



# **SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA**

**JULY 18, 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

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 18, 2019

12:00 PM

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**LIEN REDUCTION HEARING**

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CASE NO: CE12080700  
CASE ADDR: 1816 NE 11 AV  
OWNER: DESOUZA, BRYAN A & SANCHEZ, OSCAR DER  
PRESENTER: MORGAN DUNN

VIOLATIONS: NFPA 1:19.1.2  
COMBUSTABLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER THAT  
CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

NFPA 1:13.6.2  
FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH  
THE CODE.

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CASE NO: CE17101256  
CASE ADDR: 1816 NE 11 AV  
OWNER: DESOUZA, BRYAN A & SANCHEZ, OSCAR DER  
PRESENTER: MORGAN DUNN

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

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CASE NO: CE17042508  
CASE ADDR: 35 FIESTA WY  
OWNER: TANGEL CORP  
PRESENTER: MORGAN DUNN

VIOLATIONS: 8-91.(c)  
THERE IS A DOCK IN DISREPAIR AT THIS PROPERTY.  
THERE ARE BROKEN MOORING STRUCTURES INCLUDING BUT  
NOT LIMITED TO PYLONS, AND DOCKS.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 18, 2019

12:00 PM

CASE NO: CE17061347  
CASE ADDR: 2341 SW 35 AV  
OWNER: ZIMMERMAN, DAVID  
PRESENTER: MORGAN DUNN

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
  
BUILDING PERMIT #16110985 (WOOD FENCE 55 POSTS)

FBC(2014) 110.1  
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: CE17050281  
CASE ADDR: 1416 NW 4 ST  
OWNER: BELAUSTEGUIGOITIA, VERANIA  
PRESENTER: MORGAN DUNN

VIOLATIONS: 105.1  
NO PERMITS IN PERMIT HISTORY TO ADDRESS WORK IN  
PROGRESS OR WORK COMPLETED.  
1. NEW WINDOW INSTALLED ON FRONT ELEVATION OF  
PROPERTY.

FBC(2014) 105.3.1.4.15  
ALTERATIONS, REPLACEMENT OR REPAIR OF EXTERIOR  
OPENINGS TO THE BUILDING ENVELOPE WILL REQUIRE  
PERMITS. 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 WINDOW ON FRONT  
ELEVATION.

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 18, 2019

12:00 PM

CASE NO: CE15100164  
CASE ADDR: 1041 SW 17 ST  
OWNER: V21 HOMES LLC  
PRESENTER: MORGAN DUNN

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.:

ELECTRICAL PERMIT #03031042 (ELECTRIC FOR KITCHEN REMODEL)

BUILDING PERMIT #03021289 (REMODEL KITCHEN AND CLOSE OFF 2 WALLS)

BUILDING PERMIT 97081491 (BED ROOM ADDITION)

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.

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN IBNSPECTED FOR COMPLIANCE WITH THE TEHCNICAL CODES AND OTHER APPLICABEL LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

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CITY OF FORT LAUDERDALE

AGENDA

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JULY 18, 2019

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CASE NO: CE17030613  
CASE ADDR: 1041 SW 17 ST  
OWNER: V21 HOMES LLC  
PRESENTER: MORGAN DUNN

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING BUILDING PERMITS ARE EXPIRED:  
  
96081164 (REPLACE 10 WINDOWS)  
97081491 (BEDROOM ADDITION TO SFR)  
03021289 (REMODEL KITCHEN AND CLOSE OFF 2 WALLS)

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CASE NO: CE17110456  
CASE ADDR: 920 NE 16 TER # 2  
OWNER: CHANNE, KAVITA GRIFFIN, JOHN  
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. SECOND STORY ROOF DECK RESURFACED WITHOUT A  
PERMIT.  
2. LIVING ROOM CEILING REMOVED.

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CASE NO: CE18031218  
CASE ADDR: 610 W LAS OLAS BLVD # 818  
OWNER: HUZMEZAN, MIHAI  
PRESENTER: MORGAN DUNN

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17081460 MACRPLL #818 AC CHANGE OUT

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CITY OF FORT LAUDERDALE

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

JULY 18, 2019

12:00 PM

CASE NO: CE17040084  
CASE ADDR: 120 ROSE DR  
OWNER: JONES, JASON C SCACCO, RENATA A TAPIA  
PRESENTER: MORGAN DUNN

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

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CASE NO: CE18090740  
CASE ADDR: 2216 SE 20 ST  
OWNER: LENG, CHIH CHUN  
PRESENTER: MORGAN DUNN

VIOLATIONS: 15-282.(d)(2)b.  
PROPERTY ADVERTISING DURING SUSPENSION PERIOD  
(ADVERTISING TRIP ADVISOR 15047640), THE CITY WILL  
REQUEST THE MAGISTRATE ASSES A DAILY FINE UP TO  
\$1000 FOR EACH DAY OF NON-COMPLIANCE.