



# **SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA**

**AUGUST 13, 2019  
10:30 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

AUGUST 13, 2019

10:30 AM

LIEN REDUCTION HEARING

CASE NO: CE18091863
CASE ADDR: 2890 W BROWARD BLVD
OWNER: ESTEL DEVELOPMENT LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$31,500.00
Admin. Costs: \$718.00
Appl Offer: \$20,000.00
City Request: \$30,000.00

VIOLATIONS: 18-12 (a)

CMP 4/11/2019

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Mailed First Class
July 30, 2019

CASE NO: CE18060731
CASE ADDR: 2890 W BROWARD BLVD
OWNER: ESTEL DEVELOPMENT LLC
PRESENTER: MORGAN DUNN

Total Lien Amount: \$220,500.00
Admin. Costs: \$902.00
Appl Offer: \$20,000.00
City Request: \$30,000.00

VIOLATIONS: 47-19.1.C.

CMP 6/19/2019

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS BEING
PARKED AND/OR STORED ON THIS VACANT LOT WITH NO
PRIMARY STRUCTURE.

47-19.5.H.2.

BARBED WIRE FENCING IS PROHIBITED IN THIS B-1
ZONING DISTRICT.

47-20.13.A.

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS
PARKED/STORED ON THIS UNAPPROVED NON-PAVED
SURFACE.

47-21-9.M.

THIS VACANT LOT HAS AREAS OF BARE AND/OR MISSING
LIVING GROUND COVER.

47-34.1.A.1.

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS BEING
PARKED AND/OR STORED ON THIS VACANT LOT.

Mailed First Class
July 30, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 13, 2019

10:30 AM

CASE NO: CE17110456  
CASE ADDR: 920 NE 16 TER # 2  
OWNER: CHANNE, KAVITA GRIFFIN, JOHN  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$5,850.00**  
**Admin. Costs: \$387.00**  
**Appl Offer: \$387.00**  
**City Request: \$1,000.00**

VIOLATIONS: FBC(2014) 105.1

**CMP 5/22/2019**

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:

**Mailed First Class**  
**July 30, 2019**

- 1. SECOND STORY ROOF DECK RESURFACED WITHOUT A PERMIT.
- 2. LIVING ROOM CEILING REMOVED.

CASE NO: CE10011020  
CASE ADDR: 2214 SW 5 ST  
OWNER: FARLEY, GILLIAN ROSE, SALLY  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$184,100.00**  
**Admin. Costs: \$212.00**  
**Appl Offer: \$0.00**  
**City Request: \$2,000.00**

VIOLATIONS: 28-33(a)

**CMP 6/8/2015**

**Mailed First Class**  
**July 30, 2019**

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

CASE NO: CE15091243  
CASE ADDR: 1931 NE 52 CT  
OWNER: ROBERTS, DOUGLAS VUNKANNON-ROBERTS, L  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$58,400.00**  
**Admin. Costs: \$212.00**  
**Appl Offer: \$212.00**  
**City Request: \$3,000.00**

VIOLATIONS: FBC(2014) 105.3.2.1

**CMP 5/30/2019**

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE:

BUILDING PERMIT # 07040130 (SFR ADD:1BED/1BATH & RENOVATION)

VIOLATIONS: FBC(2014) 110.6

**Mailed First Class**  
**July 30, 2019**

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.

CITY OF FORT LAUDERDALE  
AGENDA

SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
AUGUST 13, 2019  
10:30 AM

CASE NO: CE08061517  
CASE ADDR: 409 NW 14 WY  
OWNER: PETRONE, ANDREW  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$19,820.00**  
**Admin. Costs: \$1,500.00**  
**Appl Offer: \$600.00**  
**City Request: \$2,500.00**

VIOLATIONS: 18-27(a)  
PROPERTY IS OVERGROWN AND COVERED WITH LITTER AND TRASH.

**CMP 6/18/2010**

9-308(a)

**Mailed First Class**  
**July 30, 2019**

THE ROOF IS IN DISREPAIR AND HAS A BLUE TARP ON IT.

CASE NO: CE17051373  
CASE ADDR: 2455 NASSAU LN  
OWNER: DEC, AUTUMN STEINER, GREGORY L  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$24,000.00**  
**Admin. Costs: \$369.00**  
**Appl Offer: \$700.00**  
**City Request: \$12,000.00**

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

**CMP 12/28/2017**

**Mailed First Class**  
**July 30, 2019**

CASE NO: CE16081009  
CASE ADDR: 1336 NE 1 AVE  
OWNER: AMERICAN REAL ESTATE STRATEGIES FUN  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$10,750.00**  
**Admin. Costs: \$258.00**  
**Appl Offer: \$200.00**  
**City Request: \$688.00**

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #16011849 (R AND R 17 IMPACT  
WINDOWS ADDING 2 DOORS REV 2)

**CMP 3/21/2018**

FBC(2014) 110.6

**Mailed First Class**  
**July 30, 2019**

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT.

CITY OF FORT LAUDERDALE  
AGENDA

SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
AUGUST 13, 2019  
10:30 AM

CASE NO: CE11111302  
CASE ADDR: 1301 NW 2 ST  
OWNER: SIP REALTY 1 LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$75,850.00**  
**Admin. Costs: \$442.00**  
**Appl Offer: \$7,500.00**  
**City Request: \$7,500.00 in Total**

VIOLATIONS: 9-280(h)(1)

**CMP 4/20/2016**

THE CHAIN LINK FENCE ON THE PROPERTY HAS BROKEN AND MISSING SUPPORT POST. ONE SECTION OF THE FENCE IS COMPLETELY DETACHED AND IN SOME AREAS THE FENCE IS LEANING AND IS IN GENERAL DISREPAIR.

**Mailed First Class**  
**July 30, 2019**

CASE NO: CE09031602  
CASE ADDR: 1301 NW 2 ST  
OWNER: SIP REALTY 1 LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$16,400.00**  
**Admin. Costs: \$893.00**  
**Appl Offer: \$7,500.00**  
**City Request: \$7,500.00 in Total**

VIOLATIONS: 9-279(f)

**CMP 1/22/2010**

THERE IS A RENTAL, OCCUPIED FOURPLEX, WITHOUT THE REQUIRED CITY WATER SERVICE.

**Mailed First Class**  
**July 30, 2019**

CASE NO: CE16051113  
CASE ADDR: 216 NW 8 AVE  
OWNER: 216 NW8TH LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$25,500.00**  
**Admin. Costs: \$304.00**  
**Appl Offer: \$2,000.00**  
**City Request: \$13,103.00 in Total**

VIOLATIONS: FBC(2014) 105.3.2.1

**CMP 10/11/2018**

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #15100840 (AFTER THE FACT: R AND R 7 WINDOWS)

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**  
**August 6, 2019**

CITY OF FORT LAUDERDALE  
AGENDA

Page 5

SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
AUGUST 13, 2019  
10:30 AM

CASE NO: CE12101804  
CASE ADDR: 216 NW 8 AVE  
OWNER: 216 NW8TH LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$54,450.00**  
**Admin. Costs: \$1,132.00**  
**Appl Offer: \$2,000.00**  
**City Request: \$13,103.00 in Total**

VIOLATIONS: 9-280 (h) (1)

**CMP 2/16/2016**

**Mailed First Class**  
**August 6, 2019**

THE WOOD FENCE ON THE PROPERTY HAS BROKEN. THERE ARE MISSING SLATS, A BROKEN SUPPORT POST, AND IS IN GENERAL DISREPAIR.

CASE NO: CE10041685  
CASE ADDR: 216 NW 8 AVE  
OWNER: 216 NW8TH LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$10,650.00**  
**Admin. Costs: \$764.00**  
**Appl Offer: \$2,000.00**  
**City Request: \$13,103.00 in Total**

VIOLATIONS: 9-280 (b)

**CMP 8/15/2011**

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE NOT MAINTAINED AND/OR IN DISREPAIR, INCLUDING BUT NOT LIMITED TO SOFFIT AND FASCIA ON THE FRONT PORCH AND ON THE NORTH SIDE OF THE PROPERTY.

9-308 (a)

**Mailed First Class**  
**August 6, 2019**

THERE IS A ROOF ON THIS PROPERTY THAT IS NOT MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION, INCLUDING BUT NOT LIMITED TO ROOF TILES MISSING ON THE FRONT PORCH, WHICH HAS ALLOWED WATER TO LEAK AND CAVE IN THE PORCH CEILING.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 13, 2019

10:30 AM

CASE NO: CE15092128  
CASE ADDR: 216 NW 8 AVE  
OWNER: 216 NW8TH LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$118,950.00**  
**Admin. Costs: \$903.00**  
**Appl Offer: \$2,000.00**  
**City Request: \$13,103.00 in Total**

VIOLATIONS: FBC(2014) 105.1

**CMP 12/26/2018**

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. INTERIOR HAS BEEN GUTTED AND HOME IS BEING REMODELED.

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. INSTALLATION OF WINDOWS AND DOORS.

FBC(2014) 105.3.1.4.4

ALTERING, REPAIRING, INSTALLATION OF PLUMBING COMPONENTS AND/OR MODIFYING THE PLUMBING SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. INSTALLATION AND MODIFICATION BUT NOT LIMITED TO:

- 1. INTALLATION OF NEW PLUMBING INCLUDING FIXTURES.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS BUT NOT LIMITED TO:

- 1. INSTALLATION OF WIRING, SWITCHES, OUTLETS, BOXES AND BREAKERS.

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.

FBC(2014) 115.1

STOP WORK ORDER ISSUED SINCE WORK IS ONGOING WITHOUT THE REQUIRED PERMITS.

**Mailed First Class**  
**August 6, 2019**

-----

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 13, 2019

10:30 AM

CASE NO: CE15070857  
CASE ADDR: 907 NW 4 ST  
OWNER: 907 NW 4TH LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$1,472,000.00**  
**Admin. Costs: \$1,086.00**  
**Appl Offer: \$500.00**  
**City Request: \$12,000.00**

VIOLATIONS: 18-12(a)

**CMP 1/31/2017**

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY.

47-19.4.D.1.

THE APARTMENT COMPLEX DOES NOT HAVE A DUMPSTER ENCLOSURE. THE DUMPSTER IS STORED IN A PARKING SPACE.

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR WITH POTHOLES AND IN NEED OF RESEALING AND RESTRIPIING.

47-21.8.A.

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER NOT MAINTAINED.

9-278(g)

THERE ARE MISSING AND DAMAGED WINDOW SCREENS.

9-280(b)

THERE ARE EXTERIOR DOORS THAT ARE DRI-ROTTED AND DETERIORATED IN NEED OF REPLACING.

9-280(h) (1)

THE CHAIN LINK FENCE IS IN DISREPAIR. SECTIONS OF THE FENCE ARE NOT ATTACHED AND THERE ARE AREAS OF BENT SUPPORT POST.

**Mailed First Class**  
**August 6, 2019**

-----



AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

AUGUST 13, 2019

10:30 AM

CASE NO: CE07070669  
CASE ADDR: 409 NW 19 AVE  
OWNER: SIP REALTY 1 LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$78,475.00**  
**Admin. Costs: \$1,123.00**  
**Appl Offer: \$7,000.00**  
**City Request: \$7,000.00**

VIOLATIONS: 18-27(a) **CMP 6/22/2016**  
THE YARD IS OVERGROWN WITH GRASS AND WEEDS. THERE IS TRASH AND SOLID WASTE INCLUDING CONSTRUCTION DEBRIS ON THE PROPERTY.

9-306

**Mailed First Class  
July 30, 2019**

THE GUTTER IS NOT SECURELY ATTACHED TO THE BUILDING. THE FASCIA AND SOFFIT ARE ROTTED AND WATER DAMAGED.

CASE NO: CE12111444  
CASE ADDR: 2660 NW 21 ST  
OWNER: SIP REALTY 1 LLC  
PRESENTER: MORGAN DUNN

**Total Lien Amount: \$328,800.00**  
**Admin. Costs: \$212.00**  
**Appl Offer: \$7,800.00**  
**City Request: \$10,000.00**

VIOLATIONS: FBC(2010) 105.1 **CMP 6/27/2019**  
THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS FOR THE REPLACEMENT OF ALL THE WINDOWS.

FBC(2010) 1609.1  
ALL THE NEW WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 1626.1  
THE WINDOWS AND DOORS WITH GLASS PANELS THAT WERE INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WIND BORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2010) 1609.1.2.

**Mailed First Class  
July 30, 2019**