



**SPECIAL MAGISTRATE
LIEN REDUCTION
HEARING
AGENDA**

JULY 19, 2018

12:00 P.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.**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE17041541
CASE ADDR: 43 FIESTA WY
OWNER: FOSSI, LAWRENCE J
GOLD, JULIET E
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$17,250.00
Hard Costs: \$350.00
Appl Offer: \$350.00

VIOLATIONS: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM
THE CITY.

Mailed First Class
July 2, 2018

CASE NO: CE01041373
CASE ADDR: 843 SW 14 CT
OWNER: ACKERMAN, JAMES J
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$918,000.00
Hard Costs: \$764.00
Appl Offer: \$0.00

VIOLATIONS: 18-1. SWIMMING POOL NOT PROPERLY MAINTAINED CREATING A BREEDING PLACE FOR MOSQUITOES.
9-280 (b) CEILINGS SUPPORTED BY A TEMPORARY STRUCTURE.
9-281 (b) THERE IS A LARGE AMOUNT OF TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO METAL CASES.
18-1. SWIMMING POOL NOT PROPERLY MAINTAINED CREATING A BREEDING PLACE FOR MOSQUITOES.
9-280 (b) CEILINGS SUPPORTED BY A TEMPORARY STRUCTURE.
9-281 (b) THERE IS A LARGE AMOUNT OF TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO METAL CASES.

Mailed First Class
July 2, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

CASE NO: CE07010114
CASE ADDR: 843 SW 14 CT
OWNER: ACKERMAN, JAMES J
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$850.00
Hard Costs: \$709.00
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)
THERE IS OVERGROWTH, TRASH AND DEBRIS THROUGHOUT THIS PROPERTY.

47-19.9
THERE IS OUTDOOR STORAGE THROUGHOUT THE PROPERTY.

Mailed First Class
July 2, 2018

9-280(h)(1)
THE FENCE AROUND THIS PROPERTY IS DAMAGED AND IN DISREPAIR.

CASE NO: CE17110975
CASE ADDR: 843 SW 14 CT
OWNER: ACKERMAN, JAMES J
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$1,550.00
Hard Costs: \$534.00
Appl Offer: \$0.00

VIOLATIONS: 9-280(h)(1)
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Mailed First Class
July 2, 2018

CASE NO: CE15040758
CASE ADDR: 900 NW 17 AVE
OWNER: KIDAR, DAVID & KIDAR, SHAUL
% BENNY DEHRY
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$84,500.00
Hard Costs: \$1,270.00
Appl Offer: \$0.00

VIOLATIONS: 47-21.8.A.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE ABOVE PROPERTY NOT MAINTAINED.

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 FENCE TO LEAN IN AREAS.

Mailed First Class
July 2, 2018

9-306
COMPLIED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

Total Lien Amount: \$883,650.00 Hard Costs: \$903.00 Appl Offer: \$0.00
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CASE NO: 9306099
CASE ADDR: 1010 SW 2 CT
OWNER: JEANNETTE MOUSTAKIS REV TR
MOUSTAKIS, ALBERT TRSTEE
PRESENTER: STACEY RAMSEY

VIOLATIONS: 105.1(a)
THE BUILDING HAS DETERIORATED. ROT AND TERMITE DAMAGE ARE IN EVIDENCE. AREAS OF THE FLOORING ARE IN NEED OF REPAIR. INTERIOR WALLS AND SIDING ARE IN NEED OF REPAIR. ALL WORK DONE WITHOUT PERMITS IS PRESUMED TO BE UNSAFE.

2904.1(a)(1)
THE ROOF ON THE NEW ADDITION IS FRAMED WITH 2 X 4S WHICH IS CONTRARY TO THE SOUTH FLORIDA BUILDING CODE.

301(a)
THE BUILDING HAS BEEN EXTENSIVELY ALTERED AND CHANGED IN USE FROM A SINGLE FAMILY TO A DUPLEX. THE ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO; THE INSTALLATION OF A KITCHEN AND BATHROOM, ENCLOSURE OF THE PORCH AND CONVERSION OF THE PORCH AND UTILITY ADDITION TO LIVING SPACE, AND AN ADDITION ON THE SOUTHWEST OF THE BUILDING ENLARGING THE FLOOR-PLAN. NO PERMITS HAVE BEEN ISSUED FOR THE WORK CITED.

301.1(d)
PLUMBING WORK HAS BEEN DONE WITHOUT THE REQUIRED PERMIT. A BATHROOM, SHOWER, AND KITCHEN PLUMBING HAVE BEEN ADDED.

301.1(e)
ELECTRICAL WORK HAS BEEN ADDED TO THE BUILDING IN THE PROCESS OF CONVERTING THE USE OF ROOMS AND ADDING FACILITIES FOR THE ADDED UNIT, WITHOUT OBTAINING THE REQUIRED PERMITS.

307.1(a)
THE BUILDING HAS BEEN CHANGED IN USE FROM A SINGLE FAMILY TO A DUPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

9-281(b)
THERE IS SCATTERED TRASH AND DEAD FLORA ON THE PROPERTY.

Mailed First Class July 9, 2018
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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

CASE NO: CE08021295
CASE ADDR: 1010 SW 2 CT
OWNER: JEANNETTE MOUSTAKIS REV TR
MOUSTAKIS, ALBERT TRSTEE
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$1,250.00
Hard Costs: \$534.00
Appl Offer: \$0.00

VIOLATIONS: 18-27(a)
THE PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED.

9-281(b)
THERE IS A RED SEDAN THAT IS UNLICENSED AND INOPERABLE
ON THE PROPERTY AND PRESENTS A THREAT TO THE HEALTH,
SAFETY AND WELFARE OF THE COMMUNITY.

Mailed First Class
July 9, 2018

CASE NO: CE16081896
CASE ADDR: 1213 NW 4 AV
OWNER: NEWTON, MICHAEL L EST
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$11,200.00
Hard Costs: \$544.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2014) 105.1
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN
PROGRESS OR WORK COMPLETED.
1. New front door and exterior windows installed.

FBC(2014) 105.3.1.4.15
The installation of exterior windows and exterior
glass doors in new buildings or additions and the
installation, alteration or repair of such windows
and doors in existing buildings requires permits.
1. New exterior windows and front door have been
installed.

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 DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Mailed First Class
July 2, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

CASE NO: CE15060589
CASE ADDR: 1401 NW 3 CT
OWNER: CABRERA, DANIEL & RABEN, ROBERT
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$210,000.00
Hard Costs: \$1,592.00
Appl Offer: \$1,592.00

VIOLATIONS: 9-276(c)(3)
APARTMENT 6 OF THE ABOVE APARTMENT COMPLEX HAS EVIDENCE OF TERMITE DROPPINGS IN NEED OF EXTERMINATING.

9-280(f) THE SHOWER FAUCET IN APARTMENT 6 CONSTANTLY RUNS WATER UNABLE TO TURN OFF.

9-280(g)
THE KITCHEN ELECTRICAL SOCKET IS IN DISREPAIR IN APARTMENT 6. WHEN THE SOCKET IS IN USE, THE SOCKET SPARKS AND THERE IS EVIDENCE OF BURN MARKS ON THE WALL.

9-307(a)
THE WINDOWS IN APARTMENT 6 ARE IN DISREPAIR. THE WINDOWS WILL NOT STAY OPENED WITHOUT ASSISTANCE.

Mailed First Class
July 2, 2018

9-308(a)
THERE IS EVIDENCE OF A ROOF LEAK IN APARTMENT 6 IN NEED OF REPAIR.

CASE NO: CE15121126
CASE ADDR: 1412 NW 4 ST
OWNER: CABRERA, DANIEL & RABEN, ROBERT
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$260,300.00
Hard Costs: \$1,500.00
Appl Offer: \$1,500.00

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

47-20.20.H.
THE PARKING AREA IS IN DISREPAIR. THERE ARE MAJOR POTHOLES IN NEED OF REPAIR. THE PARKING AREA IS IN NEED OF RESEALING AND RESTRIPIING.

CONTINUED

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

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47-34.1.A.1.

THERE IS OUTSIDE STORAGE OF INTERIOR FURNITURE STORED ON THE FRONT PORCH OF THE PROPERTY.

Mailed First Class
July 2, 2018

9-278 (g)

THE WINDOWS ARE MISSING WINDOW SCREENS AND SOME

CASE NO: CE15051911
CASE ADDR: 1413 NW 3 CT
OWNER: CABRERA, DANIEL & RABEN, ROBERT
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$43,700.00
Hard Costs: \$1,040.00
Appl Offer: \$1,040.00

VIOLATIONS: 47-21.8.A.
THERE IS BARE AND MISSING GROUND COVER.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Mailed First Class
July 2, 2018

CASE NO: CE09090671
CASE ADDR: 1509 NE 16 TER
OWNER: NOCERA, JOHN PARIS
NOCERA, LOURDES
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$62,775.00
Hard Costs: \$258.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2007) 105.10.3.1
THE FOLLOWING PERMITS WERE ISSUED AND HAVE EXPIRED W/O PASSING ALL REQUIRED INSPECTIONS.
07081019 A.C./ADDITION
07081018 PLUMBING/ADDITION
07081017 ELECTRICAL/ADDITION
07081015 BUILDING/ADDITION

Mailed First Class
July 2, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

CASE NO: CE15102137
CASE ADDR: 1530 NW 14 CT
OWNER: 1530 NW 14TH CT LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$142,000.00
Hard Costs: \$1,316.00
Appl Offer: \$3,000.00

VIOLATIONS: 18-4(c)
COMPLIED

47-20.20.H.
THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES.

47-34.1.A.1.
THIS RESIDENTIAL PROPERTY, ZONED RS-8, IS BEING USED FOR THE PURPOSE OF OUTDOOR STORAGE INCLUDING, BUT NOT LIMITED TO, STORAGE OF CONSTRUCTION EQUIPMENT, COMMERCIAL TRUCKS AND MATERIALS. OUTDOOR STORAGE IS NOT WITHIN THE PERMITTED USE FOR PROPERTIES ON THIS ZONE AREAS PER ULDR TABLE 47-5.11.

47-34.4 B.1.
THERE ARE COMMERCIAL TRUCKS PARKED/STORED ON THIS RESIDENTIAL DWELLING BETWEEN THE HOURS OF 9:00P.M. AND 6:00 A.M.

**Mailed First Class
July 2, 2018**

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

CASE NO: CE15070837
CASE ADDR: 1631 NW 26 TER
OWNER: IBERIABANK
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$35,625.00
Hard Costs: \$350.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2014) 1029.1
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. DOORS HAVE BEEN BLOCKED BY THE INSTALLATION OF DEVICE(S) REQUIRING A KEY/TOOL TO OPERATE.

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CITY OF FORT LAUDERDALE
AGENDA

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SPECIAL MAGISTRATE
CITY COMMISSION MEETING ROOM - CITY HALL
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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. HOME ALTERED AND CONVERTED TO ROOMING HOUSE WITHOUT PERMIT.
2. KITCHEN HAS BEEN REMODELED.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION BUT NOT LIMITED TO:

1. KITCHEN HAS BEEN REMODELED AND THE PLUMBING SYSTEM HAS BEEN ALTERED AND/MODIFIED, BUT NOT LIMITED TO THE REMOVAL AND INSTALLATION OF FIXTURES.

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 DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY HOME TO A ROOMING HOUSE WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

**Mailed First Class
July 2, 2018**

CASE NO: CE15060134
CASE ADDR: 2601 SW 13 PL
OWNER: CANDELARIO, MARCOS
RAMIREZ, LUCIANA
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$54,800.00
Hard Costs: \$424.00
Appl Offer: \$0.00**

VIOLATIONS: FBC(2010) 105.1
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FOR WORK IN PROGRESS:
1. INSTALLING WOOD FENCE.
2. REBUILDING FRONT WITH PORCH (ROOF) OVERHANG.
3. WOOD SIDING WORK AT THE REAR OF THE DWELLING AND STRUCTURAL WORK AROUND THE WINDOWS.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 19, 2018

12:00 PM

4. THIS DWELLING WAS DAMAGED BY A FIRE ON SEPTEMBER 30, 2002 AS PER CASE CE02100033. THERE ARE NO PERMITS ON RECORD TO PERFORM AND RESTORE WORK AFTER THE FIRE.

FBC(2010) 110.9

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

Mailed First Class
July 2, 2018

CASE NO: CE16051281
CASE ADDR: 2878 NE 26 ST
OWNER: ONSLOW BAY FINANCIAL LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$120,000.00
Hard Costs: \$304.00
Appl Offer: \$3,000.00

VIOLATIONS:

15-272. (a)

Mailed First Class
July 2, 2018

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

CASE NO: CE12121011
CASE ADDR: 3306 SW 17 ST
OWNER: HERNANDEZ, PABLO JR H/E
HERNANDEZ, PABLO SR & CONSUELO
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$11,400.00
Hard Costs: \$258.00
Appl Offer: \$2,000.00

VIOLATIONS:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. RENOVATING THE INTERIOR OF THE PROPERTY WITH NEW ELECTRICAL AND PLUMBING FIXTURES TO BUILD A SMALL RENTAL APARTMENT.
2. A NEW ROOF WAS BUILT AT THE REAR OF THE CARPORT OVER A CONCRETE SLAB.

FBC(2010) 110.9

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

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SPECIAL MAGISTRATE

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JULY 19, 2018

12:00 PM

FBC(2010) 1604.1

THE STRUCTURES FOR THE ROOF AND WALLS BELONGING TO THE REAR ADDITION AND THE NEW ROOF ADDITION BEHIND THE CARPORT DO NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE DEEMED TO BE UNSAFE AS PER FBC 116.1.2 AND THE CONSTRUCTION IS UNDERDESIGNED. IT WOULD NOT PROVIDE THE REQUIRED RESISTANCE TO THE WINDS UPLIFT.

Mailed First Class
July 2, 2018

CASE NO: CE07120759
CASE ADDR: 3541 NW 53 CT
OWNER: LINPRO COMMERCE CENTER PROPERTY OWNERS ASSOCIATION INC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$447,850.00
Hard Costs: \$4,996.00
Appl Offer: \$22,392.00

VIOLATIONS: 18-27(a)
THERE IS GRASS/PLANT/TREE OVERGROWTH PRESENT ON THIS PROPERTY. THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

47-19.5.E.7.
THERE IS A CHAIN-LINK FENCE ON THIS COMMERCIAL/INDUSTRIAL PROPERTY THAT IS IN GENERAL DISREPAIR. THIS FENCE ALSO HAS LARGE SECTIONS THAT ARE DOWN, DAMAGED AND UNEVEN/UNLEVEL.

Mailed First Class
July 2, 2018

47-21.16.A.
THERE ARE NUMEROUS DEAD/FALLEN TREES ON THIS PROPERTY.