



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

JANUARY 17, 2019
12:00 P.M.

COMMISSION MEETING ROOM
CITY HALL

100 N ANDREWS AVE

H. MARK PURDY
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

LIEN REDUCTION

CITY COMMISSION MEETING ROOM - CITY HALL

January 17, 2019

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE10011051
CASE ADDR: 414 SW 22 AVE
OWNER: ARLP REO II LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$204,200.00
Hard Costs: \$258.00
Appl Offer: \$0.00

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

CASE NO: CE14021302
CASE ADDR: 414 SW 22 AVE
OWNER: ARLP REO II LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$28,200.00
Hard Costs: \$1,178.00
Appl Offer: \$5,640.00

VIOLATIONS: 9-308(b)
ROOFS SHALL BE MAINTAINED IN A CONDITION FREE OF AN ELEMENT WHICH IS NOT A PERMANENT PART OF THE BUILDING , THERE IS A TARP ON THE ROOF THAT IS UNSECURE AND TORN.

CASE NO: CE16041706
CASE ADDR: 414 SW 22 AVE
OWNER: ARLP REO II LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$4,650.00
Hard Costs: \$755.00
Appl Offer: \$930.00

VIOLATIONS: 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.

9-280(h)
THE FENCE AT THIS PROPERTY IS DAMAGED AND IN DISREPAIR AND IS NOT BEING MAINTAINED.

9-305(b)
LANDSCAPING NOT MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER.

Mailed First Class
January 8, 2019

AGENDA

LIEN REDUCTION

CITY COMMISSION MEETING ROOM - CITY HALL

January 17, 2019

12:00 PM

CASE NO: CE99050394
CASE ADDR: 501 NW 6 ST # OLD
OWNER: 2245 NORTH MIAMI AVENUE LLC
PRESENTER: STACEY RAMSEY

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| Total Lien Amount: \$370,300.00 Hard Costs: \$212.00 Appl Offer: \$0.00 |
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VIOLATIONS: 105.1(a)

AN ATTEMPT WAS MADE TO REPAIR THE WOOD STRUCTURAL FLOORING WITHOUT PERMITS WHILE PEOPLE OCCUPIED THE SECOND FLOOR, AND THE WORK WAS SUBSTANDARD AND NOT PER CODE, SEVERAL OF THE DOORS ARE ROTTED AND IN DISREPAIR.

301(a)

THE CEILING REPAIRS WERE DONE WITHOUT PERMITS AND ARE NOT PER CODE, INSTALLED WINDOW GRILLS ALSO WITHOUT PERMITS.

301.1(k)

INSTALL 3 WALL A.C. UNITS WITHOUT A PERMIT.

304.3(a)

OBTAINED STRUCTURAL PERMIT #98010828 ON 1/14/98 WHICH EXPIRED DUE TO NO INSPECTIONS, WAS RE-ISSUED WITHOUT THE CONTRACTORS PERMISSION ON 2/22/99, ON 6/2/99 THE CONTRACTOR MAILED THE CITY A LETTER STATING HE DID NOT AUTHORIZE THE RE-ISSUE AND THEREFORE IS NO LONGER THE CONTRACTOR ON THE JOB, THEREFORE THE PERMIT IS NULL AND VOID. OBTAINED PLUMBING PERMIT #98010476 ON 1/9/98 WHICH EXPIRED DUE TO NO INSPECTIONS, THEREFORE THE PERMIT IS NULL AND VOID

4501.2(d)

THE METER ROOM HAS OPEN EQUIPMENT AND SEVERE CORROSION OF THE PIPES, THERE ARE WIRES HANGING FROM A MISSING LIGHT FIXTURE UNDER THE FRONT OVERHANG.

4505.1(a)

INSTALLED NEW ELECTRICAL, CHANGED OUT PANEL, USED ROMEX, AND EXTENSION CORDS, INSTALLED CEILING FANS, AND HAS OPEN BOXES AND IS UNSAFE.

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| Mailed First Class January 8, 2019 |
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47-20.20.H.

THE PARKING LOT HAS NOT BEEN MAINTAINED, AND LANDSCAPING IS MISSING.

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January 17, 2019

12:00 PM

CASE NO: CE11010013
CASE ADDR: 819 NW 3 ST
OWNER: NEW MOUNT OLIVE BAPTIST CHURCH
INC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$132,000.00
Hard Costs: \$332.00
Appl Offer: \$332.00

VIOLATIONS: FBC 109.16
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH: THE REQUIRED REPAIRS OR MODIFICATIONS AS
INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S)
WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN
COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION
REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED
HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE
DATE OF THE INITIAL REPORT.

Mailed First Class
January 9, 2019

CASE NO: CE17071424
CASE ADDR: 1007 SE 2 CT
OWNER: ATLANTIC LOFT LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$24,250.00
Hard Costs: \$304.00
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
January 11, 2019

CASE NO: CE08110890
CASE ADDR: 1030 NW 25 AV
OWNER: NELCON ENTERPRISES GROUP LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$8,400.00
Hard Costs: \$626.00
Appl Offer: \$0.00

VIOLATIONS: 9-280(b)
THERE IS ROTTING WOOD AND BEAMS ON THE CARPORT
STRUCTURE. THERE HAVE BEEN NEW WOOD BEAMS
INSTALLED, BUT THE WORK HAS NOT BEEN COMPLETED AND
PAINTED IN ORDER TO BE WEATHERPROOF AND WATERTIGHT
AS REQUIRED.

Mailed First Class
January 9, 2019

9-313.(a)
THERE ARE NO ADDRESS NUMBERS VISIBLE ON THE HOUSE.

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CITY COMMISSION MEETING ROOM - CITY HALL

January 17, 2019

12:00 PM

CASE NO: CE09090610
CASE ADDR: 1030 NW 25 AV
OWNER: NELCON ENTERPRISES GROUP LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$14,825.00
Hard Costs: \$1,992.00
Appl Offer: \$0.00

VIOLATIONS: 47-21.6 L.
THE STRUCTURE ON THIS PROPERTY HAS BEEN
DEMOLISHED, LEAVING MOSTLY BARE DIRT, AND IS
MISSING THE REQUIRED LIVING GROUND COVER.

CASE NO: CT09020728
CASE ADDR: 1030 NW 25 AV
OWNER: NELCON ENTERPRISES GROUP LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$7,275.00
Hard Costs: \$994.00
Appl Offer: \$0.00

Mailed First Class
January 8, 2019

VIOLATIONS: 18-27(a)
THERE ARE LARGE PILES OF TRASH AND DEBRIS ON THE
PROPERTY.

CASE NO: CE15101733
CASE ADDR: 1216 CHATEAU PARK DR
OWNER: SHANNON AUGUST TRAINA
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$329,350.00
Hard Costs: \$940.00
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. ALTERATIONS BY ENCLOSING THE GARAGE OF THE
STRUCTURE.

FBC(2014) 105.3.1.4.15
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. REPLACEMENT OF EXTERIOR DOORS AND WINDOWS WILL
REQUIRE PERMITTING.

FBC(2014) 105.3.1.4.4
ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF
PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING
SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE
REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO
INSTALLING, REMOVING AND REPLACING PLUMBING

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COMPONENTS THAT MAY INCLUDE PLUMBING FIXTURES SUCH AS VALVES, TOILETS, SINKS, DIVERTERS, SHOWER HEADS, WATER SPIGOTS, WATER LINES, WASTE DISPOSAL PIPES, WATER HEATERS, IRRIGATION SYSTEM, PUMPS AND OTHER PLUMBING COMPONENTS CONNECTED THE PLUMBING SYSTEM. THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. PLUMBING FIXTURES INCLUDING WATER HEATER.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, REMOVAL AND INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS INCLUDING BUT NOT LIMITED TO INSTALLING, REMOVING AND REPLACING ELECTRICAL COMPONENTS THAT MAY INCLUDE SWITCHES, OUTLETS, ELECTRICAL FIXTURES, BREAKER/PANEL BOXES, METER BASES, WIRES, REWIRING AND OTHER ELECTRICAL COMPONENTS CONNECTED TO THE ELECTRICAL SYSTEM. THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. ELECTRICAL FIXTURES, SWITCHES AND OULETS.
2. CIRCUITRY FOR WATER HEATER.

FBC(2014) 110.2

BUILDING OFFICIAL AND/OR REPRESENTATIVE HEREBY RESERVE THE AUTHORITY TO SITE INSPECTIONS PRIOR TO THE APPROVAL AND ISSUANCE OF ALL AND ANY PERMITS AND/OR DETERMINATION OF COMPLIANCE WITH THE FLORIDA BUILDING CODE.

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.

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January 17, 2019

12:00 PM

CASE NO: CE17020070
CASE ADDR: 1216 CHATEAU PARK DR
OWNER: SHANNON AUGUST TRAINA
PRESENTER: STACEY RAMSEY

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

Total Lien Amount: \$8,400.00
Hard Costs: \$994.00
Appl Offer: \$0.00

9-304(b)
THE DRIVEWAY NEEDS TO BE CLEANED AND MAINTAIN
REGULARLY.

9-305(b)
LANDSCAPING NOT MAINTAINED. THERE IS MISSING
AND/OR BARE AREAS OF LAWN COVER.

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
January 8, 2019

CASE NO: CE16110706
CASE ADDR: 1320 NW 19 ST
OWNER: 81 NE 161 STREET LLC
PRESENTER: STACEY RAMSEY

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

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

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
January 8, 2019

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CITY COMMISSION MEETING ROOM - CITY HALL

January 17, 2019

12:00 PM

CASE NO: CE11020350
CASE ADDR: 1663 NW 15 TER
OWNER: ALLADIN, VANEL
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$27,400.00
Hard Costs: \$1,868.00
Appl Offer: \$0.00

VIOLATIONS: 18-7(b)
THE VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE ON THIS PROPERTY HAS HAD ALL OF IT'S WINDOWS, DOORS AND OTHER OPENINGS BOARDED UP WITHOUT FIRST HAVING OBATAINED A BOARD UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT. IN ADDITION THE MANNER IN WHICH THE DWELLING WAS BOARDED UP, DOES NOT MEET THE REQUIRED BOARD UP STANDARD.

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January 8, 2019