



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

NOVEMBER 9, 2022

12:00 P.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.



CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 20, 2022
12:00 PM

Page 1

LIEN REDUCTION HEARING

CASE NO: CE22030172
CASE ADDR: 10 NE 11 AVE
OWNER: MCDONALD, KIRK
PRESENTER: MARY ALLMAN

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

CASE NO: CE22010172
CASE ADDR: 208 SW 2 ST
OWNER: 208 SW 2ND ST LLC
PRESENTER: MARY ALLMAN

VIOLATIONS: 15-28
THE BUSINESS BANDOLEROS TAQUERIA Y MAS AT THIS LOCATION IS
OPERATING WITHOUT A CURRENT YEAR SIDEWALK CAFE BUSINESS TAX
RECEIPT/PERMIT.

CASE NO: CE10062711
CASE ADDR: 961 SW 29 ST
OWNER: 961 SW 29 ST LLC
PRESENTER: MARY ALLMAN

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 20, 2022
12:00 PM

Page 2

CASE NO: CE19061171
CASE ADDR: 1180 SW 25 AVE
OWNER: JAI RE INVESTMENTS LLC
PRESENTER: MARY ALLMAN

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

CASE NO: CE22040221
CASE ADDR: 1205 NW 1 AVE
OWNER: AGUIAR, ELCIONE D;
GARCIA, ANTONIO F
PRESENTER: MARY ALLMAN

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

CASE NO: CE05111264
CASE ADDR: 1408 NW 9 AVE
OWNER: NATAN, LIAT
PRESENTER: MARY ALLMAN

VIOLATIONS: 18-27 (a)
THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS
LOCATED IN THE REAR OF THE PROPERTY.

9-308 (a)
THE ROOF IS NOT MAINTAINED IN A SAFE, SECURED AND
WATERTIGHT MANNER.

9-280 (h) (1)
THE CHAIN-LINK FENCE LOCATED IN THE REAR OF THE
PROPERTY IS IN DISREPAIR.

**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 20, 2022
12:00 PM**

Page 3

CASE NO: CE05111264
CASE ADDR: 1408 NW 9 AVE
OWNER: NATAN, LIAT
PRESENTER: MARY ALLMAN

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:
BUILDING PERMIT #11070326
BUILDING PERMIT #10120697

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

CASE NO: CE08090919
CASE ADDR: 1420 NW 8 AVE
OWNER: GEM 3 HOUSES LLC
PRESENTER: MARY ALLMAN

VIOLATIONS: 18-27(a)
COMPLIED.

47-20.20.H.
THE PARKING IS NOT MAINTAINED ON THIS DUPLEX.
THERE ARE OIL/DIRT STAINS AND WHEEL STOPS NOT SECURED.

9-280(h) (1)
THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE
SECTIONS WITH RAILS AND CHAIN-LINK UNSECURED, NOT
ATTACHED.

CASE NO: CE22070554
CASE ADDR: 1443 NE 53 CT
OWNER: ANNG GROUP LLC
PRESENTER: MARY ALLMAN

VIOLATION: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE
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**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 20, 2022
12:00 PM**

Page 4

CASE NO: CE11120172
CASE ADDR: 1630 NW 11 AVE
OWNER: STUDIO 825 RENTALS LLC
PRESENTER: MARY ALLMAN

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

CASE NO: CE12060347
CASE ADDR: 1716 NW 15 CT
OWNER: STUDIO 825 RENTALS LLC
PRESENTER: MARY ALLMAN

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS, WITH THE REQUIRED
CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING
DEPARTMENT:
1. ROOF WORK IS IN PROGRESS WITHOUT A PERMIT. WORK
IS BEING DONE NOT TO CODE. ROOF SHINGLES WERE
PLACED ON TOP OF THE EXISTING ONES.

FBC(2010) 110.9
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED
INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT
THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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

REQUEST FOR EXTENSION

VIOLATIONS: 18-12(a)
COMPLIED

25-4
COMPLIED

CONTINUED

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
OCTOBER 20, 2022
12:00 PM

Page 5

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

CASE NO: CE20100695
CASE ADDR: 2665 MIDDLE RIVER DR
OWNER: PARK RIDGE APTS CONDO ASSN INC
PRESENTER: MARY ALLMAN

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 IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR
COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT
NOT LIMITED TO:
NEW PVC FENCE

CASE NO: CE12120091
CASE ADDR: 2910 NW 20 ST
OWNER: CAICEDO, JOSE ANTONIO PEREZ
SERRANO, INGRID TATIANA GARZON
PRESENTER: MARY ALLMAN

VIOLATIONS: 9-280 (h) (1)
THERE IS A CHAIN LINK GATE THAT IS PART OF THE
CHAIN LINK FENCE IN THE REAR YARD ON THIS PROPERTY
FACING THE REAR ALLEYWAY THAT IS DAMAGED AND IN DISREPAIR.

9-306
THERE ARE AREAS OF MISSING/CHIPPING/PEELING PAINT
ON THE FASCIA BOARDS ON THE DWELLING.
