



# SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

APRIL 4, 2019  
12:00 P.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

April 4, 2019

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE15011944
CASE ADDR: 609 NE 8 AV
OWNER: ELITE HOME PARTNERS LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$123,150.00
Hard Costs: \$1,971.00
Appl Offer: \$1,200.00

VIOLATIONS: FBC(2010) 105.1 CMP 4/19/16
THIS PROPERTY HAS BEEN ALTERED WITH INTERIOR AND EXTERIOR RENOVATIONS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.15 CMP 11/15/18
THIS PROPERTY HAS BEEN ALTERED WITH THE REPLACEMENT OF THE FRONT DOOR WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.17 CMP 11/15/18
THIS PROPERTY HAS BEEN ALTERED WITH THE REPLACEMENT OF THE GARAGE DOOR WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9 CPM 11/15/18
THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE AFTER THE FACT PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE OUT ALL REQUIRED PERMITS BEFORE THIS CASE IS FULLY COMPLIED AND CLOSED.

Mailed First Class
March 27, 2019

CASE NO: CE16081902
CASE ADDR: 700 RIVIERA ISLE DR
OWNER: MEISTER, FLORIAN
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$337,500.00
Hard Costs: \$939.00
Appl Offer: \$939.00

VIOLATIONS: 15-272.(a) CMP 2/19/19
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Mailed First Class
March 27, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

April 4, 2019

12:00 PM

CASE NO: CE17021236  
CASE ADDR: 701 NW 5 AVE  
OWNER: BAYIT INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$121,000.00**  
**Hard Costs: \$856.00**  
**Appl Offer: \$500.00**

VIOLATIONS: 18-12(a) **CMP 8/30/17**  
THERE IS TRASH, RUBBISH, LITTER AND DEBRIS IN AND  
AROUND THE PROPERTY AND SWALE

24-27.(f) **CMP 8/30/17**  
LID(S) ON GARBAGE CONTAINER REMAIN OPEN.

24-28(a) **CMP 8/30/17**  
THIS COMMERCIAL PROPERTY IS NOT PROVIDING ADEQUATE  
TRASH CONTAINERS IN WHICH ACCEPTABLE SOLID WASTE  
SHALL BE DEPOSITED FOR COLLECTION BY LISENCE  
PRIVATE COLLECTORS.

24-29(a) **CMP 8/30/17**  
THE DUMPSTER IS CONSTANTLY OVERFLOWING WITH TRASH.  
THERE IS TRASH SCATTERED ABOUT THE DUMPSTER  
ENCLOSURE.

**Mailed First Class**  
**March 27, 2019**

CASE NO: CE05090433  
CASE ADDR: 743 NE 17 WAY  
OWNER: L & C PROPERTY HOLDINGS LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$23,325.00**  
**Hard Costs: \$1,086.00**  
**Appl Offer: \$1,086.00**

VIOLATIONS: 18-27(a) **CMP 2/7/07**  
PROPERTY IS OVERGROWN. THE LANDSCAPE IS NOT  
MAINTAINED. THERE IS DEAD FLORA ON THE GROUND.

25-4 **CMP 2/7/07**  
HEDGE OBSTRUCTS THE SIDEWALK.

25-56(a) **CMP 2/7/07**  
THE SIDEWALK IS IN POOR CONDITION. IT HAS UNEVEN  
SECTIONS AND CRACKS.

9-281(b) **CMP 2/7/07**  
THERE IS A DERELICT VEHICLE ON THE PARKING LOT

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

April 4, 2019

12:00 PM

9-306

CMP 2/7/07

EXTERIOR BUILDINGS WALLS PRESENT DAMAGES ON THE FASCIA AND SOFFITS.

CASE NO: CE11051978  
CASE ADDR: 743 NE 17 WAY  
OWNER: L & C PROPERTY HOLDINGS LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$18,200.00  
Hard Costs: \$1,546.00  
Appl Offer: \$1,546.00

VIOLATIONS: 9-280(b)

CMP 8/2/13

THERE ARE JALOUSIE WINDOWS THROUGHOUT THE FRONT PORCH OF THIS PROPERTY THAT ARE DAMAGED, MISSING SLATS AND IN GENERAL DISREPAIR. THERE ARE AREAS OF ROTTING WOOD ALONG THE SOFFIT AREA OF THE ROOF LINE.

CASE NO: CE17031447  
CASE ADDR: 743 NE 17 WAY  
OWNER: L & C PROPERTY HOLDINGS LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$27,850.00  
Hard Costs: \$258.00  
Appl Offer: \$258.00

VIOLATIONS: FBC(2014) 105.3.2.1 CMP 2/26/19

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #14060485 (BNEW1M)  
PERMIT #14060487 (PPLUMSFRNU)  
PERMIT #14060488 (MACNEWSFR)

Note: All sub permit(s) associated with this expired master permit are considered expired as well.

FBC(2014) 110.6

CMP 2/26/19

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  
March 27, 2019

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

April 4, 2019

12:00 PM

CASE NO: CE18031009  
CASE ADDR: 1344 NW 1 AVE  
OWNER: DAVIS ASSET HOLDINGS LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$8,800.00**  
**Hard Costs: \$939.00**  
**Appl Offer: \$1,000.00**

VIOLATIONS: 9-304(b) **CMP 10/3/18**  
VEHICLES PARKED ON THE GRASS/LAWN AREA.  
THE GRAVEL DRIVEWAY IS NOT PROPERLY MAINTAINED.

9-305(b) **CMP 9/20/18**  
THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE  
AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING  
CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD  
WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING  
GROUND COVER.

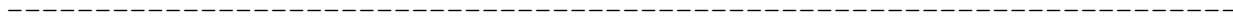
9-306 **CMP 10/3/18**  
EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED  
IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS  
DIRTY, STAINED, MISSING OR PEELING. THE BUILDING  
FA'ADE STRUCTURAL PARTS, FASCIA AND TRIM ARE  
DETERIORATED OR EXPOSED.

9-313.(a)  
COMPLIED

18-9.(a)  
COMPLIED

9-280(h)(1) **CMP 10/3/18**  
THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND NOT  
MAINTAINED AS REQUIRED.

**Mailed First Class**  
**March 27, 2019**



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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

April 4, 2019

12:00 PM

CASE NO: CE12041366  
CASE ADDR: 1808 SW 9 ST  
OWNER: DAVID C. MARKEY  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$216,900.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$1,250.00**

VIOLATIONS: 28-33(a) **CMP 11/5/18**  
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE15060385  
CASE ADDR: 1808 SW 9 ST  
OWNER: DAVID C. MARKEY  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$319,500.00**  
**Hard Costs: \$1,132.00**  
**Appl Offer: \$1,250.00**

VIOLATIONS: 18-11(b) **CMP 5/31/17**  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED  
PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE  
BUILDING DOES NOT HAVE THE REQUIRED UTILITY  
SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO  
PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO  
OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE.  
THE PROPERTY IN THIS CONDITION IS A PUBLIC  
NUISANCE.

**Mailed First Class**  
**March 27, 2019**

CASE NO: CE17061347  
CASE ADDR: 2341 SW 35 AVE  
OWNER: ZIMMERMAN, DAVID  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$12,050.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2014) 105.3.2.1 **CMP 11/26/18**  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #16110985 (WOOD FENCE 55 POSTS)

FBC(2014) 110.1 **CMP 11/26/18**  
CONSTRUCTION OR WORK FOR WHICH A PERMIT IS  
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE  
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK  
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION  
PURPOSES UNTIL APPROVED.

**Mailed First Class**  
**March 27, 2019**

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April 4, 2019

12:00 PM

CASE NO: CE16011145  
CASE ADDR: 2971 SW 14 ST  
OWNER: ANAVIKA ESTATES LLC  
MATTATHIL LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$22,400.00**  
**Hard Costs: \$994.00**  
**Appl Offer: \$2,200.00**

VIOLATIONS: 47-21.16.A. **CMP 4/14/17**  
THERE IS A DEAD/DISEASED TREE AT THE PROPERTY.

**Mailed First Class**  
**March 27, 2019**

9-308(b) **CMP 4/14/17**  
THERE ARE TREE BRANCHES AND OTHER DEBRIS ON THE  
ROOF OF THIS HOUSE.

CASE NO: CE15110980  
CASE ADDR: 3120 NW 68 ST  
OWNER: ELENA CATANA  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$19,200.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2014) 105.3.1.4.5 **CMP 10/10/16**  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED AFTER A FIRE WITHOUT OBTAINING THE  
REQUIRED PERMITS AND INSPECTIONS. THE ELECTRICAL  
PERMIT WAS LEFT TO EXPIRE.

1. ELECTRICAL PERMIT #06010493 (ELEC EMERGENCY  
REPLACE INTERIOR PANEL DUE TO FIRE)  
THE MAIN ELECTRICAL PANEL WAS REPLACED AFTER A  
FIRE AND THE TOTAL AMPS LOAD RATING HAS NOT BEEN  
APPROVED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD  
IN THIS RENTAL PROPERTY AS PER BCPA OWNER'S  
INFORMATION AND IT IS OCCUPIED.

FBC(2014) 110.6 **CMP 10/13/16**  
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.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

April 4, 2019

12:00 PM

CASE NO: CE17050816  
CASE ADDR: 3120 NW 68 ST  
OWNER: ELENA CATANA  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$61,950.00**  
**Hard Costs: \$856.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 18-12(a) **CMP 11/9/18**  
THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, AS WELL AS TRASH AND LITTER IN THE FORM OF FALLEN FLYERS AND MAIL ON THE PROPERTY.

9-304(b) **CMP 11/9/18**  
THE DRIVEWAY AT THIS SINGLE FAMILY VACANT HOME IS NOT WELL GRADED, REQUIRES RESEALING.

9-305(b) **CMP 11/9/18**  
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 **CMP 11/9/18**  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. FASCIA BOARDS ARE DAMAGED, CRACKED, AND CHIPPING OFF AND REQUIRE REPAIR.

**Mailed First Class**  
**March 27, 2019**

