



# SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

SEPTEMBER 15, 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**

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CASE NO: CE06070641  
CASE ADDR: 312 NW 7 ST  
OWNER: FIRST EBENEZER MISSIONARY  
CHRISTIAN CHURCH INC  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE16111185  
CASE ADDR: 312 NW 7 ST  
OWNER: FIRST EBENEZER MISSIONARY  
CHRISTIAN CHURCH INC  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 18-12(a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE  
  
18-4(c)  
COMPLIED

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CASE NO: CE10040925  
CASE ADDR: 528 SW 22 TER  
OWNER: BEARD, SANDRA E  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE22040198  
CASE ADDR: 548 NE 11 AVE  
OWNER: NEPL2 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: CE21071063  
CASE ADDR: 636 NE 1 AVE  
OWNER: 626 FLAGLER LLC  
PRESENTER: KATRINA JORDAN

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

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, INCLUDING BUT NOT LIMITED TO SWALE/RIGHT OF WAY AREAS.

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

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CASE NO: CE22050338  
CASE ADDR: 736 NW 15 TER # 1-3  
OWNER: MBA INVESTMENT GROUP II 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: CE21100782  
CASE ADDR: 842 SW 11 CT  
OWNER: ONUR, EMEL  
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: CE22020032  
CASE ADDR: 1209 GUAVA ISLE  
OWNER: RENDINELL, NICHOLAS JAMES  
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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CASE NO: CE22050393  
CASE ADDR: 1233-1235 NE 6 AVE  
OWNER: VONTIKOMMU, BHASKAR;  
MATHA, CHANDRASHEKARA ETAL  
PRESENTER: KATRINA JORDAN

VIOLATION: 15-272.(a)  
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE  
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CASE NO: CE22030933  
CASE ADDR: 1308 SW 21 LN  
OWNER: HOLLAND MOBILE HOME PARK LLC  
PRESENTER: KATRINA JORDAN

VIOLATION: Sec. 9-306  
GRAFFITI HAS BEEN PAINTED ON EXTERIOR EAST WALL OF THIS OCCUPIED  
COMMERCIAL PROPERTY ALONG SW 21 AVE.

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CASE NO: CE22020241  
CASE ADDR: 1328 CORDOVA RD  
OWNER: R.E.G. VINCENZO FAMILY LP  
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: CE08101899  
CASE ADDR: 1905 NW 16 CT  
OWNER: JOSEPH, EMMANUEL  
PRESENTER: KATRINA JORDAN

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

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CASE NO: CE16010833  
CASE ADDR: 1905 NW 16 CT  
OWNER: JOSEPH, EMMANUEL  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS COVERED WITH WOOD BOARDS; DOORS HOLD IN PLACE BY WOOD.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308 (a)  
THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATERPROOF.

9-308 (b)  
THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

9-280 (h) (1)  
THE FENCES AT THIS PROPERTY IS IN DISREPAIR, INCLUDING BUT NOT LIMITED TO REAR WOOD FALLING FENCE AND CHAIN LINK FENCE WITHOUT MESH POLES STANDING.

9-280 (g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES IN DISREPAIR AND EXPOSED ON THIS STRUCTURE, INCLUDING BUT NOT LIMITED TO ELECTRICAL METER BOX, DOOR WALL ENTRANCE FIXTURE, ALLOWING FOR EXPOSURE TO THE ELEMENTS, AND CREATING A FIRE, HEALTH AND SAFETY HAZARD TO THE COMMUNITY.

18-12 (a)  
COMPLIED

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CASE NO: CE11022434  
CASE ADDR: 2115 NE 37 DR # 236  
OWNER: YOHANAN, SAMUEL D  
PRESENTER: KATRINA JORDAN

VIOLATIONS: NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN ACCORDANCE  
WITH NFPA 31.3.4.5.1.

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CASE NO: CE-19120624  
CASE ADDR: 2115 NE 37 DR # 236  
OWNER: YOHANAN, SAMUEL D  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-276(c) (3)  
THERE IS EVIDENCE OF AREAS OF A PEST INFESTATION AT THIS  
PROPERTY/UNIT. THERE IS EVIDENCE OF RODENTS IN THE PROPERTY.

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CASE NO: CE22050482  
CASE ADDR: 2590 NE 43 ST  
OWNER: PRINS, JOHNATHAN WAYNE  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 47-19.5.1.a.i  
FOR PROPERTIES ABUTTING A RIGHT-OF-WAY, NO OPAQUE FENCE, HEDGE, OR  
WALL SHALL BE PERMITTED TO EXCEED TWO AND ONE-HALF (2 1/2) FEET IN  
HEIGHT WHEN LOCATED WITHIN A SIGHT TRIANGLE.

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CASE NO: CE22060258  
CASE ADDR: 2590 NE 43 ST  
OWNER: PRINS, JOHNATHAN WAYNE  
PRESENTER: KATRINA JORDAN

VIOLATION: 15-278(3)  
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

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CASE NO: CE22070345  
CASE ADDR: 2590 NE 43 ST  
OWNER: PRINS, JOHNATHAN WAYNE  
PRESENTER: KATRINA JORDAN

VIOLATION: 15-278(3)  
THERE IS A SOLID WASTE CONTAINER PLACED CURBSIDE OUTSIDE OF THE PERMITTED TIME FRAMES.

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CASE NO: CE19051876  
CASE ADDR: 2607 FLAMINGO LN  
OWNER: TORRES, CARLOS & ELIZABETH  
CARLOS TORRES TR ETAL  
PRESENTER: KATRINA JORDAN

VIOLATIONS: FBC(2017) 105.1  
This property has been altered which includes but is not limited to alterations made such as:  
1. Full kitchen Remodel.  
2. Full Bathroom Remodel.  
3. Rebuild of the Dock.  
This work has been performed without the required permits and/or inspections.

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CASE NO: CE22030536  
CASE ADDR: 2725 NE 21 AVE  
OWNER: KRASNOVSKY, SERGEY  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 15-278(3)  
THERE IS A SOLID WASTE CONTAINER(S) NOT SCREENED FROM VIEW, OR  
PLACED BEHIND THE BUILDING LINE, AND/OR PLACED CURBSIDE OUTSIDE OF  
THE PERMITTED TIME FRAMES.

18-1.  
THERE IS/ARE TRASH CARTS OVERFLOWING AT THIS PROPERTY THAT IS  
CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER  
THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED  
BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE  
FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY  
OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE  
OF ADJACENT PROPERTIES.

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CASE NO: CE19011086  
CASE ADDR: 3451 SW 20 CT  
OWNER: GONZALEZ, MARIA LULU  
PRESENTER: KATRINA JORDAN

VIOLATIONS: 9-1.(d)  
THERE IS A  
1. WOOD FENCE  
2. SHED  
3. PAVE DRIVEWAY  
THAT WAS BUILT WITHOUT THE REQUIRED PERMITS AS PER  
THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.

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