



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

NOVEMBER 1, 2018
11:00 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

NOVEMBER 1, 2018

11:00 PM

LIEN REDUCTION HEARING

CASE NO: CE16080542
CASE ADDR: 717 NW 22 RD
OWNER: MAGNUM PROPERTY LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$25,675.00
Hard Costs: \$1,399.00
Appl Offer: \$0.00

VIOLATIONS: 18-12(a)
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO, MISC AUTO PARTS/ACCESSORIES AND BBQ GRILL ON THIS VACANT LOT PARCEL.

47-21.11.A.
THE LANDSCAPE IS NOT MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER.

Mailed First Class
October 18, 2018

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

CASE NO: CE17120884
CASE ADDR: 901 SE 2 CT
OWNER: 905 SE 2 LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$30,500.00
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
October 18, 2018

CASE NO: 9306495
CASE ADDR: 1400 SW 33 ST
OWNER: EDGEWOOD PROPERTY OWNER LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$3,800.00
Hard Costs: \$138.00
Appl Offer: \$138.00

VIOLATIONS: 9-278(d)
OUTSIDE ELECTRICAL LIGHTING FIXTURES ARE MISSING COVERS.

4504.1
THERE IS A WASHING MACHINE THAT HAD BEEN INSTALLED OUTSIDE EXPOSED TO THE ELEMENTS.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 1, 2018

11:00 PM

4605.1(b)

WASTE WATER FROM THE WASHING MACHINE IS BEING DRAINED ON THE GROUND.

9-278(h)

SEVERAL OPENINGS ARE MISSING ADEQUATE SCREENING

9-280(b)

THERE ARE WINDOWS MISSING JALOUSIES.

9-278(d)

OUTSIDE ELECTRICAL LIGHTING FIXTURES ARE MISSING COVERS.

4504.1

THERE IS A WASHING MACHINE THAT HAD BEEN INSTALLED OUTSIDE EXPOSED TO THE ELEMENTS.

4605.1(b)

WASTE WATER FROM THE WASHING MACHINE IS BEING DRAINED ON THE GROUND.

9-278(h)

SEVERAL OPENINGS ARE MISSING ADEQUATE SCREENING

Mailed First Class
October 22, 2018

9-280(b)

THERE ARE WINDOWS MISSING JALOUSIES.

CASE NO: CE17021824
CASE ADDR: 1401 SW 33 ST
OWNER: DAVID S JACKSON REV TR
JACKSON,DAVIS S TRSTEE
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$63,750.00
Hard Costs: \$295.00
Appl Offer: \$295.00

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
October 18, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 1, 2018

11:00 PM

CASE NO: 9306496
CASE ADDR: 1428 SW 33 ST
OWNER: DAVID S JACKSON REV TR
JACKSON,DAVIS S TRSTEE
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$3,800.00 Hard Costs: \$92.00 Appl Offer: \$92.00
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VIOLATIONS: 9-281(b)

THERE ARE SEVERAL UNLICENSED AND INOPERABLE VEHICLES ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO: 1) BLUE CHEVROLET CHEVETTE, VIN. 1B080AA131944, OWNER REZAQ SCHAIL, 1428 SW 33 ST.,, 2) WHITE SUBARU UST VIN. JFIKA72A4JB717842, NO RECORD ON FILE. 3) GRAY HONDA CIVIC, VIN. JHMST3435C5037588, NO RECORD. 4) RUST TOYOTA COROLLA VIN. JT2AE86C7E0082203 - OWNER JOSE SALAZAR, 1428 SW 33 ST. THERE ARE ALSO SEVERAL DISMANTLED AUTO PARTS AND OTHER TRASH ON THE PROPERTY.

9-281(b)

THERE ARE SEVERAL UNLICENSED AND INOPERABLE VEHICLES ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO: 1) BLUE CHEVROLET CHEVETTE, VIN. 1B080AA131944, OWNER REZAQ SCHAIL, 1428 SW 33 ST.,, 2) WHITE SUBARU UST VIN. JFIKA72A4JB717842, NO RECORD ON FILE. 3) GRAY HONDA CIVIC, VIN. JHMST3435C5037588, NO RECORD. 4) RUST TOYOTA COROLLA VIN. JT2AE86C7E0082203 - OWNER JOSE SALAZAR, 1428 SW 33 ST. THERE ARE ALSO SEVERAL DISMANTLED AUTO PARTS AND OTHER TRASH ON THE PROPERTY.

Mailed First Class October 18, 2018
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CASE NO: CE15100214
CASE ADDR: 1428 SW 33 ST
OWNER: DAVID S JACKSON REV TR
JACKSON,DAVIS S TRSTEE
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$17,050.00 Hard Costs: \$994.00 Appl Offer: \$994.00

Mailed First Class October 18, 2018
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VIOLATIONS: 47-20.20.H.
THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE CRACKS AND SURFACE DISCOLORATION.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 1, 2018

11:00 PM

CASE NO: CE17071515
CASE ADDR: 1437 SW 33 ST
OWNER: DAVID S JACKSON REV TR
JACKSON,DAVIS S TRSTEE
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$34,250.00
Hard Costs: \$258.00
Appl Offer: \$258.00

**Mailed First Class
October 18, 2018**

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

CASE NO: CE18012257
CASE ADDR: 1708 NE 16 TER
OWNER: S & T INTERNATIONAL
INVESTMENT GROUP
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$2,950.00
Hard Costs: \$534.00
Appl Offer: \$0.00

**Mailed First Class
October 18, 2018**

VIOLATIONS: 24-11(d)
THERE IS CONSTRUCTION DEBRIS AT THE BACK AND FRONT
OF THE PROPERTY THAT IS NOT CONTAINED IN A
SUITABLE CONTAINER.

CASE NO: CE14081492
CASE ADDR: 1801 NW 25 AV
OWNER: FORT HOMES 1 LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$89,700.00
Hard Costs: \$1,408.00
Appl Offer: \$0.00

VIOLATIONS: 9-280(b)
THERE ARE BUILDING COMPONENTS ON THIS PROPERTY
THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED.
THEY INCLUDE, BUT ARE NOT LIMITED TO WINDOWS,
FASCIA BOARDS, SOFFITS, ETC.

9-304(b)
THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED
PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS
OF THE GRAVEL DRIVEWAY THAT ARE MISSING.

9-306
EXTERIOR WALLS AND OTHER SURFACES ARE
UNATTRACTIVE, DIRTY AND STAINED.

**Mailed First Class
October 22, 2018**

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

NOVEMBER 1, 2018

11:00 PM

CASE NO: CE18020268
CASE ADDR: 2530 ANDROS LN
OWNER: JENSEN, KEITH
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$20,000.00
Hard Costs: \$350.00
Appl Offer: \$5,000.00

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
October 18, 2018**

CASE NO: CE17032771
CASE ADDR: 2625 NE 13 CT
OWNER: LINARES PROPERTY MANAGEMENT LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$101,000.00
Hard Costs: \$212.00
Appl Offer: \$560.00

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
October 18, 2018**

CASE NO: CE15090714
CASE ADDR: 620 E LAS OLAS BLVD
OWNER: THE LAS OLAS COMPANY INC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$12,800.00
Hard Costs: \$258.00
Appl Offer: \$250.00

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.: BUILDING PERMIT #04061035 (ADD ADA ENTRY RAMP/PAVERS/HANDRAIL AT POOL BLDG)-renewed 3/16 BUILDING PERMIT #02100910 (INSTALL ALUMINUM PICKET FENCE 3 GATES 42X167)-void BUILDING PERMIT #02061785 (#H-1B HOTEL SUITE @ RIVERSIDE HOTEL)-void ELECTRICAL PERMIT #02061706 (INSTALL (2) 50 AMP OUTLETS FOR TEMP POWER)-void

CONTINUED

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NOVEMBER 1, 2018

11:00 PM

ELECTRICAL PERMIT #02061704 (INSTALL PIPE & WIRING FOR CO SYSTEM)-void BUILDING PERMIT #01060896 (REMODEL EX TOILET ROOM)-renewed 3/8 MECHANICAL PERMIT #09100725 (REPLACE WALK IN COOLER)-renewed & closed. PLUMBING PERMIT #04100100 (ADD&RELOC FIRE SPRKR INTALT04062016 RIVERSIDEHOTEL) PLUMBING PERMIT #04081121 (ADD 9 SPRINKLER HEADS)- closed w/o renewal by Bruce Strandhagen ALL EXPIRED PERMITS ON THIS PROPERTY ARE NOT BEING ADDRESSED 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.

**Mailed First Class
October 25, 2018**
