



SPECIAL MAGISTRATE LIEN REDUCTION AGENDA

MAY 9, 2023

11:00 A.M.

COMMISSION MEETING ROOM
CITY HALL

700 NW 19 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: CE22100848
CASE ADDR: 23 SE 12 AVE
OWNER: 23 SE 12TH AVENUE LLC
PRESENTER: NADINE BLUE

VIOLATION: 15-281.(a)
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE
OF COMPLIANCE AT THIS LOCATION.

MAILED
4/25/2023

CASE NO: CE18100677
CASE ADDR: 507 NW 18 AVE
OWNER: PARKER, SEAN CORNELIUS
PRESENTER: NADINE BLUE

VIOLATION: 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 AND MISSING AND PEELING PAINT.

9-308(b)
THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF
THIS PROPERTY.

9-313.(a)
HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET
AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

MAILED
4/25/2023

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CASE NO: CE23010206
CASE ADDR: 513 SW 11 ST
OWNER: SHARVIT, ADI
PRESENTER: NADINE BLUE

VIOLATION: 18-1

THERE IS LARGE GATHERING AT THIS VACATION RENTAL PROPERTY THAT IS CREATING A PUBLIC NUISANCE. THE PUBLIC NUISANCE THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. MORE THAN 20 VEHICLES PARKED ACROSS SEVERAL PROPERTIES, VEHICLES PARKED IN THE GRASS AND RIGHT OF WAY, COMMERCIAL TRUCK PARKED ON RESIDENTIAL PROPERTY.

MAILED
4/25/2023

CASE NO: CE10090345
CASE ADDR: 1107 NW 17 ST
OWNER: FREEMAN, BUDDY & ANNIE
PRESENTER: NADINE BLUE

VIOLATION: 28-33(a)

NOT CONNECTED TO THE CITY'S SANITARY SEWER SYSTEM.

MAILED
4/25/2023

CASE NO: CE15051079
CASE ADDR: 1200 NW 9 ST
OWNER: ASSIS HOMES LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280(h) (1)

THE CHAIN LINK FENCE ON THE ABOVE PROPERTY IS IN DISREPAIR. THERE ARE AREAS OF MISSING AND BENT SUPPORT POST THAT HAS CAUSED THE CHAIN LINK FENCE TO LEAN IN AREAS.

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CASE NO: CE15090864
CASE ADDR: 1200 NW 9 ST
OWNER: ASSIS HOMES LLC
PRESENTER: NADINE BLUE

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

MAILED
4/25/2023

CASE NO: CE21080422
CASE ADDR: 1204 NW 23 TER
OWNER: TOP AMERICAN PROPERTY HOLDINGS LLC
PRESENTER: NADINE BLUE

VIOLATION: 9 363
FAILURE TO REGISTER THE RESIDENTIAL DWELLING(S) WITHIN THE CITY. THE
FREE APPLICATION HAS NOT BEEN SUBMITTED OR IS INCOMPLETE.

MAILED
4/25/2023

CASE NO: CE22040154
CASE ADDR: 1227 NE 5 TER
OWNER: 1227 NE 5TH TERRACE LLC
PRESENTER: NADINE BLUE

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

24 27(F)
THERE ARE TRASH CARTS WITH THEIR LIDS OPEN AT THIS LOCATION.

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CASE NO: CE20110140
CASE ADDR: 1229 MIAMI RD
OWNER: PAT 2 INVESTMENTS LLC % UPSIDE
MANAGEMENT LLC
PRESENTER: NADINE BLUE

- VIOLATIONS: 18 4(C)
THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE (OR) ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032154) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.
- 18 12(A)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE17032329)
- 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.
- 9 308(B)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE ARE TREE BRANCHES OVERHANGING/ENCROACHING THE ROOF.
- 9 304(B)
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. GRAVEL DRIVEWAYS ARE NOT WELL GRADED AND OR DUST FREE.
- 9 305(B)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS DEAD FOLIAGE/PALM FRONDS ON THE TREES. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- 9 305(A)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT OF WAY.

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CASE NO: CE14020144
CASE ADDR: 1404 NW 3 AVE
OWNER: CAMACHO, MARIA
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280 (b)
FOUNDATIONS, FLOORS, WALLS, CEILINGS, ROOFS, WINDOWS, DOORS AND ALL OTHER BUILDING PARTS WERE NOT STRUCTURALLY SOUND, REASONABLY WEATHER AND WATER TIGHT AND RODENTPROOF AND WAS NOT KEPT IN REASONABLY GOOD REPAIR. ROOF SURFACES WERE NOT WATERTIGHT. WATER WAS LEAKING THROUGH THE ROOF

9-280 (g)
ALL ELECTRICAL WIRING AND ACCESSORIES WERE NOT BEING MAINTAINED IN GOOD SAFE WORKING CONDITION.

9-308 (a)
THERE IS A PIECE OF PLYWOOD COVERING WHAT APPEARS TO HAVE BEEN A SKYLIGHT. THE ROOF ON THE UTILITY ROOM IS LEAKING, IN DISREPAIR, AND DOES NOT MEET CODE REQUIREMENTS.

MAILED
4/25/2023

CASE NO: CE14020144
CASE ADDR: 1404 NW 3 AVE
OWNER: CAMACHO, MARIA
PRESENTER: NADINE BLUE

VIOLATIONS: 18-12 (a)
THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE OF THIS HOUSE. THIS IS A REPEAT VIOLATION OF CASE #CE13051877 AND CE13120833, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING

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CASE NO: CE21100401
CASE ADDR: 1435 NW 6 ST
OWNER: PILGRIM, MIGUEL D
PRESENTER: NADINE BLUE

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

9 280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED,
INCLUDING BUT NOT LIMITED TO WINDOWS BROKEN, AND BOARDED.

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 INCLUDING
THE REAR SCREENING BUFFER WALL.

47 20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THE REAR OF
THIS VACANT PROPERTY INCLUDING BUT NOT LIMITED TO POTHOLES, CRACKS,
WHEELSTOPS LOOSE, BROKEN, NOT SECURED AND THE SURFACE CONTAINS DIRT
AND OIL STAINS.

MAILED 4/25/2023

CASE NO: CE10010451
CASE ADDR: 1673 SW 29 TER
OWNER: HERMAN, RUDOLPH CHARLES III
HERMAN, TAMMY MARIA
PRESENTER: NADINE BLUE

VIOLATION: 9-280(b)
BUILDING PARTS ARE NOT BEING MAINTAINED AT THIS
PROPERTY. THERE ARE:
1. LARGE HOLES IN THE INTERIOR WALLS.
2. ROTTING WOOD AROUND DOOR FRAMES.
3. DAMAGED WINDOWS AND BROKEN WINDOW AND DOOR
PANES.
4. ROTTING WOOD IN SOFFITS.
5. TORN AND MISSING VENTILATION SCREENING IN ROOF
OVERHANGS.

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6. DAMAGED AND DETERIORATING SUPPORT POSTS ON FRONT OVERHANG.
7. LAUNDRY ROOM CEILING HAS A LARGE HOLE IN IT.

FBC(2007) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

1. A STORAGE AREA IN THE REAR HAS BEEN CONVERTED TO AN ILLEGAL EFFICIENCY APARTMENT.
2. AN ENCLOSURE FOR A HOT WATER HEATER HAS BEEN CONSTRUCTED.
3. A MAKESHIFT PATIO OVERHANG HAS BEEN INSTALLED.
4. AN ADDITIONAL KITCHEN AND KITCHENETTE HAVE BEEN INSTALLED.
5. NEW EXTERIOR DOORS HAVE BEEN INSTALLED.
6. TWO EXTERIOR STORAGE CLOSETS HAVE BEEN CONSTRUCTED.

FBC(2007) 105.4.11

THE FOLLOWING MECHANICAL WORK HAS BEEN COMPLETED WITHOUT PERMITS:

1. WALL A/C UNITS HAVE BEEN INSTALLED IN WINDOWS AND WALLS.
2. VENTILATION FOR A DRYER HAS BEEN INSTALLED.

FBC(2007) 105.4.4

THE FOLLOWING PLUMBING WORK HAS BEEN PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. AN ILLEGAL BATHROOM IN THE REAR HAS BEEN ADDED.
2. AN ADDITIONAL KITCHEN HAS BEEN ADDED.
3. AN ADDITIONAL HOT WATER HEATER HAS BEEN INSTALLED.

FBC(2007) 105.4.5

THE FOLLOWING ELECTRICAL WORK HAS BEEN COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS:

1. CONNECTION FOR AN ADDITIONAL HOT WATER HEATER.
2. PREMISE WIRING.
3. WIRING FOR THE ADDITIONAL KITCHEN.
4. WIRING FOR THE ADDITIONAL BATHROOM.
5. THE INSTALLATION OF SECURITY LIGHTS.

FBC(2007) 110.1.1

THE USE AND OCCUPANCY OF THIS BUILDING HAS CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY

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CASE NO: CE21090079
CASE ADDR: 1712 NW 15 AVE
OWNER: SFR XII MIAMI OWNER 1 LP
PRESENTER: NADINE BLUE

VIOLATIONS: 24 27.(b)
THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THE CONTAINERS ARE BEING STORED IN FRONT OF THE BUILDING LINE AND NOT SCREENED FROM VIEW.

9 280(h) (1)
THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS THAT ARE BROKEN AND DISCONNECTED.

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 INCLUDING THE SWALE.

9 306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND BUILDING WALLS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT AND FADED PAINT.

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

MAILED
4/25/2023

CASE NO: CE22100868
CASE ADDR: 1761 NE 55 ST
OWNER: GOD BLESS AMERICA LLC
PRESENTER: NADINE BLUE

VIOLATIONS: 15 281.(A)
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

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CASE NO: CE22120826
CASE ADDR: 2130 NE 56 ST
OWNER: KUBRAK, DMYTRO NIKOLAEVICH
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.

MAILED
4/25/2023

CASE NO: CE22110578
CASE ADDR: 2808 NE 26 AVE
OWNER: LINARES, DIEGO
RUIZ, MARTHA
PRESENTER: NADINE BLUE

VIOLATIONS: 9 305(A)
THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF
LEAVES ENCROACHING UPON THE PUBLIC RIGHT OF WAY.

MAILED
4/25/2023

CASE NO: CE13011882
CASE ADDR: 3333 NE 33 ST
OWNER: GALT II LLC
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2010)105.1
THE PROPERTY HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK
ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, IN
THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR BUILDOUT, WITHOUT A PERMIT.

FBC(2010)105.4.11
THE COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT
LIMITED TO:
1. THE MECHANICAL SYSTEM IS BEING ALTERED WITHOUT THE REQUIRED
MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010)105.4.4
THE PLUMBING SYSTEM HAS BEEN ALTERED FOR THE BATHROOM BUILDOUT
WITHOUT A PERMIT.

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FBC(2010)105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED FOR THE INTERIOR BUILDOUT
WITHOUT A PERMIT.

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CASE NO: CE21100456
CASE ADDR: 3333 NE 33 ST
OWNER: GALT II LLC
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.

MAILED
4/25/2023

CASE NO: CE22100743
CASE ADDR: 4345 NE 22 AVE
OWNER: LAU, MICHELLE
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.

MAILED
4/25/2023

CASE NO: CE22110411
CASE ADDR: 5900 NE 14 LN
OWNER: HANNA, SAMMY
HANNA, MAHA
PRESENTER: NADINE BLUE

VIOLATIONS: 15 281.(A)
THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE
OF COMPLIANCE AT THIS LOCATION.

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