



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

**JUNE 6, 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

JUNE 6, 2019

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE10100988
CASE ADDR: 1624 NW 7 ST
OWNER: BLACK BOYS & BOOKS INC
PRESENTER: MORGAN DUNN

VIOLATIONS: 9-280 (h) (1)
THE CHAIN LINK FENCE ON THIS PROPERTY IS IN
DISREPAIR.

CASE NO: CE13041162
CASE ADDR: 1624 NW 7 ST
OWNER: BLACK BOYS & BOOKS INC
PRESENTER: MORGAN DUNN

VIOLATIONS: 18-7 (b)
THERE IS A VACANT SINGLE FAMILY RESIDENCE DWELLING
ZONED RS-8, WHO'S DOORS, WINDOWS, AND/OR OTHER
OPENINGS HAVE BEEN BOARDED OR OTHERWISE SECURED IN
A NON-CONVENTIONAL MANNER. THERE IS NO CURRENT AND
VALID CITY ISSUED BOARD-UP PERMIT ON RECORDS.

CASE NO: CE13071249
CASE ADDR: 2290 NW 19 ST
OWNER: FL STORAGE 2290 NW 19 STREET LLC
PRESENTER: MORGAN DUNN

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 40 YEAR BUILDING SAFETY INSPECTION REPORTS
PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED
IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT
TO YOU.

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CASE NO: CE14110670
CASE ADDR: 3430 SW 13 CT
OWNER: MANGUS, ADA LIGIA LLAVONA
PRESENTER: MORGAN DUNN

VIOLATIONS: 9-280 (b)
THERE ARE AREAS OF THE SOFFIT IN DISREPAIR AND MISSING
SOFFIT EXPOSING ROOF BEAMS. THERE ARE AREAS OF THE WOOD
PANELING THAT ARE ROTTED AND IN NEED OF REPAIR.

CASE NO: CE18020597
CASE ADDR: 648 NE 17 AVE
OWNER: 648 NE 17TH AVE LLC
INSPECTOR: KELVIN ARNOLD

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
17040077 BPOOLSPASF (POOL/SPA 9244 GAL /DECK
PAVERS SET IN SAND 839 SF)

CASE NO: CE17021674
CASE ADDR: 648 NE 17 AVE
OWNER: 648 NE 17TH AVE LLC
PRESENTER: MORGAN DUNN

VIOLATIONS: FBC(2014) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN
THE FOLLOWING MANNER, BUT NOT LIMITED TO:
1. THE INTERIOR OF THIS BUILDING HAS BEEN
DEMOLISHED, TO INCLUDE BUT NOT LIMITED TO DYWALL,
FRAMING, ELECTRICAL PLUMBING, AC DUCTS ETC.

FBC(2014) 110.1
GENERAL 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.

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CASE NO: CE15060844
CASE ADDR: 803 NW 7 TER
OWNER: SUNRISE GATE LLC
PRESENTER: MORGAN DUNN

- VIOLATIONS: 18-12(a)
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY.
- 18-4(c)
THERE ARE DERELICT VEHICLES PARKED AND/OR STORED ON THIS PROPERTY AND ADJACENT RIGHT OF WAY.
- 47-18.4 E.
THERE ARE VEHICLE REPAIRS BEING CONDUCTED OUTSIDE THE BUILDING.
- 47-20.10.A.
THERE IS TANDEM PARKING ON THIS INDUSTRIAL ZONE PROPERTY.
- 47-20.20.D.
THERE IS MERCHANDISE AND EQUIPMENT STORED IN THE PARKING FACILITIES OF THIS PROPERTY.
- 47-20.20.G.
THERE ARE VEHICLES STORED IN THE PARKING AREA, WHICH ARE WAITING FOR SERVICE.
- 47-20.20.H.
PARKING LOT NOT MAINTAINED. THE PARKING AREA IS IN DISREPAIR WITH POTHOLES AND NEEDS RESURFACING AND RESTRIPIING.
- 9-306
THE EXTERIOR WALLS OF THIS BUILDING HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, MISSING & PEELING
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CASE NO: CE16060517
CASE ADDR: 1042 NW 8 AVE
OWNER: CM3 HOMES LLC
PRESENTER: MORGAN DUNN

VIOLATIONS: FBC(2014) 105.3.1.4.11
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:
1. NEW INSTALLATION OF 2 SPLIT CENTRAL A/C MECHANICAL SYSTEMS. COMPRESSOR FOR FRONT UNIT MANUFACTURED DATED MAY 2008. COMPRESSOR FOR REAR UNIT DATED JANUARY 2009.

FBC(2014) 105.3.1.4.4
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:
1. INSTALLATION OF KITCHEN AND VANITY SINKS
2. NEW KITCHEN CABINETS AND VANITY CABINET.

FBC(2014) 105.3.1.4.5
THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:
1. INSTALLATION OF RECEPTACLES ONE OVER THE KITCHEN SINK IS UNVERIFIED AS BEING IN GFI CIRCUIT. REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D) (1) THRU (D) (6), 210.8(B) (5) SINKS AND 210.8(B) (6) INDOOR WET LOCATIONS.

FBC(2014) 110.2
BUILDING OFFICIAL AND/OR REPRESENTATIVE MAY REQUIRE 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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CASE NO: CE18070403
CASE ADDR: 1041 NW 2 AVE
OWNER: DALEN, JESSE C
PRESENTER: MORGAN DUNN

VIOLATIONS: 9-280 (b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO DOORS AND WINDOWS FRAMES ALLOWING WATER TO PENETRATE TO THE INTERIOR.

9-306

THE INTERIOR AND EXTERIOR BUILDING WALLS AND CEILINGS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FRENCH DOORS, WINDOWS FRAMES, FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR AND THE INTERIOR THAT HAVE MILDEW, WATER, BLACK STAINS AND MISSING, PEELING PAINT AND CRACKS.

9-308 (a)

THERE IS EVIDENCE OF WATER LEAKS FROM THE ROOF AT THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION, INDICATION THAT THE ROOF IS IN DISREPAIR, NOT WEATHER AND/OR WATER PROOF.
