



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

FEBRUARY 16, 2023

11:00 A.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
FEBRUARY 16, 2023
11:00 AM

Page 1

LIEN REDUCTION HEARING

CASE NO: CE22080030
CASE ADDR: 133 HENDRICKS ISLE
OWNER: ARYA RENTALS LLC
PRESENTER: NADINE BLUE

VIOLATION: 18-12.(a)
THERE IS TRASH PILED UP AROUND THE BINS AND BINS ARE OVERFLOWING ON
THIS PROPERTY.

CASE NO: CE22030486
CASE ADDR: 317 SW 14 CT
OWNER: CERRON, UWE
PRESENTER: NADINE BLUE

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

CASE NO: CE19042400
CASE ADDR: 540 SW 28 AVE
OWNER: TINCHO FL 1 LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 18-1.
PROPERTY IS BEING MAINTAINED IN SUCH A MANNER THAT 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.

CONTINUED

**CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 16, 2023
11:00 AM**

Page 2

- VIOLATIONS: 18-12(a)
OVERGROWTH AND LITTER AT THE PROPERTY.
- VIOLATIONS: 18-4(c)
UNREGISTERED VEHICLE PARKED ON THE PROPERTY.
- VIOLATIONS: 9-304(b)
GRAVEL/PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.
- 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 AREAS.

CASE NO: CE20020230
CASE ADDR: 1609 NW 15 LN
OWNER: ANGLIN, BIANCA
PRESENTER: NADINE BLUE

- VIOLATION: 18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.
- 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
- 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, AS WELL AS MISSING AND PEELING PAINT.
- 9-280(h) (1)
THE FENCE AT THIS PROPERTY IS BENT AND IS NOT BEING MAINTAINED AS REQUIRED.
-

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 16, 2023
11:00 AM

Page 3

CASE NO: CE17090616
CASE ADDR: 2000 NE 62 ST
OWNER: LADRONDE, DARIO
PRESENTER: NADINE BLUE

VIOLATIONS: 15-272.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

CASE NO: CE22030778
CASE ADDR: 2431 E LAS OLAS BLVD
OWNER: LAKHANI, AMYN
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: CE22030787
CASE ADDR: 2431 E LAS OLAS BLVD
OWNER: LAKHANI, AMYN
PRESENTER: NADINE BLUE

VIOLATIONS: 18-1.

THERE ARE GARBAGE BAGS ON THE DRIVEWAY AND TRASH CANS 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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS
OF THE EXTERIOR THAT HAVE STAINED PAINT.

24-27(B)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION
DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 16, 2023
11:00 AM

Page 4

CASE NO: BE20040081
CASE ADDR: 2829 NE 33 CT
OWNER: IMPERIAL CONDOMINIUM INC
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2017)

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: CE17010190
CASE ADDR: 3460 BERKELEY BLVD
OWNER: MORALES, FLOR M H/E
MERAZ, ELMER R
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ADDITION BUILT ON THE REAR OF THE PROPERTY.

FBC(2014) 110.1

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

CITY OF FORT LAUDERDALE
SPECIAL MAGISTRATE LIEN REDUCTION AGENDA
CITY COMMISSION MEETING ROOM - CITY HALL
FEBRUARY 16, 2023
11:00 AM

Page 5

CASE NO: CE19041002
CASE ADDR: 3460 BERKELEY BLVD
OWNER: MORALES, FLOR M H/E
 MERAZ, ELMER R
PRESENTER: NADINE BLUE

VIOLATIONS: 9-313. (a)
 HOUSE ADDRESS NUMBERS NOT DISPLAYED OR VISIBLE FROM STREET.

18-12 (a)
 OVERGROWTH AND/OR TRASH AND DEBRIS ON THIS PROPERTY.

47-39.A.1.b. (6) (a)
 THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO
 BOXES, LADDERS, AND OTHER ITEMS.

47-39.A.1.b. (7) (a)
 THERE IS A LARGE TRACTOR TRAILER CAB PARKED ON THE WEST SIDE OF THE
 PROPERTY. THIS IS NOT ALLOWED IN AN RS-6.70 ZONED DISTRICT.

9-280 (h) (1)
 FENCES/SITE WALLS IN DISREPAIR.

9-304 (b)
 THERE ARE VEHICLES PARKED ON THE DIRT/LAWN IN THE FRONT YARD.

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 THROUGHOUT THE PROPERTY AND SWALE.
