



# SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

DECEMBER 6, 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

DECEMBER 6, 2018

11:00 AM

LIEN REDUCTION HEARING

CASE NO: CE15081689
CASE ADDR: 150 FLORIDA AVE
OWNER: ARBELA CAPITAL LLC
FOSTER CAPITAL GROUP LLC ETAL
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$80,700.00
Hard Costs: \$1,454.00
Appl Offer: \$0.00

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

Mailed First Class
November 27, 2018

9-305(b)
THERE ARE AREAS WITH NO GROUND COVER ON THE LAWN
AND SWALE

CASE NO: CE18020337
CASE ADDR: 520 NW 23 AVE
OWNER: BJP INVESTMENTS INC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$9,150.00
Hard Costs: \$626.00
Appl Offer: \$500.00

VIOLATIONS: 18-1.
THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED
ON THIS VACANT PROPERTY. THE UNSANITARY CONDITIONS
HAVE CAUSED A VERY STRONG, OFFENSIVE ODOR TO
EMANATE FROM THIS DWELLING AND PERMEATE DOWN THE
ADJACENT PROPERTIES. THIS OFFENSIVE ODOR IS HAVING
A NEGATIVE ADVERSE IMPACT ON THE HEALTH, SAFETY
AND WELFARE OF THE RESIDENTS AND THE COMMUNITY. IN
THIS CONDITION IT CREATES A PUBLIC NUISANCE IN
THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC
WELFARE OF ADJACENT PROPERTIES AND MAY BECOME
INFESTED OR INHABITED BY RODENTS OR OTHER VERMIN.

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.

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA,
SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE
EXTERIOR THAT HAVE STAINS AND MISSING, PEELING
PAINT.

Mailed First Class
November 21, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

DECEMBER 6, 2018

11:00 AM

CASE NO: CE13082166  
CASE ADDR: 1142 NW 7 AV  
OWNER: EMILE, BRUNEL & GERTRUDE  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$65,550.00**  
**Hard Costs: \$4,306.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 47-20.20.H.  
THE PARKING AREA IS IN DISREPAIR, THERE ARE POTHOLES AND DIRT, AND THE PAVEMENT IS NOT IN SMOOTH CONDITION. THE STRIPES HAVE FADED.

47-34.1.A.1.  
THIS DUPLEX PROPERTY HAS BEEN CONVERTED TO A FOURPLEX. THIS IS NOT A PERMITTED USE IN RD-15 ZONING. THERE IS OUTDOOR STORAGE ON THE PROPERTY.

9-276(b)(3)  
THERE IS EVIDENCE OF TERMITES AND ROACHES.

9-279(b)(2)  
COMPLIED  
9-279(i)  
COMPLIED  
9-280(b)  
THERE WINDOWS THAT ARE BROKEN, IN DISREPAIR, AND INOPERABLE.

9-280(f)  
COMPLIED

**Mailed First Class**  
**November 21, 2018**

9-306  
THERE IS DIRTY AND STAINED PAINT ON THE EXTERIOR OF THE STRUCTURE.

CASE NO: CE18030074  
CASE ADDR: 1401 NE 5 TER  
OWNER: JAIMES, CESAR EDUARDO  
ROJAS, ANA LUCI  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$3,100.00**  
**Hard Costs: \$638.00**  
**Appl Offer: \$638.00**

**Mailed First Class**  
**November 21, 2018**

VIOLATIONS: 47-21.11.D.  
PLANTS ALONG NE 5 TER BLOCK THE VIEW OF ONCOMING TRAFFIC CREATING A HAZARD.

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SPECIAL MAGISTRATE

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DECEMBER 6, 2018

11:00 AM

CASE NO: CE12041929  
CASE ADDR: 1506 DAVIE BLVD  
OWNER: BJP INVESTMENTS INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$9,150.00**  
**Hard Costs: \$626.00**  
**Appl Offer: \$500.00**

VIOLATIONS: 9-280(b)  
ROOF NOT MAINTAINED IN A SAFE, SECURE, AND  
WATERTIGHT CONDITION. THE FASCIA BOARDS ARE  
DAMAGED AND FALLING DOWN.

**Mailed First Class**  
**November 21, 2018**

CASE NO: CE12041999  
CASE ADDR: 1506 DAVIE BLVD  
OWNER: BJP INVESTMENTS INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$30,100.00**  
**Hard Costs: \$1,132.00**  
**Appl Offer: \$500.00**

VIOLATIONS: 18-11(b)  
THE POOL ON THIS VACANT PROPERTY HAS GREEN  
STAGNANT WATER WHICH IS OR MAY REASONABLY BECOME  
INFESTED WITH MOSQUITOS AND IS ENDANGERING THE  
PUBLIC HEALTH, SAFETY AND WELFARE.

**Mailed First Class**  
**November 21, 2018**

CASE NO: CE10010728  
CASE ADDR: 1760 SW 2 ST  
OWNER: AAROD 1760 LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$28,200.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$0.00**

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

**Mailed First Class**  
**November 21, 2018**

CASE NO: CE05080787  
CASE ADDR: 2470 SW 21 ST  
OWNER: JUNGLE QUEENS INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$958,300.00**  
**Hard Costs: \$461.00**  
**Appl Offer: \$461.00**

VIOLATIONS: 1606.1  
EXTENSIVE CONSTRUCTION/ALTERATION OF THE FACILITY HAS  
BEEN DONE WITHOUT PERMITS. THE DESIGN AND CONSTRUCTION  
OF THESE FACILITIES DOES NOT MEET THE MINIMUM WIND

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CITY COMMISSION MEETING ROOM - CITY HALL

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LOADING RESISTANCE AS REQUIRED BY THE CODE. THE DEFICIENCIES INCLUDE, BUT MAY NOT BE LIMITED TO THE WORK CITED AS BUILT WITHOUT A PERMIT AS WELL AS THE STRUCTURES CITED FOR BEING IN VIOLATION OF SECTION 2301.2 AND STRUCTURES WHICH HAVE DETERIORATED OVER TIME.

2301.2.1

THE QUALITY AND DESIGN OF WOOD MEMBERS AND THEIR FASTENINGS USED FOR LOAD BEARING PURPOSES DO NOT CONFORM TO GOOD ENGINEERING PRACTICES. THIS OVERSTRESSED CONDITION EXISTS AT THE FOLLOWING LOCATIONS BUT MAY NOT BE LIMITED TO THEM:

1. THE ROOF STRUCTURE OF THE MAIN PAVILION IS OVERSTRESSED IN AREAS AND POORLY SUPPORTED IN OTHER AREAS
2. THE THATCHED ROOF STRUCTURES (CHICKEES) THAT HAVE BEEN CONVERTED INTO PLYWOOD SHEATHED AND WOODEN SHINGLED ROOFS
3. THE COVERED CATWALKS ARE DEFICIENT IN DESIGN AND DO NOT SUPPORT THE GRAVITY LOADS OR WIND LOADS WITH THE MARGIN OF SAFETY REQUIRED BY THE CODE.
4. THE ROOF STRUCTURE ATTACHED TO THE OFFICE BUILDING
5. THE ROOF STRUCTURES ATTACHED TO THE FORMER ICE HOUSE USED FOR COVERED STORAGE AREAS
6. THE ROOF STRUCTURE CONSTRUCTED OVER THE PANELS AND DISCONNECTS

3401.6

THE FACILITY IS NOT BEING MAINTAINED SAFE. ALL WORK DONE WITHOUT A PERMIT IS PRESUMED AND DEEMED BY THE CODE TO BE UNSAFE. MANY STRUCTURES HAVE DEFICIENCIES IN STRUCTURAL BEAMS, RAFTERS, CONNECTIONS, FOUNDATIONS, UPLIFT STRAPS AND COLUMNS. THE LACK OF WIND RESISTANCE MAY RESULT IN FAILURE AND BUILDING PARTS BECOMING WIND BORNE DEBRIS IN THE EVENT OF A STORM. THE OVERSTRESSING OF SUPPORTS DOES NOT PROVIDE THE MARGIN OF SAFETY REQUIRED BY THE FLORIDA BUILDING CODE. THE STRUCTURAL DEFICIENCIES ARE THROUGHOUT THE FACILITY INCLUDING, BUT NOT LIMITED TO; THE MAIN PAVILION, WALKWAYS, THE WEST DOCK AND THE

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SPECIAL MAGISTRATE

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VIOLATION LISTS PROVIDED IN THE CITATIONS FOR 104.1, 1606.1 AND 2301.2 IN THIS DOCUMENT. THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT PERMITS EXTENSIVELY AND DOES NOT PROVIDE THE DEGREE OF SAFETY REQUIRED BY THE CODE. SEE THE CITATIONS PROVIDED IN THIS DOCUMENT FOR THE NATIONAL ELECTRIC CODE. THE REQUIRED FIRE SAFETY IS NOT BEING PROVIDED AS REQUIRED. SEE THE CITATIONS OF THE N.F.P.A. PROVIDED IN THIS DOCUMENT.

FBC 104.1

EXTENSIVE ALTERATIONS OF THE ORIGINAL FACILITY AND ALTERATION/CONSTRUCTION OF ACCESSORY STRUCTURES HAVE BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THE CONSTRUCTION/ALTERATIONS INCLUDE, BUT MAY NOT BE LIMITED TO THE FOLLOWING:

1. COVERED WALKWAYS FOR GUEST TRAVEL WITHIN THE FACILITY
2. ROOF STRUCTURES AND THE EXTENSION OF ROOF STRUCTURE ATTACHED TO THE OFFICE BUILDING, A ROOF STRUCTURE OVER ELECTRICAL PANELS & DISCONNECTS AND ROOF STRUCTURES CONNECTED TO A FORMER ICE HOUSE AND UTILIZED FOR STORAGE
3. ALTERATION OF THATCHED (CHICKEE HUT) ROOFS BY THE APPLICATION OF PLYWOOD AND WOOD SHEATHING
4. WOODEN RAMP CONSTRUCTION
5. CONSTRUCTION OF FENCING USED FOR VISUAL SCREENING. SEVERAL OF THESE FENCES ARE ON THE PROPERTY. SOME OF THIS FENCING EXTENDS OVER 12 FEET IN HEIGHT.
6. THE OFFICE BUILDING CONVERSION FROM A DWELLING

FBC 104.2.4

PLUMBING WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING, BUT NOT LIMITED TO THE INSTALLATION OF A WATER HEATER

FBC 104.2.5

EXTENSIVE ALTERATION OF THE ELECTRICAL SYSTEM HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS. THE WORK IS EVIDENT THROUGHOUT THE FACILITY.

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FBC 106.1

THE OFFICE FACILITY BUILDING IS BEING UTILIZED AS SUCH WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY FOR ITS CONVERSION FROM A HOUSE TO AN OFFICE BUILDING.

NEC 220.10

ALTERATIONS AND EXPANSIONS TO THE ELECTRICAL SYSTEM OF THE FACILITY OVER THE YEARS HAVE BEEN EXTENSIVE. THE REQUIRED CALCULATIONS DEMONSTRATING THAT THE CIRCUITRY THROUGHOUT THE FACILITY IS NOT OVERLOADED HAVE NOT BEEN PROVIDED AS REQUIRED.

NEC 225.26

A SERVICE RISER SUPPORTING CONDUCTORS IS CABLED TO THE BASE OF A PALM TREE TO PROVIDE SUPPORT.

NEC 230-24(a)

THE REQUIRED VERTICAL CLEARANCES FOR OVERHEAD CONDUCTORS IS NOT BEING PROVIDED. THE CONDITION EXISTS OVER BUILDINGS AND OVER SURFACE GRADE.

NEC 230.28

SUPPORTING MASTS FOR OVERHEAD CONDUCTORS ARE NOT STRONG ENOUGH OR SUPPORTED PROPERLY. THE CONDUCTORS ARE, THEREFORE, NOT BEING SAFELY SUPPORTED.

NEC 300-5(a)

ELECTRICAL CONDUIT (PVC) IS NOT BURIED TO THE CORRECT DEPTH. IN MANY INSTANCES THE CONDUIT IS INSTALLED ON THE SURFACE OF THE GROUND. THIS CONDITION IS EXTENSIVE THROUGHOUT THE FACILITY.

NFPA 1 10.15.3.2

THE DRIED PALM FRONDS OF THE THATCHED ROOF ARE NO LONGER FLAME TREATED, AND HAVE BECOME COMBUSTIBLE.

NFPA 1 10.15.5

ANY WIRING OR LIGHTING IN CONTACT WITH THE COMBUSTIBLE VEGETATION USED AS A ROOF STRUCTURE MUST BE LISTED.

NFPA 1 11.1.3

THE EXISTING ELECTRICAL WIRING DOES NOT COMPLY WITH NFPA 70 AND HAS BEEN REFERRED TO THE ELECTRICAL DEPARTMENT.

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NFPA 1 20.1.2.1

THE ROOF STRUCTURE OF THE ASSEMBLY BUILDING IS MANUFACTURED OF COMBUSTIBLE VEGETATION.

NFPA 101 13.2.9.1

EMERGENCY LIGHTING IS NOT PROVIDED THROUGHOUT THE MEANS OF EGRESS.

NFPA 101 13.3.3.3

THE INTERIOR FINISH DOES NOT COMPLY WITH THE MINIMUM REQUIREMENTS.

NFPA 101 13.3.4.1

THE BUILDING IS REQUIRED TO BE PROVIDED WITH AN APPROVED FIRE ALARM SYSTEM.

NFPA 101 13.3.4.3.3

THE REQUIRED FIRE ALARM SYSTEM IS REQUIRED TO HAVE THE ANNOUNCEMENTS VIA AN APPROVED VOICE COMMUNICATION SYSTEM.

NFPA 101 7.2.5.2

THE RAMPS IN THE REQUIRED MEANS OF EGRESS MUST MEET THE REQUIREMENTS OF TABLE 7.2.5.2(b).

NFPA 101 7.2.5.3.1

THE RAMPS IN THE MEANS OF EGRESS ARE MADE OF WOOD, COMBUSTIBLE CONSTRUCTION.

NFPA 101 7.7.1

THE EXIT DISCHARGE MUST BE SUFFICIENT TO ACCOMMODATE THE MAXIMUM CAPACITY OF THE FACILITY.

NFPA 101 7.9.2.3

THE EMERGENCY GENERATOR PROVIDING POWER FOR THE ILLUMINATION OF EMERGENCY LIGHTING AND EXIT SIGNS IS NOT INSTALLED IN ACCORDANCE WITH NFPA 110.

NFPA 17A 2.1

THE SYSTEM WAS UPGRADED FROM A DRY CHEMICAL SYSTEM TO A WET CHEMICAL SYSTEM. THERE ARE STILL COMPONENTS OF THE OLD SYSTEM INSTALLED.

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11:00 AM

NFPA 17A 2.4.2.2

ALL ELECTRIC UNDER THE HOOD SYSTEM IS REQUIRED TO SHUNT UPON ACTIVATION OF THE SYSTEM.

NFPA 17A 3.2.1.5

THE HOOD SYSTEM DOES NOT HAVE ANY AUDIO OR VISUAL NOTIFICATION THAT THE SYSTEM HAS DISCHARGED.

**Mailed First Class  
November 21, 2018**

NFPA 17A 5.3.1(f)

THE COVERS FOR THE CORNER PULLEYS ARE MISSING.

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