



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

MARCH 16, 2023

11:00 A.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.



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LIEN REDUCTION HEARING

CASE NO: CE07121199
CASE ADDR: 1019 NW 14 CT
OWNER: LUMI ESTATE LLC
PRESENTER: NADINE BLUE

VIOLATION: 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.

9-280 (H) (1)

THE CHAIN-LINK FENCE ON THE PROPERTY IS IN DISREPAIR. THE RAILINGS ARE BENT AND THE FENCE IS FALLING DOWN.

9-280 (H) (2)

THE POOL ON THIS PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED AS REQUIRED.

CASE NO: CE13120833
CASE ADDR: 1308 NW 1 AVE
OWNER: VILLA, ROBERT
PRESENTER: NADINE BLUE

VIOLATION: 18-12. (a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION OF CASE #CE13051877, WHERE THE MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

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9-278 (F)

THERE IS NO WATER SERVICE IN THIS OCCUPIED HOUSE.

9-280 (B)

THERE ARE WINDOWS AND A DOOR IN DISREPAIR. THE WALL IS DETERIORATING AND WET AROUND A WALL AC UNIT. THE CEILING IS DAMAGED FROM A ROOF LEAK.

9-280 (G)

THERE IS A STOVE IN DISREPAIR.

9-305 (B)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND MISSING GROUND COVER.

9-308 (A)

THE ROOF IS IN DISREPAIR AND IS LEAKING.

CASE NO: BE20050393
CASE ADDR: 1350 RIVER REACH DR #414
OWNER: AKANDE, AFEEZ
PRESENTER: NADINE BLUE

VIOLATION: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM 18092707 # 414 AC
CHANGEOUT.

CASE NO: CE07060475
CASE ADDR: 1380 SW 34 AVE
OWNER: RCJB PROPERTIES INC
PRESENTER: NADINE BLUE

VIOLATIONS: 25-13
CONSTRUCTED A NEW DRIVEWAY WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 105.1
THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT

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OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. THERE ARE TWO ROOM ADDITIONS THAT WERE DONE ILLEGALLY, ONE BETWEEN 2005 AND 2007 AND THE OTHER BETWEEN 2007 AND 2009.
2. THERE IS A CIRCULAR DRIVEWAY THAT WAS BUILT BETWEEN 2005 AND 2007.
3. THE FRONT PORCH AND CARPORT JOIST WERE REPLACED AND COVERED WITH DRYWALL WORK WAS BETWEEN 2007 AND 2009.
4. WINDOWS AND DOORS WERE INSTALLED ON THE ADDITIONS.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THERE IS A CENTRAL A/C WITH DUCT WORK AND ELECTRIC HEATER.
2. KITCHEN AND BATHROOM(S) VENTILATIONS.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. KITCHEN AND BATHROOM(S) FIXTURES WERE REPLACED, AND PLUMBING LINES WERE ADDED TO THE ADDITIONS.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS IN THE ADDITIONS THAT HAS NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.
2. ELECTRICAL SUPPLY TO THE A/C WITH ELECTRIC HEATER.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC 1604.1

THE STRUCTURES FOR THE TWO ADDITIONS, FRONT PORCH AND CARPORT, DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH

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THE PERMITTING PROCESS

CASE NO: CE13041518
CASE ADDR: 1380 SW 34 AVE
OWNER: RCJB PROPERTIES INC
PRESENTER: NADINE BLUE

VIOLATION: FBC(2010) 105.1
THIS PROPERTY HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ADDITION ON THE REAR OF THE PROPERTY.

FBC(2010) 110.9
THIS PROPERTY WAS ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED INSPECTIONS.

FBC(2010) 1604.1
THE STRUCTURES FOR THE TWO ADDITIONS, FRONT PORCH AND CARPORT, DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

CASE NO: CE22100572
CASE ADDR: 1501 SW 5 CT
OWNER: FGF INVESTMENTS LLC
PRESENTER: NADINE BLUE

VIOLATION: 18-4.(C)
THERE IS A DERELICT VESSEL DOCKED AT THE REAR OF THE SUBJECT PROPERTY.THE VESSEL WAS FOUND TO BE IN DERELICT CONDITION AS PER SECTION 18 3 OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES DUE TO THE OVERALL STATE OF NEGLECT AND ABANDONEMENT, EXPIRED AND/OR MISSING REGISTRATION AND VESSEL IS SITTING BELOW THE WATER LINE AND HAS SUNK.

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CASE NO: CE06090401
CASE ADDR: 2182 NE 59 CT
OWNER: KURZMAN, RON
PRESENTER: NADINE BLUE

VIOLATIONS: FBC 105.1
THIS PROPERTY HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ALTERATIONS TO THE KITCHEN AND BATHROOM.

CASE NO: CE15121037
CASE ADDR: 2457 NE 27 TER
OWNER: SSC HOMES 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.

CASE NO: CE19120417
CASE ADDR: 2457 NE 27 TER
OWNER: SSC HOMES LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 9-308 (A)
THE ENTIRE ROOF OF THE HOME WAS IN DISREPAIR. THE ROOF HAD MISSING AND/OR BROKEN TILES.

9-280 (H) (1)
THE WOODEN FENCE ON THE SOUTHERN SIDE OF THE PROPERTY IS IN DISREPAIR AND LEANING. THERE WERE SECTIONS OF MISSING WOODEN PLANKS.

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CASE NO: CE22080720
CASE ADDR: 2613 TORTUGAS LN
OWNER: ADELSON, CHARLES J, ADELSON, CHARLES TR
PRESENTER: NADINE BLUE

VIOLATIONS: 47-39.A.1.B.(12)(D)

THE VESSEL "AMOS" IS DOCKED AT OR MOORED TO THE REAR DOCK OF THE PROPERTY THAT EXTENDS INTO THE RIGHT OF WAY OF THE CANAL BY MORE THAN THIRTY THREE (33) PERCENT OF THE WIDTH OF THE WATER MEASURED FROM THE RECORDED PROPERTY LINE AT THIS PROPERTY. THE VESSEL "AMOS" HAS A BREADTH OF 17.6 FEET AND THE DOCK AT THE PROPERTY WAS MEASURED AT SIX (6) FEET TO THE SUM OF 23.6 FEET. MEASURING AT THE PROPERTY LINE. THE DOCK AND VESSEL "AMOS" ENCROACHES 39.3% OF THE CANAL'S WIDTH.