



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

JULY 12, 2022

11:30 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.



CITY OF FORT LAUDERDALE  
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**LIEN REDUCTION HEARING**

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CASE NO: CE22030957  
CASE ADDR: 415 NE 15 ST  
OWNER: GARCIA-DASTUGUE, SEBASTIAN  
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.

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CASE NO: CE17081189  
CASE ADDR: 418 E EVANSTON CIR  
OWNER: DELICE, DEJACMAR  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-1.  
THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING  
OF FURNITURE, APPLIANCES AND OTHER MISC ITEMS.  
OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA  
ZONED RS-6.7.

18-12(a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE.

18-4(c) CMP 06/06/18  
THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY.

47-39.A.1.b.(6)(b)  
THERE IS OUTDOOR STORAGE IN THE REAR YARD  
CONSISTING OF MANY MISC ITEMS. OUTDOOR STORAGE IS  
NOT PERMITTED IN THIS AREA ZONED RS-6.7.

9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE  
GRASS/LAWN AREA.

**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 ON THE PROPERTY AND SWALE.

9-313. (a)

THE BUILDING ADDRESS NUMBERS ARE NOT PROPERLY DISPLAYED. THERE IS A MISSING NUMBER ON THE ADDRESS AND ARE NOT A CONTRASTING COLOR.

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CASE NO: CE19082100  
CASE ADDR: 700 NW 11 AVE  
OWNER: FREEMAN, JESSIE B EST  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.5.E.7.

THE CHAINLINK FENCE ON THE PROPERTY IS DAMAGED AND FALLEN IN AREAS.

9-304 (b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION. THERE IS DAMAGED AND CRACKED CEMENT AND POTHOLES IN DRIVEWAY AND WEEDS GROWING THROUGH.

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 MISSING AND PEELING PAINT.

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CASE NO: CE17120643  
CASE ADDR: 746 NW 21 TER  
OWNER: HALL, RUBY  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-34.4.B.2.b.

THERE IS A COMMERCIAL TRUCKS BEING PARKED OR STORED ON THIS PROPERTY. THE PARKING OR STORING OF COMMERCIAL VEHICLES IS NOT PERMITTED.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

9-306

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

18-4 (c)

THERE ARE DERELICT/INOPERABLE/EXP TAG/TAGLESS VEHICLE(S) PARKED/STORED ON THE ON THE PROPERTY.

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CASE NO: CE22030286  
CASE ADDR: 814 NE 14 CT  
OWNER: DAY, FERNANDA  
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: CE19090167  
CASE ADDR: 1108 ARIZONA AVE  
OWNER: LOUIS JEUNE, KENSON JOSEPH, ALTENIE  
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 PROPERTY AND SWALE AREA.

VIOLATIONS: 9-278(e)  
EVERY HABITABLE ROOM MUST BE DIRECTLY VENTILATED TO THE OUTDOORS. THERE IS PLYWOOD COVERING ALL THE WINDOWS AT THIS PROPERTY.

VIOLATIONS: 9-280(h) (1)  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE POLES THAT ARE ERECTED AND NOT ATTACHED TO ANY FENCING AND THERE ARE MISSING OR BROKEN SLATS.

VIOLATIONS: 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 ON THE PROPERTY AND SWALE.

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.

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CASE NO: CE13051877  
CASE ADDR: 1140 NW 4 AVE  
OWNER: CAMACHO, MARIA  
PRESENTER: KATRINA JORDAN

- VIOLATIONS: 18-12 (a)  
THERE IS OVERGROWTH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION OF CASE # CE13040423, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE, EVEN IF THE VIOLATION IS CORRECTED PRIOR TO THE HEARING.
- 9-280 (b)  
THERE ARE BROKEN WINDOWS AND WINDOWS WITH LARGE GAPS AROUND THEM.THERE IS ROTTED WOOD ON THE DOOR FRAME.
- 9-280 (h) (1)  
COMPLIED
- 9-304 (b)  
THE GRAVEL DRIVEWAY IS IN DISREPAIR, AND IS MISSING GRAVEL THERE ARE VEHICLES PARKING ON A DIRT OR GRASS SURFACE.
- 9-305 (b)  
THE LANDSCAPING IS NOT BEING MAINTAINED. THE PROPERTY IS COVERED WITH WEEDS AND AREAS OF BARE DIRT.
- 9-306  
THE REAR BUILDING HAS LARGE CRACKS IN THE EXTERIOR. THERE IS PEELING AND MISSING PAINT.
- 9-308 (a)  
THE ROOF IS IN DISREPAIR. THE SOFFIT AND FASCIA ARE ROTTING AND FALLING APART.
- 9-313 (a)  
COMPLIED
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CASE NO: CE21110092  
CASE ADDR: 1329 NE 1 AVE  
OWNER: COMSA, NICOLAE  
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: CE22030532  
CASE ADDR: 1510 NE 57 CT  
OWNER: VERTONA 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.

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CASE NO: CE21030858  
CASE ADDR: 1841 NW 26 AVE  
OWNER: ESTATE OF LOUIS FRANCIS HILL  
a/k/a LEWIS FRANCIS HILL  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)

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

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF DERELICT VEHICLES AT THIS  
LOCATION.

**CONTINUED**

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18-1.

THERE IS A NON-PERMITTED OUTDOOR STORAGE VIOLATION UNDER THE CARPORT AND ALL ABOUT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURING AT THIS PROPERTY. THERE IS NON-PERMITTED OUTDOOR STORAGE OF MULTIPLE ITEMS VISIBLE FROM THE RIGHT-OF-WAY, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA IN THE FRONT AND REAR YARDS. THE FRONT DRIVEWAY NEEDS MAINTENANCE. THERE ARE CRACKS AND STAINS ON IT.

9-280 (h) (1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED ACCORDING TO CODE. THE CHAIN LINKS ARE NOT PROPERLY SECURED TO THE FENCE POST. THERE ARE AREAS OF THE FENCE THAT ARE BENT AND NOT IN AN UPRIGHT POSITION.

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CASE NO: CE22031315  
CASE ADDR: 2009 SE 24 AVE  
OWNER: NOKHAMOL LLC  
PRESENTER: KATRINA JORDAN

VIOLATION: 15-272. (a)

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CASE NO: CE19021869  
CASE ADDR: 2218 NW 5 ST  
OWNER: VELEZ, RAYZA  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)  
COMPLIED

25-4  
COMPLIED

47-34.4 B.1.  
COMPLIED

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

9-304(b)  
WITHDRAWN

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CASE NO: CE21080836  
CASE ADDR: 2300 NW 14 ST  
OWNER: JAZAYRI, STEPHANIE TARANEH  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-363  
FAILURE TO REGISTER THE RESIDENTIAL DWELLING(S) WITHIN THE  
CITY. THE FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS  
INCOMPLETE.

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CASE NO: CE16100011  
CASE ADDR: 2340 NW 15 ST  
OWNER: NELSON, SAMMY  
MCNAIR, CORTLEY  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-1.

THERE ARE NUISANCE ITEMS IN FRONT OF THE PROPERTY THAT AFFECT THE ECONOMIC STABILITY OF THE ADJACENT PROPERTY. THE NUISANCE ITEMS INCLUDE BUT ARE NOT LIMITED TO INDOOR FURNITURE, DINNER TABLE, INDOOR CHAIRS/COUCHES. COUCHES ON THE LAWN.

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY.

9-280(b)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE DAMAGED AND/OR BROKEN. THERE ARE WOODEN BOARDS THAT COVERING WINDOW OPENINGS ON THE PROPERTY.

9-280(h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THE TOP POLES HAVE BECOME UNATTACHED FROM THE POSTS AND MESH SCREENING.

9-305(b)

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

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CASE NO: CE18042209  
CASE ADDR: 3281 NW 65 ST  
OWNER: JOSEPH, JEAN EMMANUEL JR  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)  
COMPLIED

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-306

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

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: CE15091538  
CASE ADDR: 4840 NW 9 TER  
OWNER: DEGARCIA, VICTORIA M & DUARTE, GERMAN G  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. SHINGLE REROOF

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

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