



**SPECIAL MAGISTRATE  
LIEN REDUCTION  
HEARING  
AGENDA**

**OCTOBER 19, 2017**

**11:00 A.M.**

**COMMISSION MEETING ROOM  
CITY HALL**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN  
PRESIDING**

**TWO OR MORE FORT LAUDERDALE CITY COMMISSIONERS OR MEMBERS OF A CITY OF  
FORT LAUDERDALE ADVISORY BOARD MAY BE IN ATTENDANCE AT THIS MEETING.**

CITY OF FORT LAUDERDALE  
LIEN REDUCTION AGENDA  
CITY COMMISSION MEETING ROOM - CITY HALL  
October 19, 2017  
11:00 AM

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CASE NO: CE08031207  
CASE ADDR: 220 SW 38 AVE  
OWNER: 220 DEAUSA LLC  
PRESENTER: STACEY RAMSEY

**WITHDRAWN**

VIOLATIONS: NFPA 101 31.3.4.1.1  
A FIRE ALARM SYSTEM IS NOT INSTALLED.

**Mailed First Class  
September 26, 2017**

NFPA 101 31.3.4.5.1  
HARDWIRE SMOKE DETECTORS NOT INSTALLED.

CASE NO: CE09091362  
CASE ADDR: 307 NW 11 ST  
OWNER: MASTER LIVING INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$54,325.00  
Hard Costs: \$258.00  
Appl Offer: \$11,452.92**

VIOLATIONS: FBC(2007) 105.10.3.1  
THERE IS AN EXPIRED PERMIT #07051567 TO REPLACE  
WOOD FENCE 6'X160'.

**Mailed First Class  
September 26, 2017**

CASE NO: CE13010789  
CASE ADDR: 307 NW 11 ST  
OWNER: MASTER LIVING INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$128,300.00  
Hard Costs: \$1,592.00  
Appl Offer: \$11,452.92**

VIOLATIONS: 9-280(b)  
THERE ARE BROKEN WINDOWS ON THIS VACANT SINGLE  
FAMILY HOUSE.

**Mailed First Class  
September 15, 2017**

9-329.(b)  
THERE ARE WINDOWS ON THIS HOUSE, THAT HAVE BEEN  
BOARDED WITHOUT FIRST OBTAINING A BOARD UP  
CERTIFICATE FROM THE CITY.

CASE NO: CE16082214  
CASE ADDR: 308 SW 18 AV  
OWNER: DELUCA, STEFANIE  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$38,500.00  
Hard Costs: \$350.00  
Appl Offer: \$500.00**

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  
September 15, 2017**

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CASE NO: CE16090220  
CASE ADDR: 601 SW 27 AVE  
OWNER: AZALEA MOBILE PARK LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$120,750.00**  
**Hard Costs: \$810.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 18-1.

THERE IS AN EXCESSIVE ACCUMULATION OF TRASH, RUBBISH AND DEBRIS PLACED/STORED SURROUNDING THE DUMPSTER ENCLOSURE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED FURNITURE, PLASTIC BAGS. IN THIS CONDITION IT CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED OR INHABITED BY RODENTS OR OTHER VERMIN. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

47-19.4.D.8.

DUMPSTER ENCLOSURE IS IN DISREPAIR, DIRTY, FULL OF TRASH AND DEBRIS, NOT BEING MAINTAINED. THE GATES AND WOOD SLATS ARE BENT AND BROKEN. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

**Mailed First Class**  
**September 15, 2017**

9-306

THE EXTERIOR DUMPSTER WOOD WALLS HAVE NOT BEEN MAINTAINED, THERE IS GRAFFITI ON IT.

CASE NO: CE15090928  
CASE ADDR: 710 NW 5 AVE  
OWNER: 710 NW 5<sup>TH</sup> AVENUE LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$30,775.00**  
**Hard Costs: \$1,233.00**  
**Appl Offer: \$2,233.00 (inclusive of HC)**

VIOLATIONS: 47-18.4 E.

AUTO REPAIRS ARE BEING PERFORMED OUTSIDE OF AN ENCLOSED BUILDING. THIS IS A REPEAT VIOLATION BASED ON CASE CE13041509 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 06, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 47-18.4 E.. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

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CITY OF FORT LAUDERDALE  
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47-20.20.H.

THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPIING ACCORDING TO PERMITTED PLANS.

THIS IS A REPEAT VIOLATION BASED ON CASE CE13041509 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 06,2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 47-20.20.H.. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE EXTERIOR BUILDING WALLS ARE DISCOLORED/MILDEWED IN AREAS. THERE IS PEELING/MISSING/CHIPPING PAINT ON EXTERIOR BUILDING WALLS. THIS IS A REPEAT VIOLATION BASED ON CASE CE13041509 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 06, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 9-306. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Mailed First Class  
September 15, 2017

CASE NO: CE15092169  
CASE ADDR: 710 NW 5 AVE  
OWNER: 710 NW 5<sup>TH</sup> AVENUE LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$59,350.00  
Hard Costs: \$1,141.00  
Appl Offer: \$2,141.00 (inclusive of HC)

VIOLATIONS: 24-28(a)

THE BULK CONTAINER ON THE PROPERTY USED FOR STORAGE AND COLLECTION OF WASTE IS CONSTANTLY OVERFLOWING AND CONTAINER LIDS ARE ALWAYS UP.

47-20.10.A.

THERE IS TANDEM PARKING TAKING PLACE ON THIS COMMERCIAL PROPERTY.

47-20.20.D.

THE PARKING FACILITIES ON THE PROPERTY ARE BEING USED FOR STORAGE OF MERCHANDISE AND STORAGE, DISPLAY, WASHING AND REPAIR OF VEHICLES.

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47-20.20.G.

THERE ARE VEHICLES BEING STORED IN REQUIRED PARKING SPACES. STORAGE OF VEHICLES SHALL MEAN THE PLACEMENT OF A VEHICLE IN A PARKING SPACE FOR THE PURPOSE OF SALE, LEASE, RENT, REPAIR OR DISPLAY OF THE VEHICLE OR PLACEMENT WHILE WAITING SERVICE FOR A PERIOD OF TIME WHICH EXCEEDS TWENTY-FOUR (24) CONSECUTIVE HOURS OR FOR A PURPOSE UNCONNECTED WITH THE USE WHICH THE PARKING SERVES.

Mailed First Class  
September 15, 2017

CASE NO: CE15091890  
CASE ADDR: 841 N FTL BEACH BLVD  
OWNER: 845 NORTH ATLANTIC BLVD LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$8,900.00  
Hard Costs: \$212.00  
Appl Offer: \$0.00

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.:

BUILDING PERMIT #10071636 (REINFORCE FOOTERS, STEEL AND CONCRETE COLUMNS AND)

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  
September 15, 2017

CASE NO: CE16030237  
CASE ADDR: 841 N FTL BEACH BLVD  
OWNER: 845 NORTH ATLANTIC BLVD LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$6,850.00  
Hard Costs: \$212.00  
Appl Offer: \$0.00

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT HAS EXPIRED W/O PASSING THE REQUIRED INSPECTIONS.  
BUILDING 13010431 / INSTALL ILLUM CHANN

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CASE NO: CE09031524  
CASE ADDR: 1009 NW 5 ST  
OWNER: 1009 NW 5 STREET TR %  
DUHANAY, GARY JR TRSTEE  
PRESENTER: STACEY RAMSEY

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| <b>Total Lien Amount: \$442,600.00</b> |
| <b>Hard Costs: \$396.00</b>            |
| <b>Appl Offer: \$0.00</b>              |

VIOLATIONS: FBC(2007) 105.1

THE BUILDING HAS BEEN CHANGED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS:

1. FIRE RECOVERY WORK HAS BEEN DONE WITHOUT PERMITS. STOP WORK ORDER WAS ISSUED.
2. KITCHEN AND BATHROOM AREAS ARE BEING REPAIRED.
3. DAMAGED DRYWALL WAS REPLACED IN THE CELLING AND WALLS.
4. ALL THE WINDOWS ARE BEING REPLACED.

FBC(2007) 105.4.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. CENTRAL A/C AND DUCT WORK. BATHROOM VENTILATIONS WERE DAMAGED BY FIRE.

FBC(2007) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. THE KITCHEN AND BATHROOM FIXTURES ARE BEING REPLACED.

FBC(2007) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ELECTRICAL CIRCUITS ARE BEING REPLACED OR REPAIRED AFTER A FIRE DESTROYED THE INTERIOR OF THE PROPERTY.

FBC(2007) 109.10

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS THROUGH THE PERMITTING AND INSPECTION PROCESS.

FBC(2007) 1604.1

THE STRUCTURES THAT WERE REPAIRED FOR THE ROOF TRUSS AFTER THE FIRE DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAS NOT BEEN DEMONSTRATED

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TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS. ALL THE STRUCTURES THAT WERE DONE ILLEGALLY ARE UNSAFE AND THEY MUST BE REMOVED.

FBC(2007) 1612.1.2

ALL THE WINDOWS AND DOOR INSTALLATIONS HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1626.1

THE NEW WINDOWS AND DOOR WITH GLASS NEED TO BE IMPACT RESISTANT OR BE PROTECTED BY AN APPROVED HURRICANE PROTECTION SYSTEM.

CASE NO: CE08071443  
CASE ADDR: 1299 SW 28 AV  
OWNER: ROBERTSON, LISA  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$200,400.00**  
**Hard Costs: \$249.00**  
**Appl Offer: \$249.00**

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

**Mailed First Class**  
**September 15, 2017**

CASE NO: CE17020215  
CASE ADDR: 1718 NE 7 TER  
OWNER: SHEEHAN, MICHAEL K AND  
LIAO, WEI-LEE  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$27,000.00**  
**Hard Costs: \$258.00**  
**Appl Offer: \$0.00**

**Mailed First Class**  
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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: CE15101620  
CASE ADDR: 1900 SE 15 ST  
OWNER: SHIPYARD LIMITED LIABILITY CO  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$29,000.00**  
**Hard Costs: \$166.00**  
**Appl Offer: \$5,000.00**

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY  
ESTABLISH 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 YEARS BUILDING SAFETY INSPECTION  
REPORTS OR THE 10 YEARS RECERTIFICATION 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.

**Mailed First Class**  
**September 26, 2017**

CASE NO: CE08020483  
CASE ADDR: 2096 SW 27 TER  
OWNER: DAS ASSETS INC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$147,868.00**  
**Hard Costs: \$166.00**  
**Appl Offer: \$0.00**

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

**Mailed First Class**  
**September 15, 2017**

CASE NO: CE13011650  
CASE ADDR: 2500 NW 16 ST  
OWNER: MAIURI, ANGEL AND FOGEL, CLAUDIO  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$33,550.00**  
**Hard Costs: \$1,988.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 9-306  
THIS HOUSE HAS BEEN STUCCOED AND REMAINS WITHOUT  
PAINT.

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

**Mailed First Class**  
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CASE NO: CE15070207  
CASE ADDR: 2500 NW 16 ST  
OWNER: MAIURI, ANGEL AND FOGEL, CLAUDIO  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$31,850.00**  
**Hard Costs: \$1,178.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 47-34.1.A.1.

THIS OCCUPIED SINGLE FAMILY RESIDENCE DWELLING IS BEING USED FOR STORING OF CONSTRUCTION EQUIPMENT, APPLIANCES, TV, CONSTRUCTION MATERIALS AND TOOLS IN A R-1-C COUNTY ZONING DISTRICT. THIS IS A NON-PERMITTED USE PER SECTION 47-5.11, LIST OF PERMITTED AND CONDITIONAL USES. PER SECTION 47-34.2.B IT SHALL BE UNLAWFULL TO USE ANY PROPERTY WITHIN THE CITY IN VIOLATION OF THE REQUIREMENTS OF THE ULDR. SECTION 47-1.14.B.5 PROVIDES THAT A PROHIBITED USE IS ANY USE WHICH IS NOT LISTED AS A PERMITTED, CONDITIONAL OR ACCESSORY USE IN THAT ZONING DISTRICT.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GROUND COVER, WHERE THERE IS BARE DIRT.

**Mailed First Class**  
**September 15, 2017**

CASE NO: CE14102091  
CASE ADDR: 2710 SW 12 TER  
OWNER: PONSARD, JONATHAN  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$24,700.00**  
**Hard Costs: \$212.00**  
**Appl Offer: \$2,470.00**

VIOLATIONS: FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
PLUMBING PERMIT # 12082204  
ELECTRICAL PERMIT # 10120802  
BUILDING PERMIT # 10120800

FBC(2010) 110.9

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

**Mailed First Class**  
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CASE NO: CE09062473  
CASE ADDR: 3595 SW 13 CT  
OWNER: SRP SUB LLC  
PRESENTER: STACEY RAMSEY

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| <b>Total Lien Amount: \$188,400.00</b> |
| <b>Hard Costs: \$258.00</b>            |
| <b>Appl Offer: \$258.00</b>            |

VIOLATIONS: 28-33(a)

NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

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|---|
| <b>Mailed First Class</b><br><b>October 2, 2017</b> |
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