



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

JANUARY 11, 2023

12:30 P.M.

COMMISSION MEETING ROOM
CITY HALL

100 N ANDREWS AVE
THOMAS ANSBRO
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
JANUARY 11, 2023
12:30 PM

Page 1

LIEN REDUCTION HEARING

CASE NO: CE09081571
CASE ADDR: 1026-1030 NW 9 AVE
OWNER: MARCELIN, HARRY EST
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2007) 105.10.3.1
PERMIT 08031290 WAS ISSUED FOR PATCHING & RESTRIPIING PARKING LOT.
PERMIT 99071874 WAS ISSUED FOR INTERIOR RENOVATIONS.
THE PERMITS HAVE EXPIRED W/O PASSING ALL THE REQUIRED INSPECTIONS.

CASE NO: CE13070305
CASE ADDR: 1026-1030 NW 9 AVE
OWNER: MARCELIN, HARRY EST
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280(B)
THE STOREFRONT WINDOW ON THE COMMERCIAL BUSINESS SPACE HAS BEEN
DAMAGED BY A VEHICULAR COLLISION AND IS COMPLETELY OPEN TO THE
ELEMENTS.

CASE NO: CE22060733
CASE ADDR: 1131 NE 12 AVE
OWNER: MIKAZZA LLC
PRESENTER: NADINE BLUE

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
JANUARY 11, 2023
12:30 PM

Page 2

CASE NO: CE22060713
CASE ADDR: 1405 SW 20 ST
OWNER: BALANI, ENINA
PRESENTER: NADINE BLUE

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

CASE NO: CE20080483
CASE ADDR: 1603 SW 30 AVE
OWNER: RKR PRIME ENTERPRISES LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS CORNER CHAIN
LINK FENCED VACANT LOT PROPERTY AND ITS SWALE AREAS

CASE NO: CE21060968
CASE ADDR: 1628 SW 3 AVE
OWNER: SCHOFIELD, WAYNE & KATHY
PRESENTER: NADINE BLUE

VIOLATION: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAS NO LAWN COVER AS REQUIRED.

CASE NO: CE14090997
CASE ADDR: 1731 SE 15 ST, #613
OWNER: JOHN WENER REV TR; WENER, JOHN TRS
PRESENTER: NADINE BLUE

VIOLATION: FBC(2010) 105.11.2.1
BUILDING PERMIT #13070031 WAS LEFT TO EXPIRE

**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
JANUARY 11, 2023
12:30 PM**

Page 3

CASE NO: BE20060094
CASE ADDR: 1731 SE 15 ST, # 613
OWNER: JOHN WENER REV TR; WENER, JOHN TRS
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2017) 105.3.2.1 0
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-13070031 # 613 REMODEL KITCHEN & OTHER GENERAL REMODELING

CASE NO: CE16031301
CASE ADDR: 2100 NE 45 ST
OWNER: ELITE PROPERTY DEVELOPMENT MA LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 9-304 (b)
THE DRIVEWAY AT THIS LOCATION IS IN DISREPAIR.
IT HAS CRACKS/POTHOLES AND IS NOT
SMOOTH/WELL-GRADED.

9-306
THIS DUPLEX IS NOT BEING MAINTAINED SINCE
WALLS/FASCIA/DOORS/SHUTTERS ARE DIRTY STAINED AND
AREAS OF PEELING PAINT.

9-308 (b)
THE ROOF OF THIS DUPLEX IS NOT BEING MAINTAINED
SINCE IT'S DIRTY AND STAINED.

9-280 (h) (1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THE
FENCE IS LEANING OVER AND IN A GENERAL STATE OF
DISREPAIR.

**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
JANUARY 11, 2023**

Page 4

12:30 PM

CASE NO: CE16070176
CASE ADDR: 2100 NE 45 ST
OWNER: ELITE PROPERTY DEVELOPMENT MA LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 9-279(f)
THE PROPERTY IS BEING OCCUPIED WITHOUT BEING PROPERLY
CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

CASE NO: CE16072153
CASE ADDR: 2100 NE 45 ST
OWNER: ELITE PROPERTY DEVELOPMENT MA LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

CASE NO: CE22070546
CASE ADDR: 2140 NE 56 ST
OWNER: 2140 NE 56TH ST FL LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 18-1. **WITHDRAWN**

THERE ARE OVERFLOWING TRASH CARTS IN THE REAR OF THE PROPERTY,
SURROUNDED BY TRASH BAGS/TRASH ON THE GROUND WHICH IS EMITTING A FOUL
SMELL AND CAUSING A NUISANCE TO THE NEIGHBORING PROPERTY. 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. THERE ARE OVERFLOWING TRASH
CARTS IN THE REAR OF THE PROPERTY, SURROUNDED BY TRASH BAGS/TRASH ON
THE GROUND WHICH IS EMITTING A FOUL SMELL AND CAUSING A NUISANCE TO
THE NEIGHBORING PROPERTY.

24-27. (F)
THERE ARE TRASH CARTS IN THE REAR OF THE PROPERTY WITH OPEN LIDS.

**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
JANUARY 11, 2023
12:30 PM**

Page 5

CASE NO: CE22090187
CASE ADDR: 2140 NE 56 ST
OWNER: 2140 NE 56TH ST FL LLC
PRESENTER: NADINE BLUE

VIOLATION: 18-1.

THERE ARE OVERFLOWING TRASH CARTS AND TRASH 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: CE10020129
CASE ADDR: 3015 N OCEAN BLVD # 18L
OWNER: WALSH, MARIA A
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
1. AN OPENING HAS BEEN CUT INTO THE EXISTING CMU WALL AND A FIXED GLASS WINDOW HAS BEEN INSTALLED IN THE OPENING.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS.

FBC(2007) 1612.1.2

THE OPENING CUT INTO THE EXISTING CMU WALL AND THE FIXED GLASS WINDOW THAT WAS INSTALLED HAVE NOT BEEN PROVEN TO SUFFICIENTLY WITHSTAND ESTIMATED OR ACTUAL IMPOSED DEAD, LIVE, WIND, OR ANY OTHER LOADS THROUGH THE PERMIT AND INSPECTION PROCESS.
