



**SPECIAL MAGISTRATE  
LIEN REDUCTION  
HEARING  
AGENDA  
SEPTEMBER 6, 2018**

**9:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
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.

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.

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.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE17061449  
CASE ADDR: 130 SW 30 AVE  
OWNER: B AND H FLORIDA NOTES LLC  
PRESENTER: STACEY RAMSEY

<b>Total Lien Amount: \$12,900.00</b> <b>Hard Costs: \$856.00</b> <b>Appl Offer: \$100.00</b>
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VIOLATIONS: 18-12(a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,  
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

9-280(b)  
THERE IS A WINDOW THAT IS IN DISREPAIR AND BOARDED.

9-304(b)  
THE DRIVEWAY IS NOT BEING MAINTAINED. THE BLACK  
TOP IS FADED, HAS CRACKS AND GRASS GROWING THROUGH.

9-305(b)  
THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT,  
HEALTHY APPEARANCE. THERE ARE AREAS WITH BARE/MISSING  
OR DEAD GROUND COVER ON THE LAWN ON THE PROPERTY  
INCLUDING THE SWALE.

9-306  
THE EXTERIOR WALLS AND FASCIA ARE STAINED AND DIRTY.  
HE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
THE PAINT HAS BECOME STAINED.

9-313.(a)  
HOUSE NUMBERS ARE NOT VISIBLE OR PROPERLY HOUSE  
DISPLAYED ON THIS PROPERTY.

<b>Mailed First Class</b> <b>August 20, 2018</b>
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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

CASE NO: CE16072014  
CASE ADDR: 418 SW 11 ST  
OWNER: JAIVEN, ERIC  
KING-JAIVEN, KRISTEN N  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$7,850.00**  
**Hard Costs: \$948.00**  
**Appl Offer: \$948.00**

VIOLATIONS: 18-12(a) COMPLIED

24-7(b) COMPLIED

9-305(b)

LANDSCAPING NOT MAINTAIN THERE IS MISSING OR BARE  
AREAS OF LAWN COVER INCLUDING THE SWALE.

**Mailed First Class**  
**August 27, 2018**

9-313.(a) COMPLIED

CASE NO: CE17030511  
CASE ADDR: 500 NE 10 AVE  
OWNER: LYLE, MARK  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$39,250.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$0.00**

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**  
**August 20, 2018**

CASE NO: CE15040660  
CASE ADDR: 661 NW 21 TER  
OWNER: NEIGHBORHOOD REHAB 1 LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$102,200.00**  
**Hard Costs: \$1,638.00**  
**Appl Offer: \$1,000.00**

VIOLATIONS: 9-280(h) (1)

THE FENCE SURROUNDING THE VACANT LOT IS IN DISREPAIR.  
THERE ARE NO SUPPORT POST AND THE FENCE IS LEANING IN  
AREAS.

**Mailed First Class**  
**August 20, 2018**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

CASE NO: CE08040957  
CASE ADDR: 729 W LAS OLAS BLVD  
OWNER: VILLAS LAS OLAS TR,  
MILITZOK & LEVY PA TRSTEEES  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$62,900.00**  
**Hard Costs: \$378.00**  
**Appl Offer: \$0.00**

**Mailed First Class  
August 20, 2018**

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

CASE NO: CE08110911  
CASE ADDR: 729 W LAS OLAS BLVD  
OWNER: VILLAS LAS OLAS TR,  
MILITZOK & LEVY PA TRSTEEES  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$33,150.00**  
**Hard Costs: \$608.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 9-280(b)  
THE FOLLOWING BUILDING COMPONENTS ARE NOT STRUCTURALLY SOUND OR WATERTIGHT:  
1. THE PARAPIT WALL ON THE EAST SIDE.  
2. ROTTED WOOD WINDOW FRAMES.  
3. FRENCH DOORS.  
4. WOOD LENTIL OVER THE EAST FRENCH DOOR.

FBC 105.1  
THE FOUR UNIT APARTMENT BUILDING HAS BEEN ALTERED AND MODIFIED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS: FLOOR PLAN ALTERATIONS TO CONVERTING THE FOUR UNITS TO ONE UNIT. REPAIRS TO ROTTED WOOD IN LENTILS INTERIOR REPAIRS AND RENNOVATIONS

FBC 105.2.4  
WORK WAS COMPLETED ON TWO BATHROOM RENOVATIONS UNDER AN EXPIRED PERMIT. THEREFORE THIS WORK WAS COMPLETED WITHOUT A VALID PERMIT.

FBC 105.2.5  
ELECTRICAL WORK FOR INTERIOR RENOVATIONS ON VOIDED PERMIT 98101852 HAVE BEEN COMPLETED WITHOUT A VALID PERMIT.

FBC 106.10.3.1  
THE FOLLOWING PERMITS HAVE BECOME NULL AND VOID: 98101852 ELECTRICAL 98101642 2 PARTIAL BATHS AND REPIPE 98072037 INTERIOR RENNOVATIONS PER CODE

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

98050552 PARTIAL INTERIOR DEMOLITION THIS WORK HAS BEEN PERFORMED WITHOUT PERMITS

FBC 109.6

THE RENOVATION WORK HAS BEEN COMPLETED WITHOUT ANY REQUESTS FOR INSPECTION OR PROOF OF COMPLIANCE.

FBC 110.1.1

A CHANGE HAS BEEN MADE IN THE OCCUPANCY OF THE RESIDENTIAL BUILDING WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

Mailed First Class  
August 20, 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  
City Atty Ofc fee: \$2,563.49  
(non-negotiable)

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  
August 20, 2018

9-306 COMPLIED

CASE NO: CE16030594  
CASE ADDR: 1040 NW 24 TER  
OWNER: JONES, URELYSTAL L  
% BARBARA ANN JONES UGBOMAH  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$13,380.00  
Hard Costs: \$1,224.00  
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY AND ON THE SWALE.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

9-280 (h) (1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR, BROKEN AND/OR MISSING SLATS.

9-305 (b)

THERE ARE AREAS WITH BARE/MISSING LANDSCAPE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED, INCLUDING SHUTTERS THAT NEEDS TO BE PAINT TO MATCH EXISTING COLOR.

Mailed First Class  
August 27, 2018

CASE NO: CE14082190  
CASE ADDR: 1124 NW 15 CT  
OWNER: RENAISSANCE ARBITRAGE INC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$4,325.00  
Hard Costs: \$718.00  
Appl Offer: \$325.00

VIOLATIONS: 18-12 (a) COMPLIED

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-304 (b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN. THERE IS NO DRIVEWAY ON THIS DWELLING.

9-305 (b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT AND PILES OF SAND FROM SEWER INSTALLATION.

9-306

THE EXTERIOR OF THE STRUCTURE IS NOT BEING MAINTAINED. EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE, DIRTY, AND WITH PEELING AND MISSING PAINT.

Mailed First Class  
August 24, 2018

9-313. (a) COMPLIED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

CASE NO: CE16110706  
CASE ADDR: 1320 NW 19 ST  
OWNER: FRANCO, MIGUEL ANGEL  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$12,050.00**  
**Hard Costs: \$341.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ELECTRICAL PERMIT #16031009 (RESTORE POWER)

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.

**Mailed First Class**  
**August 28, 2018**

CASE NO: CE16121682  
CASE ADDR: 1521 SW 4 AVE  
OWNER: WILLIAMS, JOSIE  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$3,400.00**  
**Hard Costs: \$664.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.  
1. NEW PAVER DRIVEWAY 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 PROCESS.

**Mailed First Class**  
**August 20, 2018**

CASE NO: CE01060293  
CASE ADDR: 1717-21 NW 6 PL  
OWNER: BLACK DIAMOND PROPERTIES LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$8,050.00**  
**Hard Costs: \$313.00**  
**Appl Offer: \$0.00**  
**Board Up Fee: \$1,160.23 (non-**  
**negotiable)**

VIOLATIONS: 9-329.(d)  
THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS  
NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN  
REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS  
OF 9-329(d).

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

9-329.(d)

THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d).

**Mailed First Class  
August 23, 2018**

CASE NO: CE01062408  
CASE ADDR: 1717-21 NW 6 PL  
OWNER: BLACK DIAMOND PROPERTIES LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$11,275.00  
Hard Costs: \$819.00  
Appl Offer: \$0.00  
Board Up Fee: \$910.48 (non-negotiable)**

VIOLATIONS: 9-329.(d)

THE BOARD-UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d)

**Mailed First Class  
August 23, 2018**

CASE NO: CE02100664  
CASE ADDR: 1717-21 NW 6 PL  
OWNER: BLACK DIAMOND PROPERTIES LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$8,825.00  
Hard Costs: \$497.00  
Appl Offer: \$0.00**

VIOLATIONS: 9-329.(d)

THE BOARD UP CERTIFICATE ISSUED FOR THE PROPERTY HAS NOT BEEN RENEWED NOR HAS THE BUILDING/STRUCTURE BEEN REPAIRED, REHABILITATED, OR SOLD PER THE REQUIREMENTS OF 9-329(d).

**Mailed First Class  
August 23, 2018**

CASE NO: CE17041277  
CASE ADDR: 1751 LAUDERDALE MANOR DR  
OWNER: TAYAN ALLIANCES INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$25,000.00  
Hard Costs: \$718.00  
Appl Offer: \$0.00**

VIOLATIONS: 18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

9-280(h)(1)

THE CHAINLINK AND WOOD FENCES AT THIS PROPERTY ARE IN DISREPAIR.

CONTINUED



AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

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  
August 20, 2018**

CASE NO: CE09040682  
CASE ADDR: 2920 SW 11 ST  
OWNER: PHD DEVELOPMENT LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$29,000.00  
Hard Costs: \$212.00  
Appl Offer: \$0.00**

**Mailed First Class  
August 20, 2018**

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

CASE NO: CE17110879  
CASE ADDR: 3705 SW 13 CT  
OWNER: PISZEL, MARTIN  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$5,500.00  
Hard Costs: \$534.00  
Appl Offer: \$100.00**

VIOLATIONS: 18-12(a)  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

24-27.(b)  
THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

**Mailed First Class  
August 20, 2018**

9-280(b)  
SOME OF THE WINDOWS AT THIS PROPERTY ARE IN DISREPAIR AND BOARDED UP WITH PLYWOOD.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

SEPTEMBER 6, 2018

12:00 PM

CASE NO: CE07111291  
CASE ADDR: 1901 NE 17 TER  
OWNER: EMERY, BURTON C  
PRESENTER: STACEY RAMSEY

**Vacate Order from June 7, 2018  
hearing**

VIOLATIONS: 9-279(e)

THE KITCHEN AND LAVATORY SINKS AT THIS LOCATION DO NOT HAVE THE REQUIRED HOT AND COLD WATER SUPPLIED. AS PER ORDINANCE, THE WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, CONNECTED AND MAINTAINED IN A SAFE AND GOOD WORKING CONDITION.

9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT HAVE THE REQUIRED CITY WATER SERVICE TO THE BUILDING. THE WATER SERVICE TO THE BUILDING HAS BEEN DISCONNECTED DUE TO NON-PAYMENT OF THE ACCOUNT.

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