



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

MAY 19, 2022

11:00 A.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.



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**LIEN REDUCTION HEARING**

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CASE NO: CE16040410  
CASE ADDR: 4 S GORDON RD  
OWNER: LAS OLAS VACATION HOUSE 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: CE11061515  
CASE ADDR: 531 SW 27 TER  
OWNER: COPELAND, GWENDOLYN H/E COPELAND, MILTON  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE18101860  
CASE ADDR: 601 SW 17 ST  
OWNER: C4NAVIGATOR LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A SHORT TERM VACATION  
RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE  
FROM THE CITY.

25-4  
THERE ARE VEHICLES CONSTANTLY PARKING AND OBSTRUCTING  
THE RIGHT OF WAY/SIDEWALK FACING SW 6 AVE THAT ARE  
CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE  
COMMUNITY.

**CONTINUED**

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47-20.20 K.

THIS COMMERCIAL PROPERTY IS NOT PROVIDING ADEQUATE PARKING SPACES FOR THE AMOUNT OF APARTMENTS ON SITE, CREATING AND IMPEDING PEDESTRIAN MOVEMENT DUE TO OBSTRUCTION OF THE RIGHT OF WAY/SIDEWALK.

9-304 (b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

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CASE NO: CE-19120667  
CASE ADDR: 748 NW 22 RD  
OWNER: JAZBROWHOMES LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-22.9.

THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY. SIGNS WITH THE NAMES OF THE BUSINESSES WERE INSTALLED WITHOUT THE REQUIRED PERMITS ON THE TOP OF THE BUILDING.

15-28

COMPLIED

18-12 (a)

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFIT ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-34.4.B.1.

COMPLIED

47-34.4.A.1.

COMPLIED

47-20.20. (H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS FADED. WHEEL STOPS ARE MISSING, LOOSE OR BROKEN AND THE LOT ALSO NEEDS TO BE RESTRIPE

**CONTINUED**

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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: CE07021615  
CASE ADDR: 1041 NE 9 AVE  
OWNER: WESGAMI PROPERTIES LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2007) 105.4.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED AND MODIFIED IN THE FOLLOWING WAYS WITHOUT A PERMIT:

1. A REROOF HAS BEEN COMPLETED.
2. A BATHROOM ADDITION HAS BEEN ADDED ON THE REAR.
3. NEW WINDOWS HAVE BEEN INSTALLED.
4. A WOOD FENCE HAS BEEN INSTALLED.

FBC(2007) 105.4.11

A NEW A/C CONDENSING UNIT WAS INSTALLED WITHOUT A PERMIT.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK WAS COMPLETED WITHOUT A PERMIT:

1. A FULL BATHROOM WAS ADDED TO THE REAR OF THE BUILDING.
2. A HOT WATER HEATER WAS RELOCATED OUTSIDE WITHOUT SHELTER.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK WAS PERFORMED WITHOUT A PERMIT:

1. SECURITY LIGHTING.
  2. BATHROOM PREMISE WIRING.
  3. EXTERIOR HOT WATER HEATER CONNECTION.
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CASE NO: CE18052493  
CASE ADDR: 1501 NW 8 AVE  
OWNER: GRUBER, MICHAEL F YOUTE, ISLANDE  
PRESENTER: KATRINA JORDAN

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

24-27.(b)  
THERE IS (ARE) CONTAINERS LEFT OUTSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

47-20.20.H.  
THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATION CONDITIONS. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOSE AND MISSING IN SOME AREA, WHEEL STOPS ARE MISSING, LOSE OR BROKEN. THE SURFACE MARKING 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.

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.

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

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CASE NO: CE21050446  
CASE ADDR: 1525 NE 2 AVE  
OWNER: ARDELEAN, DAVID  
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: CE08100967  
CASE ADDR: 1541 SW 22 AVE  
OWNER: ROBBINS, BRET & ROBBINS, MELISSA  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE21050588  
CASE ADDR: 2150 TANBARK LN  
OWNER: DEME, ANDREW  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-39.A.1.b.9(b)  
THERE IS A VESSEL AT THE SUBJECT PROPERTY THAT IS HAVING BODY WORK  
DONE AND PAINTED.

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CASE NO: CE21120512  
CASE ADDR: 2554 KEY LARGO LN  
OWNER: CLIFFORD, BENJAMIN  
PRESENTER: KATRINA JORDAN

VIOLATIONS : 15-281.(a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE  
OF COMPLIANCE AT THIS LOCATION.

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CASE NO: CE21080058  
CASE ADDR: 3325 NE 14 CT  
OWNER: STORMS, CAROL  
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: CE21120220  
CASE ADDR: 3325 NE 14 CT  
OWNER: STORMS, CAROL  
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: CE21120679  
CASE ADDR: 3325 NE 14 CT  
OWNER: STORMS, CAROL  
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. THIS IS A REPEAT  
VIOLATION. SEE CASE CE21120220/CE20070108.

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CASE NO: CE19010421  
CASE ADDR: 3540 SW 12 PL  
OWNER: HODGES, SABRINA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280 (h) (1)  
THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT IS ALSO STAINED AND DIRTY.

9-304 (b)  
THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THE BLACK TOP IS CRACKED, FADED AND HAS AREAS OF DISREPAIR.

9-305 (b)  
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

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

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CASE NO: CE09020114  
CASE ADDR: 3780 SW 14 ST  
OWNER: AMH 1 LLC  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE10072011  
CASE ADDR: 3780 SW 14 ST  
OWNER: AMH 1 LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-279(e)  
THERE IS NO HOT WATER SUPPLIED TO THIS OCCUPIED  
PROPERTY. EVERY SINK, BASIN, BATHTUB, AND SHOWER  
SHALL BE SUPPLIED WITH HOT AND COLD WATER.

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

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CASE NO: CT14010878  
CASE ADDR: 3780 SW 14 ST  
OWNER: AMH 1 LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-306-  
THERE IS GRAFFITI ON THE EXTERIOR GARAGE DOORS OF  
THIS BUILDING.

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CASE NO: CE18070549  
CASE ADDR: 3780 SW 14 ST  
OWNER: AMH 1 LLC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-1.(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL  
BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS  
PROVIDED FOR IN THIS SECTION.

THERE'S A NEW CHAINLINK FENCE THAT WAS BUILT  
WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA  
BUILDING CODE BORA EDITION SECTION 105.1.

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CASE NO: CE19070093  
CASE ADDR: 3780 SW 14 ST  
OWNER: AMH 1 LLC  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE22020379  
CASE ADDR: 4040 GALT OCEAN DR 335  
OWNER: GAZIUK, KATHERINE  
PRESENTER: KATRINA JORDAN

VIOLATION: 15-281.(a)  
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED  
CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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