



# **SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA**

## **OCTOBER 4, 2018**

**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

OCTOBER 4, 2018

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE17071694
CASE ADDR: 1 NW 57 ST
OWNER: MISSOURI-LARGO LLC DEPT PT-FL-07117
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$5,450.00
Hard Costs: \$258.00
Appl Offer: \$100.00

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE PERMIT
16101838 (REPLC 2 INCH WILKINS 975XL BACKFLOW)

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.

Mailed First Class
September 20, 2018

CASE NO: CE08040957
CASE ADDR: 729 W LAS OLAS BLVD
OWNER: VILLAS LAS OLAS OLAS TR,
MILITZOK & LEVY PA TRSTEEES
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$62,900.00
Hard Costs: \$378.00
Appl Offer: \$0.00

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

Mailed First Class
September 20, 2018

CASE NO: CE08110911
CASE ADDR: 729 W LAS OLAS BLVD
OWNER: VILLAS LAS OLAS OLAS TR,
MILITZOK & LEVY PA TRSTEEES
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$33,150.00
Hard Costs: \$608.00
Appl Offer: \$0.00

VIOLATIONS: 9-280(b)
THE FOLLOWING BUILDING COMPONENTS ARE NOT STRUCTURALLY
SOUND OR WATERTIGHT:
1. THE PARAPIT WALL ON THE EAST SIDE.
2. ROTTED WOOD WINDOW FRAMES.
3. FRENCH DOORS.
4. WOOD LENTIL OVER THE EAST FRENCH DOOR.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

FBC 105.1

THE FOUR UNIT APARTMENT BUILDING HAS BEEN ALTERED AND MODIFIED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:  
FLOOR PLAN ALTERATIONS TO CONVERTING THE FOUR UNITS TO ONE UNIT. REPAIRS TO ROTTED WOOD IN LENTILS INTERIOR REPAIRS AND RENNOVATIONS

FBC 105.2.4

WORK WAS COMPLETED ON TWO BATHROOM RENOVATIONS UNDER AN EXPIRED PERMIT. THEREFORE THIS WORK WAS COMPLETED WITHOUT A VALID PERMIT.

FBC 105.2.5

ELECTRICAL WORK FOR INTERIOR RENOVATIONS ON VOIDED PERMIT 98101852 HAVE BEEN COMPLETED WITHOUT A VALID PERMIT.

FBC 106.10.3.1

THE FOLLOWING PERMITS HAVE BECOME NULL AND VOID:  
98101852 ELECTRICAL 98101642 2 PARTIAL BATHS AND REPIPE 98072037 INTERIOR RENNOVATIONS PER CODE 98050552 PARTIAL INTERIOR DEMOLITION THIS WORK HAS BEEN PERFORMED WITHOUT PERMITS

FBC 109.6

THE RENOVATION WORK HAS BEEN COMPLETED WITHOUT ANY REQUESTS FOR INSPECTION OR PROOF OF COMPLIANCE.

FBC 110.1.1

A CHANGE HAS BEEN MADE IN THE OCCUPANCY OF THE RESIDENTIAL BUILDING WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

Mailed First Class  
September 20, 2018

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

CASE NO: CE15121946
CASE ADDR: 737 N ANDREWS AVE
OWNER: 745 NORTH ANDREWS AVE LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$17,100.00
Hard Costs: \$341.00
Appl Offer: \$341.00

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 #14111454 (COMM REROOF: 600 SQ FT FLAT (BP #14102099)ELECTTRICAL PERMIT #14111452 (ELEC FOR INTERIOR RENOVATION (BP #14102099)BUILDING PERMIT # 14102099 (REPAIR STORAGE BUILDING RENOVATION AND REPLACE)

Note: All expired permit(s) associated with this property may not be included in this case.

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 20, 2018

CASE NO: CE15102547
CASE ADDR: 1131 SW 9 AVE # 5 (E)
OWNER: MESSINGSCHLAGER, M & R H/E
MESSINGSCHLAGER, PEGGY
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$9,600.00
Hard Costs: \$258.00
Appl Offer: \$1,000.00

VIOLATIONS: 9-240.
SEC. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

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 INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE 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.

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 #04010804 (1874SF ADDIT MASTER SUITE FAMILY RM)

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 20, 2018

CASE NO: CE10090864  
CASE ADDR: 1322 NW 8 AVE  
OWNER: DALL 1 LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$5,025.00  
Hard Costs: \$1,224.00  
Appl Offer: \$200.00

VIOLATIONS: 18-12(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTEREDM ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO LANDSCAPE DEBRIS AND FURNITURE. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Mailed First Class  
September 20, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

CASE NO: CE08091542  
CASE ADDR: 1324 NW 8 AVE  
OWNER: DALL 1 LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$79,200.00**  
**Hard Costs: \$4,030.00**  
**Appl Offer: \$600.00**

VIOLATIONS: 18-27 (a) COMPLIED.

24-27. (b) COMPLIED.

47-20.20.H.

THE PARKING LOT ON THIS DUPLEX IS NOT MAINTAINED, THERE ARE AREAS WITH OIL/DIRT STAINS AND ASPHALT CRACKS.

**Mailed First Class  
September 20, 2018**

CASE NO: CE13101295  
CASE ADDR: 1436 NW 3 AVE  
OWNER: TANGIERS INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$24,250.00**  
**Hard Costs: \$893.00**  
**Appl Offer: \$0.00**

VIOLATIONS: 47-34.1.A.1.

THIS SINGLE FAMILY HOME HAS BEEN CONVERTED INTO A TRIPLEX. THIS IS NOT A PERMITTED LAND USE IN RDS-15 ZONING.

9-280 (b)

THERE ARE WINDOWS IN DISREPAIR.

9-304 (b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR AND IN NEED OF RESURFACING. THERE ARE VEHICLES PARKING ON A MULCH SURFACE.

**Mailed First Class  
September 20, 2018**

9-305 (b)

THERE ARE AREAS OF DEAD OR MISSING GROUND COVER.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

CASE NO: CE14021336  
CASE ADDR: 1436 NW 3 AVE  
OWNER: TANGIERS INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

<b>Total Lien Amount: \$110,900.00</b> <b>Hard Costs: \$166.00</b> <b>Appl Offer: \$0.00</b>
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VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:

1. THIS IS THE SECOND TIME THE PROPERTY OWNER IS CITED FOR THE SAME VIOLATION - SEE CASE CE10092119 FROM SEPTEMBER 30, 2010.
2. THIS SINGLE FAMILY DWELLING WAS CONVERTED INTO A DUPLEX. THE OWNER BUILT OR CONVERTED THE STORAGE ROOM THAT WAS BUILT IN THE REAR OF HOUSE BACK IN 1963 WITH BUILDING PERMIT #00A85790. NOW IT IS BEING USED AS AN ILLEGAL EFFICIENCY IN THE REAR OF HOUSE AND IS BEING RENTED.

FBC(2010) 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. THE CENTRAL A/C THAT WAS INSTALLED UNDER PERMIT #OEA80553 HAS BEEN REPLACED.

FBC(2010) 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. PLUMBING ALTERATIONS WERE DONE TO BUILD THE NEW KITCHEN AND BATHROOM INSIDE THE STORAGE ROOM. THE HALF BATHROOM WAS BUILT INSIDE THE MAIN HOUSE WITH NEW WASTE OR SEWER PIPES. HOT AND COLD WATER SUPPLY PIPES WERE HOOKED-UP TO THE NEW PLUMBING FIXTURES.
2. THE WATER HEATER WAS REPLACED.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

FBC(2010) 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. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM TO BUILD THE EFFICIENCY WITH NEW CIRCUITS FOR THE WINDOWS A/C, LIGHTS AND WALL OUTLETS AND POWER SUPPLY TO THE NEW KITCHEN AREA. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

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

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

REMEDIAL ACTION: SEE FBC (2010) 105.1 AND FBC (2010) 111.4 THE BUILDING OR PORTIONS THEREOF IS BEING USED OR OCCUPIED IN VIOLATION OF THE PROVISIONS OF THIS CODE SHALL STOP BEING USE OR THE OCCUPANCY DISCONTINUED AND THE BUILDING OR PORTION THEREOF VACATED IN 60 DAYS, AND SUCH BUILDING OR PORTION THEREOF SHALL BE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS CODE BY REMOVING THE VIOLATION OR OBTAINING A C.O. FOR THE CHANGE OF USE BY ISSUING THE NECESSARY PERMITS AND PASSING ALL THE REQUIRED INSPECTIONS.

Mailed First Class  
September 20, 2018

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

CASE NO: CE15051829  
CASE ADDR: 1804 NW 16 CT  
OWNER: TUCHOW, TYLER  
PRESENTER: STACEY RAMSEY

**Total Lien Amount: \$7,725.00**  
**Hard Costs: \$1,088.00**  
**Appl Offer: \$0.00**

VIOLATIONS: FBC(2010) 105.1

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. THE CARPORT HAS BEEN ENCLOSED.
2. PLUMBING, ELECTRICAL & MECHANICAL WORK HAVE BEEN DONE WITHIN THE ENCLOSED CARPORT FOR A BATHROOM AND WASHER AND DRYER.

FBC(2010) 105.4.5

THE ELECTRICAL IN 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. ELECTRICAL SUPPLYING THE ENCLOSED CARPORT.

FBC(2010) 110.9

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(2010) 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 INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE 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.

**Mailed First Class**  
**September 20, 2018**

CITY OF FORT LAUDERDALE  
AGENDA

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SPECIAL MAGISTRATE  
CITY COMMISSION MEETING ROOM - CITY HALL  
OCTOBER 4, 2018  
12:00 PM

CASE NO: CE09081461  
CASE ADDR: 2009 NW 21 AVE  
OWNER: TANGIERS INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

<b>Total Lien Amount: \$180,160.00</b> <b>Hard Costs: \$442.00</b> <b>Appl Offer: \$0.00</b>
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VIOLATIONS: 9-313.(a)  
HOUSE NUMBERS ARE NOT VISIBLE.

FBC(2007) 105.1

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

1. WINDOWS AND DOORS WERE REPLACED. THE OPENING FOR THE WINDOWS WERE REDESIGNED TO FIX THE NEW WINDOWS WITH 2X4, PLYWOOD AND STUCCO.
2. THE KITCHEN AND BATHROOMS WERE REMODELED; NEW CABINETS WITH NEW FIXTURES WERE REPLACED.

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. PLUMBING FIXTURES WERE REPLACED IN THE KITCHEN AND BATHROOMS. NEW PVC VENT PIPES WERE INSTALLED ON THE OUTSIDE WALL.

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 LOAD DEMAND WAS INCREASED BY ADDING ADDITIONAL LIGHTS AND WALL OUTLETS IN THE KITCHEN AREA THAT HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED AMPERAGE LOADING THROUGH THE PERMITTING PROCESS.

FBC(2007) 1604.1

THE NEW STRUCTURES FOR THE WINDOW OPENINGS DOES NOT MEET THE STANDARD FOR GRAVITY LOADING AND HAVE NOT BEEN DEMONSTRATED TO WITHSTAND THE REQUIRED WIND LOADING THROUGH THE PERMITTING PROCESS.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

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.

Mailed First Class  
September 20, 2018

CASE NO: CE10030613  
CASE ADDR: 2009 NW 21 AVE  
OWNER: TANGIERS INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$12,100.00  
Hard Costs: \$1,841.00  
Appl Offer: \$0.00

VIOLATIONS: 9-278(h)

THERE ARE SCREENS MISSING FROM WINDOWS ON THE STRUCTURE.

9-279(g)

THERE ARE PIPES THAT ARE LEAKING, AND NOT BEING PROPERLY MAINTAINED.

9-280(b)

THERE ARE WINDOWS ON THE STRUCTURE, THAT HAVE NOT BEEN INSTALLED IN A WORKMANLIKE MANNER, LEAVING GAPS AND ALLOWING FOR EXPOSURE TO THE ELEMENTS. THERE ARE OTHER WINDOWS THAT HAVE A PIECE OF PLYWOOD UNDERNEATH THEM, ARE NOT REASONABLY WEATHERPROOF AND WATERTIGHT, AND DO NOT MEET BUILDING REQUIREMENTS. THERE ARE OPENINGS IN THE WALLS, WHERE AC UNITS HAVE BEEN REMOVED, THAT ARE NOW JUST COVERED WITH PLYWOOD, AND ARE NOT WEATHERPROOF AND WATERTIGHT AS REQUIRED. THERE ARE CEILINGS THAT HAVE BEEN REPAIRED IN A NON WORKMANLIKE MANNER, AND ARE RIPPLED AND SAGGING. THERE ARE WALLS THAT ARE WET AND DAMAGED FROM WATER.

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

9-280 (g)

THERE IS EXPOSED WIRING AND ACCESSORIES IN THE HOUSE, INCLUDING UNCOVERED ELECTRICAL OUTLETS AND SWITCHES, EXPOSED WIRES IN THE BREAKER BOX, AND IN A CEILING FAN.

9-276 (c) (3)

THERE IS EVIDENCE OF TERMITES AND/OR OTHER INSECTS INSIDE THIS HOUSE.

Mailed First Class  
September 20, 2018

CASE NO: CE11021777  
CASE ADDR: 2009 NW 21 AVE  
OWNER: TANGIERS INVESTMENTS LLC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$28,650.00  
Hard Costs: \$1,031.00  
Appl Offer: \$0.00

VIOLATIONS: 18-7 (b)

THE VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE ON THIS PROPERTY HAS HAD SEVERAL OF IT'S WINDOWS, AND OTHER OPENINGS BOARDED UP WITHOUT THE PROPERTY OWNER HAVING FIRST OBTAINED THE REQUIRED BOARD UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT.

Mailed First Class  
September 20, 2018

CASE NO: CE12091316  
CASE ADDR: 2533 SW 8 ST  
OWNER: TYLER TUCHOW REV TR  
TUCHOW, TYLER TR  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$277,000.00  
Hard Costs: \$166.00  
Appl Offer: \$0.00

VIOLATIONS: FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT:  
1. ROOM LOCATED ON THE FRONT EAST SIDE OF THE PROPERTY, APPEARS TO BE AN ILLEGAL CONVERSION. OBTAIN ALL NECESSARY PERMITS FOR CONVERSION FROM GARAGE TO BEDROOM OR RETURN IT TO ITS ORIGINAL STATE WITHIN 30 DAYS.

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

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12:00 PM

FBC(2010) 110.9

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

Mailed First Class  
September 20, 2018

CASE NO: CE17111488  
CASE ADDR: 2765 NE 14 ST  
OWNER: PORTO VENEZIA CONDO ASSN INC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$2,400.00  
Hard Costs: \$258.00  
Appl Offer: \$0.00

VIOLATIONS: 28-155.(a)

THE EXISTING BACKFLOW PREVENTION DEVICE HAS NOT BEEN INSTALLED OR HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE ? PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

Mailed First Class  
September 21, 2018

CASE NO: CE14021929  
CASE ADDR: 3000 SW 4 AVE  
OWNER: CELLULAR SUPPLIES REAL ESTATE INC  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$20,050.00  
Hard Costs: \$378.00  
Appl Offer: \$1,000.00

VIOLATIONS: FBC(2010) 105.1

THE COMMERCIAL BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT A PERMIT:

1. INTERIOR PARTITIONS HAVE BEEN ADDED AND ALTERED.
2. AN ALUMINUM PAN ROOF AND STRUCTURE WAS ADDED TO THE REAR.
3. A CONCRETE FLOOR HAS BEEN RAISED.
4. A KITCHEN RENOVATION HAS BEEN COMPLETED.

FBC(2010) 105.4.11

THE A/C SYSTEM IN THE COMMERCIAL BUILDING HAS BEEN ALTERED WITH THE INSTALLATION OF NEW EQUIPMENT WITHOUT A PERMIT.(CMP)

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AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED WITH THE COMPLETION OF A KITCHEN RENOVATION WITHOUT A PERMIT.(CMP)

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE ADDITION OF VARIOUS OUTLETS, SWITCHES, AND LIGHTING WITHOUT A PERMIT.

Mailed First Class  
September 20, 2018

CASE NO: CE15072343  
CASE ADDR: 4250 GALT OCEAN DR # 4J  
OWNER: BELLINI,GIANCARLO  
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$4,000.00  
Hard Costs: \$258.00  
Appl Offer: \$250.00

VIOLATIONS: FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

ELECTRICAL PERMIT #13070159 (\$4J ELECTRIC PER PLANS BP13070155)

PLUMBING PERMIT #13070158 (\$4J R AND R FIXTURES BP13070155)

BUILDING PERMIT #13070155 (\$4J KITCHEN/BATHRM REMODEL)

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 20, 2018

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SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

OCTOBER 4, 2018

12:00 PM

CASE NO: CE07111291  
CASE ADDR: 1901 NE 17 TER  
OWNER: HINTON,CHRISTINE DRINDELL  
PRESENTER: STACEY RAMSEY

**Vacate Order from June 7, 2018  
hearing**

VIOLATIONS: 9-279(e)

THE KITCHEN AND LAVATORY SINKS AT THIS LOCATION DO NOT HAVE THE REQUIRED HOT AND COLD WATER SUPPLIED. AS PER ORDINANCE, THE WATER HEATING FACILITIES SHALL BE PROPERLY INSTALLED, CONNECTED AND MAINTAINED IN A SAFE AND GOOD WORKING CONDITION.

9-279(f)

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT HAVE THE REQUIRED CITY WATER SERVICE TO THE BUILDING. THE WATER SERVICE TO THE BUILDING HAS BEEN DISCONNECTED DUE TO NON-PAYHMENT OF THE ACCOUNT.

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