



# SPECIAL MAGISTRATE LIEN REDUCTION VIRTUAL HEARING AGENDA

July 11, 2023

**12:00 P.M.**

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

<https://www.fortlauderdale.gov/sm>

THOMAS ANSBRO  
PRESIDING

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. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.



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LIEN REDUCTION HEARING

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CASE NO: CE09021533  
CASE ADDR: 480-510 NW 24 AVE  
OWNER: SUMMER LAKE VILLAS LLC  
PRESENTER: NADINE BLUE

VIOLATION: 9-279(F)  
THERE IS NO WATER SERVICE ON THIS BUILDING FOR MORE  
THAN TWO (2) MONTHS. SOME APARTMENTS STILL OCCUPIED.

9-328(A)  
THERE ARE WINDOWS AND DOORS BROKEN AND LOOSE FROM  
THE HINGES ON SOME APARTMENTS OF THIS VACANT BUILDING  
ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR.  
NEW SHED.

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CASE NO: CIT-CT09030450  
CASE ADDR: 480-510 NW 24 AVE  
OWNER: SUMMER LAKE VILLAS LLC  
PRESENTER: NADINE BLUE

VIOLATION: 18-27(a)  
THERE IS OVERGROWTH, TRASH AND DEBRIS SCATTERED ON  
THE PROPERTY, THE COMMON AREAS AND IN THE SWALES.

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CASE NO: CE18090502  
CASE ADDR: 480-510 NW 24 AVE  
OWNER: SUMMER LAKE VILLAS LLC  
PRESENTER: NADINE BLUE

VIOLATION: 47-19.4.D.8.  
THE DUMPSTER ENCLOSURE AT THIS PROPERTY IS NOT BEING MAINTAINED  
IN A NEAT, WELL-KEPT APPEARANCE. THE DUMPSTER LATCH APPEARS TO BE  
BROKEN AND THE CONTAINED TRASH AND LID WERE NOT CLOSED.

**CONTINUED**

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47-19.5.E.7.

THE FENCE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A GOOD REPAIR AND SECURE MANNER. THE FENCE APPEARED TO BE IN DISREPAIR.

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN A GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THE WHEELSTOPS ARE MISSING, LOOSE, BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.11.A.

THE LANDSCAPING AT THIS OCCUPIED COMMERCIAL PROPERTY IS NOT BEING MAINTAINED IN A NEAT, WELL KEPT APPEARANCE. THERE ARE MISSING AND BARE AREAS OF LIVING GROUND COVER THROUGHOUT THE ENTIRE PROPERTY.

9-276 (c) (3)

THE DWELLING FACILITIES ARE NOT BEING MAINTAINED IN A CLEAN, SANITARY, SAFE AND FIT SPACE FOR HUMAN HABITATION. THERE ARE RAT DROPPINGS ALL OVER THE KITCHEN AND IN THE STOVE. RODENTS HAVE BEEN COMING IN THE UNIT.

9-280 (g)

THE ELECTRICAL MAINTENANCE IS NOT BEING MAINTAINED IN A GOOD, SAFE WORKING CONDITION. THE LIGHTS FLICKER ON AND OFF.

9-280 (h) (2)

THE WOODEN DECK AT THIS COMMERCIAL PROPERTY IS DAMAGED AND IN DISREPAIR. THERE ARE AREAS OF THE WOODEN DECK THAT HAS ROTTED WOOD, MISSING WOODEN PLANKS AND HAVE BEEN TAPED OFF FOR NON USE.

9-306

THE EXTERIOR BUILDING WALLS, BALCONIES, FASCIA, SOFFITS, STAIRWAY AND WALKWAYS ARE NOT BEING MAINTAINED. THERE ARE AREAS THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308 (a)

THE ROOF IS IN DISREPAIR AND THERE IS EVIDENCE OF A ROOF LEAK.

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CASE NO: CE16111437  
CASE ADDR: 637 NW 15 TER  
OWNER: MF 637 & 641 LLC  
PRESENTER: NADINE BLUE

VIOLATION: 9-279(i)  
THE STOVES IN ALL UNITS OF BUILDINGS 637 AND 641 WERE NOT PROPERLY INSTALLED. STOVES DO NOT HAVE UTILITY CONNECTIONS OR AT LEAST TWO (2) OPERATIONAL TOP BURNERS.

9-280(f)  
THE PLUMBING IN UNIT 3/BLDG 637 IS IN DISREPAIR AND NOT BEING MAINTAINED IN GOOD, SANITARY WORKING CONDITION. THE DRAIN LINES IN BATHROOM SHOWER/TOILET AND KITCHEN SINK ARE NOT DRAINING AS DESIGNED.

9-280(g)  
THE ELECTRICAL MAINTENANCE IS NOT BEING MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

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CASE NO: CE17061566  
CASE ADDR: 637 NW 15 TER  
OWNER: MF 637 & 641 LLC  
PRESENTER: NADINE BLUE

VIOLATION: FBC(2014) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:  
1. INTERIOR ALTERATIONS IN THE KITCHEN AND BATHROOM.

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 THE PERMITTING PROCESS.

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CASE NO: CE17120744  
CASE ADDR: 637 NW 15 TER  
OWNER: MF 637 & 641 LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: 9-280 (b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-304 (b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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.

47-19.4.D.1.  
THE DUMPSTER ENCLOSURE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT, WELL-KEPT APPEARANCE.THE DUMPSTER WAS NOT BEING STORED IN THE CORRECT LOCATION.

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CASE NO: CE19020456  
CASE ADDR: 637 NW 15 TER  
OWNER: MF 637 & 641 LLC  
PRESENTER: NADINE BLUE

VIOLATION: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
18051236 BBOARDUPCR ATF: BOARDUP OF 40 WINDOWS AND  
16 WINDOWS

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CASE NO: CE19072318  
CASE ADDR: 637 NW 15 TER  
OWNER: MF 637 & 641 LLC  
PRESENTER: NADINE BLUE

VIOLATION: 18-12(a)  
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS  
AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND  
DEBRIS ON THIS VACANT BOARDED-UP PROPERTY AND  
SWALE.

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CASE NO: CE15072020  
CASE ADDR: 1165 NW 55 ST  
OWNER: 1163 HOLDINGS LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
BUILDING PERMIT # 01050931 (CONSTRUCT STORAGE  
ADDITION)

FBC(2014) 110.6  
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.

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CASE NO: CE22031323  
CASE ADDR: 1733 SW 5 PL  
OWNER: DESORMEAUX, KIP MATTHEW  
MEYER, JUAN-LEIGH  
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.

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CASE NO: BE21120050  
CASE ADDR: 2621 NE 13 CT  
OWNER: GS LEEWARD LLC  
PRESENTER: NADINE BLUE

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK  
ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE  
FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WATER HEATER. PLASTIC SHED. NEW SINK INSTALLED ON THE EXTERIOR.

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CASE NO: CE21110176  
CASE ADDR: 2828 E SUNRISE BLVD  
OWNER: SUNRISE FTL VENTURES LLLP  
PRESENTER: NADINE BLUE

VIOLATIONS: 47 19.4.D.1.  
THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT IN AN ENCLOSURE.

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.

47 20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS  
PROPERTY. THERE ARE CRACKS AND UNEVEN SURFACES AND STRIPING WORN AND  
PAINTED OVER SIDEWALK.

47.20.20.E  
THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING  
OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF  
THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE  
ARE BOATS AND TRAILERS BEING STORED AT THIS PROPERTY.

18 4.(c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE  
PROPERTY.

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CASE NO: BE21070137  
CASE ADDR: 5661 NE 18 AVE  
OWNER: LA FONTANA APARTMENT, INC  
PRESENTER: NADINE BLUE

VIOLATION: FBC(2020) 110.15  
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.

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CASE NO: CE22080114  
CASE ADDR: 6600 NE 20 WAY  
OWNER: KUSHNIR, IGNOR  
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.

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