



**SPECIAL MAGISTRATE  
LIEN REDUCTION  
HEARING  
AGENDA**

**JANUARY 18, 2018**

**11:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**H. MARK PURDY  
PRESIDING**

**TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF  
FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.**

CITY OF FORT LAUDERDALE  
AGENDA  
LIEN REDUCTION  
CITY COMMISSION MEETING ROOM - CITY HALL  
January 18, 2018  
11:00 AM

CASE NO: CE11061900  
CASE ADDR: 431 SW 29 AVE  
OWNER: TAI, JARRYD TAI, RENEE C  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$158,000.00**  
**Hard Costs: \$341.00**  
**Appl Offer: \$500.00**

**Mailed First Class  
January 3, 2018**

VIOLATIONS: 28-33(a) NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE15121320  
CASE ADDR: 511 SE 5 AVE # 2211  
OWNER: CASSATA, ROSARIO CASSATA, VERONICA  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$23,400.00**  
**Hard Costs: \$212.00**  
**Appl Offer: \$0.00**

**Mailed First Class  
January 3, 2018**

VIOLATIONS: FBC(2014) 105.3.2.1 THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.: PLUMBING PERMIT #15040052 (# 2211 INSTALL CUSTOMER SUPPLIED 50 GAL HOT WATER)  
Note: All expired permit(s) associated with this property may not be included in this case. 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.

CASE NO: CE11062272  
CASE ADDR: 640 SW 30 AV  
OWNER: 640 SW 30 AVE TR HYATT, JACQUELINE  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$53,475.00**  
**Hard Costs: \$341.00**  
**Appl Offer: \$0.00**

**Mailed First Class  
January 3, 2018**

VIOLATIONS: FBC(2007) 105.10.3.1 FENCE PERMIT 03052673 HAS EXPIRED

CITY OF FORT LAUDERDALE  
AGENDA  
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January 18, 2018  
11:00 AM

CASE NO: CE11071101  
CASE ADDR: 640 SW 30 AV  
OWNER: 640 SW 30 AVE TR HYATT, JACQUELINE  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$216,000.00  
Hard Costs: \$212.00  
Appl Offer: \$0.00

Mailed First Class  
January 3, 2018

VIOLATIONS: 28-33(a) NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE15020999  
CASE ADDR: 800 SE 12 ST  
OWNER: REDEVELOP LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$16,650.00  
Hard Costs: \$1,040.00  
Appl Offer: \$0.00

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January 3, 2018

24-27.(b) COMPLIED. THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY.

CASE NO: CE96060697  
CASE ADDR: 801 SW 16 ST  
OWNER: CONBOY, LAURENCE M  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$34,050.00  
Hard Costs: \$129.00  
Appl Offer: \$500.00

VIOLATIONS: 47-67(A) TWO DERELICT VEHICLES, BEACH BUGGY AND GMC PICK-UP ARE PARKED ON OR OVERHANGING SIDEWALK.

9-280(b) REAR OVERHANG, LEAN-TO IN REAR YARD, AWNING ON WEST SIDE ARE NOT STRUCTURALLY SOUND AND ARE NOT BEING KEPT IN REASONABLE REPAIR.

9-280(d) THERE IS SEVERE WOOD ROT AND/OR TERMITE DAMAGE IN MANY AREAS OF BUILDING.

9-280(g) ELECTRICAL SYSTEM IN EXTREMELY UNSAFE CONDITION, TO INCLUDE, BUT NOT LIMITED TO OPEN JUNCTION BOXES, ILLEGAL SPLICES, WATER HEATER IS EXPOSED TO ELEMENTS, WASHER AND DRYER EXPOSED TO ELEMENTS AND EXTERIOR LIGHTS WIRED IN UNSAFE CONDITION.

CONTINUED

CITY OF FORT LAUDERDALE  
AGENDA  
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January 18, 2018  
11:00 AM

9-281(b)THERE IS TRASH, RUBBISH AND DEBRIS TO INCLUDE, BUT NOT LIMITED TO A DERELICT GMC PICK-UP, PROPANE TANKS, WOOD, APPLIANCES, DERELICT BOAT TRAILER, DISHES, PILES OF LAND-SCAPE DEBRIS AND ETC. PROPERTY IS OVERGROWN IN AREAS.

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CASE NO: CE07060771  
CASE ADDR: 1433 NE 15 AV  
OWNER: SAMU, JAMES  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$184,975.00  
Hard Costs: \$488.00  
Appl Offer: \$0.00**

VIOLATIONS: 18-27(a)THERE IS LOTS OF OVERGROWTH ON THE PROPERTY.

9-280(b)THE SOFFIT OVER THE CARPORT IS IN DISREPAIR.

9-304(b)BOAT CONTINUOUSLY PARKED/STORED ON THE GRASS.

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9-306EXTERIOR WALLS ARE DIRTY.

CASE NO: CE11072350  
CASE ADDR: 1433 NE 15 AV  
OWNER: SAMU, JAMES  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$6,925.00  
Hard Costs: \$304.00  
Appl Offer: \$0.00**

VIOLATIONS: FBC(2007) 105.10.3.1 ALTERATION PERMIT 09061576 IS EXPIRED

**Mailed First Class  
January 3, 2018**

CASE NO: CE10071983  
CASE ADDR: 1825 SW 30 ST  
OWNER: 1825 SW 30TH STREET LAND TR FISHBEI  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$96,950.00  
Hard Costs: \$3,607.00  
Appl Offer: \$2,047.50**

VIOLATIONS: 18-12(a)COMPLIED

18-4(c)COMPLIED

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9-280(h)(1)THERE IS A WOODEN FENCE ON THIS PROPERTY THAT IS DAMAGED AND IN DISREPAIR.

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January 18, 2018  
11:00 AM

CASE NO: CE16080087  
CASE ADDR: 1825 SW 30 ST  
OWNER: 1825 SW 30TH STREET LAND TR FISHBEI  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$16,500.00**  
**Hard Costs: \$488.00**  
**Appl Offer: \$2,047.50**

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VIOLATIONS: 18-11(b) THE SWIMMING POOL ON THIS VACANT PROPERTY HAS GREEN STAGNANT WATER AND HAS BECOME A BREEDING GROUND FOR MOSQUITOS POSING A THREAT TO PUBLIC HEALTH.

CASE NO: CE04061206  
CASE ADDR: 1953 NW 9 AVE  
OWNER: CRP II-LAUDERDALE MANOR LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$25,575.00**  
**Hard Costs: \$387.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC 104.1 AUTOMOBILE LIFTING DEVICES HAVE BEEN INSTALLED IN THE BUILDING WITHOUT OBTAINING THE REQUIRED BUILDING PERMIT.

FBC 104.2.5 CIRCUITS HAVE BEEN ADDED TO POWER THE LIFTING DEVICES WITHOUT OBTAINING THE REQUIRED PERMIT.

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FBC 3401.6 THE LIFTING DEVICES AND THE ELECTRICAL CIRCUITS POWERING THEM ARE PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE.

CASE NO: CE14100160  
CASE ADDR: 2321 SW 14 CT  
OWNER: BGDJ CAPITAL LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$15,050.00**  
**Hard Costs: \$1,316.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 9-306 THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, SINCE THEY ARE DIRTY AND STAINED, FASCIA, SOFFITS AND METAL DECORATIVE RAILINGS ARE IN NEED OF PAINT.

9-308(b) THE ROOF IS NOT BEING MAINTAINED SINCE IT'S DIRTY AND THERE ARE BRANCHES COVERING THE ROOF. ROOFS MUST BE MAINTAINED CLEAN AND CLEAR OF ALL ELEMENTS NOT A PERMANENT PART OF THE ROOF.

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9-313(a) COMPLIED.

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CASE NO: CE14121698  
CASE ADDR: 2321 SW 14 CT  
OWNER: BGDJ CAPITAL LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$1,750.00**  
**Hard Costs: \$212.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2010) 105.11.2.1 THE FOLLOWING PERMITS WERE LEFT TO EXPIRE: BUILDING PERMIT #11040979 PLUMBING PERMIT #11040978 BUILDING PERMIT #11040976

FBC(2010) 110.9 THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVER-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE15081297  
CASE ADDR: 3051 NW 23 ST  
OWNER: WILLIAMS, THERESA  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$33,425.00**  
**Hard Costs: \$378.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2014) 105.1 THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO: 1. BUILT AN ADDITION WITHOUT A PERMIT WHICH IS DEEMED UNSAFE AND IS STRUCTURALLY FAILING.

FBC(2014) 105.3.1.4.11 AIR CONDITIONING INSTALLED AND ALTERED TO INCORPORATE ILLEGAL ADDITION WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2014) 105.3.1.4.15 INSTALLATION OF DOOR WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2014) 105.3.1.4.5 ELECTRICAL SYSTEM ALTERED TO INCORPORATE ILLEGAL ADDITION WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC(2014) 105.3.1.5 DESIGN AND ENGINEERING DOCUMENTS NOT SUBMITTED TO OBTAIN PERMIT APPROVAL.

FBC(2014) 116.1.1 THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED: 1. STRUCTURE BUILT AT EDGE OF POOL WITHIN

**CONTINUED**

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AGENDA  
LIEN REDUCTION  
CITY COMMISSION MEETING ROOM - CITY HALL  
January 18, 2018  
11:00 AM

Page 6

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THE REQUIRED 5 FOOT SETBACK WITHOUT OBTAINING THE  
REQUIRED PERMITS. POOL NOT DESIGNED TO SUPPORT THE  
WEIGHT OF THE ILLEGAL STRUCTURE.

FBC(2014) 116.2.1.2.4 THIS BUILDING IN ITS PRESENT  
CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA  
BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE. IT MUST BE REPAIRED BY THE  
OWNERS OR DEMOLISHED: 1. THE ROOF IS SAGGING AND HAS THE  
POTENTIAL FOR FAILURE.

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