



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

OCTOBER 20, 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: CE22060260
CASE ADDR: 319 SW 12 CT 1-3
OWNER: CENTURION VENTURE GROUP LLC
PRESENTER: MONIQUE DRAKE

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

CASE NO: CE22070279
CASE ADDR: 708 NE 14 PL
OWNER: JOHNSON, ANITA
PRESENTER: MONIQUE DRAKE

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

CASE NO: CE22010871
CASE ADDR: 785 W EVANSTON CIR
OWNER: NOEL, EMERLINE; NOEL-SIMEON, ERICA
PRESENTER: MONIQUE DRAKE

VIOLATIONS: 9-279(f)
THERE IS A PIPE ON THE EAST SIDE EXTERIOR OF THE BUILDING THAT IS
ALLOWING DISCHARGE OF SOAPY WATER INTO THE SIDE YARD.

9-280(f)
THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING
MAINTAINED IN PROPER WORKING ORDER.

9-308(a)
THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. ROOF IS NOT IN
GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

CONTINUED

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18-12. (a)

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

18-1.

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING, BUT NOT LIMITED TO SHRINK-WRAPPED FURNITURE AND DOORS IN THE CARPORT 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.

CASE NO: CE22050609
CASE ADDR: 916 SE 12 ST
OWNER: CHEZ LEILANI LLC
PRESENTER: MONIQUE DRAKE

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

CASE NO: CE21031054
CASE ADDR: 917 ORANGE ISLE
OWNER: PINACHO, ALEXANDER
PINACHO, TANIA
PRESENTER: MONIQUE DRAKE

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: CE22030067
CASE ADDR: 1117 NE 16 TER
OWNER: KEHAYAS, MICHAEL
PRESENTER: MONIQUE DRAKE

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. THERE ARE AREAS THAT HAVE WEEDS AND OTHER FOLIAGE NOT PART OF THE LANDSCAPING/GARDEN AREA OF THE HOME/PROPERTY.

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

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, PEELING PAINT.

9-304 (b)
THE GRAVELED OR PAVED AREA OF THE DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE GRAVEL HAS WORN DOWN AND NEEDS TO BE REPLENISHED.

9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. IT HAS MISSING/BROKEN PARTS.

CASE NO: CE22040176
CASE ADDR: 1117 NE 16 TER
OWNER: KEHAYAS, MICHAEL
PRESENTER: MONIQUE DRAKE

VIOLATION: 15-272. (a)
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CASE NO: CE22060754
CASE ADDR: 1511 NW 4 AVE
OWNER: MR DEVELOPMENT COMPANY LLC
PRESENTER: MONIQUE DRAKE

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

CASE NO: CE22080465
CASE ADDR: 1713 SW 4 CT
OWNER: HALL, KATYA; HALL, ISSA ADDAE
PRESENTER: MONIQUE DRAKE

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

CASE NO: CE22060762
CASE ADDR: 2350 SW 27 TER
OWNER: HASTINGS, MARK; ROMAN, LESLIE
PRESENTER: MONIQUE DRAKE

VIOLATION: 15-272.(a)
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