PERMANENT ON THE ROOF.

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

9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

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CASE NO: CE21040754
CASE ADDR: 4040 GALT OCEAN DR 505
OWNER: 4040 GALTOCEAN DRIVE 505 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: CE21040755
CASE ADDR: 4040 GALT OCEAN DR 911
OWNER: 4040 GALTOCEANDRIVE 911 LLC
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT
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