



SPECIAL MAGISTRATE LIEN REDUCTION HEARING AGENDA

MARCH 7, 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

March 7, 2019

12:00 PM

LIEN REDUCTION HEARING

CASE NO: CE12011081
CASE ADDR: 1111 NW 2 AVE
OWNER: BOSS TRUST LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$91,800.00
Hard Costs: \$166.00
Appl Offer: \$166.00

VIOLATIONS: FBC(2007) 105.1 **CMP 1/8/19**

THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND C.O FROM THE CITY BUILDING DEPARTMENT:

1. THE WINDOWS AND DOOR WERE REPLACED WITH A APPLIED PERMIT #01100036 FROM 2001.
2. ROOFING WORK IS IN PROGRESS. OVER 60% HAS BEEN REPLACED.

FBC(2007) 109.10

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

FBC(2007) 1612.1.2

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

FBC(2007) 1626.1

THE WINDOWS AND DOORS WITH GLASS PANELS THAT HAVE BEEN INSTALLED DO NOT PROVIDE THE REQUIRED RESISTANCE TO THE IMPACT OF WINDBORNE DEBRIS. AN APPROVED SHUTTER SYSTEM HAS NOT BEEN PROVIDED AS PER FBC(2007) 1609.1.2

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

CASE NO: CE14010061
CASE ADDR: 1111 NW 2 AVE
OWNER: BOSS TRUST LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$29,200.00
Hard Costs: \$810.00
Appl Offer: \$810.00

VIOLATIONS: 18-12(a) CMP 12/24/14
THERE IS OVERGROWTH, TRASH, LITTER AND
DEBRIS ON THE PROPERTY AND SWALE OF THIS
OCCUPIED HOUSE.

CASE NO: CE16030222
CASE ADDR: 1111 NW 2 AVE
OWNER: BOSS TRUST LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$40,130.00
Hard Costs: \$1,040.00
Appl Offer: \$1,040.00

VIOLATIONS: 18-12(a) CMP 1/26/18
THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY AND SWALE, PALM FRONDS
GROWING INTO THE SIDEWALK AND IMPEDING THE
PEDESTRIAN MOVEMENT; TRASH AND DEBRIS ON THE REAR
YARD SEEN FROM THE ROADWAY.

9-280(b) CMP 1/8/19
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
WINDOW FRAME IN DISREPAIR.

9-280(h)(1) CMP 1/8/19
THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-304(b) CMP 1/8/19
THE GRAVEL DRIVEWAY IS IN NEED OF MAINTENANCE,
THERE ARE VEHICLES PARKED ON THE LAWN.

9-306 CMP 1/8/19
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE SIDING AND PAINT HAS BECOME
STAINED, FALLING DOWN.

Mailed First Class
February 25, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

CASE NO: CE17031617
CASE ADDR: 1200 NW 4 AVE
OWNER: BOBBY BAKER REALTY LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$41,475.00
Hard Costs: \$1,316.00
Appl Offer: \$0.00

VIOLATIONS: 18-1. CMP 1/7/19
THERE IS AN ACCUMULATION OF STORAGE UNDER THE REAR
PATIO ROOF OF THIS PROPERTY.

18-12(a) CMP 12/6/18
COMPLIED. 12/6/18 THERE IS LAWN OVERGROWTH PRESENT
ON THIS PROPERTY AND SURROUNDING SWALE AREAS.

18-8.(b)
COMPLIED.

9-280(b) CMP 12/6/18
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO
MULTIPLE BROKEN WINDOWS.

Mailed First Class
February 25, 2019

9-308(b) CMP 6/28/18
THE ROOF ON THIS PROPERTY IS STAINED/DIRTY.

CASE NO: CE08101825
CASE ADDR: 1736 NW 18 ST
OWNER: JOSEPH FAMILY CARE FL LAND TR
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$218,308.01
Hard Costs: \$258.00
Appl Offer: \$0.00

VIOLATIONS: 28-33(a) CMP 5/1/15
NOT CONNECTED TO CITY'S SANITARY SEWER SYSTEM.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

CASE NO: CE11021529
CASE ADDR: 1736 NW 18 ST
OWNER: JOSEPH FAMILY CARE FL LAND TR
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$78,355.24
Hard Costs: \$2,190.00
Appl Offer: \$0.00

VIOLATIONS: 18-11(b) CMP 8/8/13
THE SWIMMING POOL ON THIS VACANT/UNOCCUPIED
PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. THE
POOL IN THIS CONDITION IS UNSANITARY, UNSIGHTLY
AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES.
THIS POOL IN THIS CONDITION ALSO POSES A THREAT TO
THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

CASE NO: CE16061719
CASE ADDR: 1736 NW 18 ST
OWNER: JOSEPH FAMILY CARE FL LAND TR
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$60,450.00
Hard Costs: \$507.00
Appl Offer: \$500.00

VIOLATIONS: FBC(2014) 105.1 CMP 12/1/17
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. INTERIOR REMODELING INCLUDING BATHROOM WET
AREAS.

FBC(2014) 105.3.1.4.11 CMP 12/1/17
THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL
PERMIT AND INSPECTIONS:
1. INSTALLATION OF NEW MECHANICAL SPLIT A/C SYSTEM.

FBC(2014) 105.3.1.4.4 CMP 12/1/17
THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING
PERMIT AND INSPECTIONS:
1. INSTALLATION OF NEW WATER SUPPLY LINES.
2. INSTALLATION OF NEW WASTE LINES.
3. INSTALLATION OF NEW FIXTURES.
4. INSTALLATION OF TANKLESS WATER HEATER.

CONTINUED

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

FBC(2014) 105.3.1.4.5 CMP 12/1/17
THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLATION OF NEW BREAKER PANEL.
2. INSTALLATION OF NEW WIRING CIRCUITS.
3. INSTALLATION OF NEW FIXTURES.

OUTLETS: REPLACEMENT OF RECEPTACLES SHALL COMPLY WITH 406.4 (D)(1) THRU (D)(6)
GFI'S REQUIRED AS PER NEC 108.8
OUTLET SPACING AS REQUIRED UNDER NEC 210.52

FBC(2014) 110.6 CMP 1/4/19

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

Mailed First Class
February 25, 2019

CASE NO: CE17070861
CASE ADDR: 2251 NW 29 TER
OWNER: ROYAL 3 HOLDINGS LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$108,500.00
Hard Costs: \$1,219.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2014) 105.1 CMP 11/29/18
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. BATHROOMS AND KITCHEN RENOVATION.

FBC(2014) 110.1 CMP 1/17/19
CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Waived mail service;
emailed
March 1, 2019

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

CASE NO: CE14121546
CASE ADDR: 2448 BAYVIEW DR
OWNER: RIEGER, ERIC
SIER, NANCY A
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$216,200.00
Hard Costs: \$166.00
Appl Offer: \$5,000.00

VIOLATIONS: FBC(2010) 105.11.2.1 CMP 7/30/18
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL WAS FINISHED AND TODAY THEY REMAIN WORK WITHOUT PERMIT ALSO THEY'RE A LIVE SAFETY VIOLATION DUE TO THE ELECTRICAL SYSTEM HASN'T BEEN FINAL AND THE CHILD BARRIERS HASN'T BEEN APPROVED. MECHANICAL PERMIT #11080673
POOL/MECHANICAL PERMIT #04071345
POOL/BUILDING PERMIT #04052332
POOL/PLUMBING PERMIT #04052334
POOL/ELECTRICAL PERMIT #04052335

FBC(2010) 110.9 CMP 8/23/18
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
February 25, 2019

CASE NO: CE15102646
CASE ADDR: 2720 NW 22 ST
OWNER: PRINCESS CRIS INVESTMENTS LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$12,700.00
Hard Costs: \$341.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2014) 105.1 CMP 12/26/18
REQUIRED PERMIT. ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, REMOVE OR DEMOLISH ANY BUILDING, STRUCTURE, OR ANY PART THEREOF; OR ANY EQUIPMENT, DEVICE OR FACILITY THEREIN OR THEREON, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY IMPACT-RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE; OR TO CHANGE THE OCCUPANCY OF A BUILDING OR STRUCTURE FROM ONE USE GROUP TO ANOTHER REQUIRING GREATER STRENGTH, MEANS OF EGRESS, FIRE AND SANITARY PROVISIONS;

CONTINUED

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SPECIAL MAGISTRATE

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March 7, 2019

12:00 PM

OR TO CHANGE TO AN UNAUTHORIZED OR PROHIBITED USE; OR TO INSTALL OR ALTER ANY EQUIPMENT FOR WHICH PROVISION IS MADE OR THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE; SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND/OR FIRE CODE OFFICIAL AS INDICATED IN FFPC OR A DULY AUTHORIZED REPRESENTATIVE AND OBTAIN THE REQUIRED PERMITS. A PERMIT SHALL BE DEEMED ISSUED WHEN RELEASED BY THE BUILDING OFFICIAL AND OR FIRE CODE OFFICIAL OR A DULY AUTHORIZED REPRESENTATIVE.

RESPONDING TO A CALL FOR WORK WITHOUT PERMITS AT THIS ADDRESS I FOUND THE FOLLOWING WORK WAS DONE WITHOUT PERMIT:

1. WALL COVERING HAS BEEN REMOVED FROM THE WALLS OF THE BATHROOMS, REAR ROOMS AND KITCHEN WALLS AND CEILING.
2. FRAMING HAS BEEN REMOVED, RELOCATED AND/OR REPLACED.
3. ALL PLUMBING FIXTURES REMOVED AND NEW WATER SUPPLY AND SANITARY LINES INSTALLED ABOVE AND BELOW THE SLAB.
4. NEW ELECTRICAL SERVICE, BREAKER PANEL, OUTLETS AND RECESSED LIGHTING INSTALLED.
5. A/C COMPRESSOR AND AIR HANDLER REMOVED HOWEVER DON'T SEE PERMIT FOR CENTRAL AIR.
6. THERE ARE 2 ADDITIONS ON THIS HOUSE THAT MAY HAVE BEEN CONSTRUCTED WITHOUT A PERMIT. ONE AT THE REAR AND ONE ON THE WEST SIDE THAT IS ENCROACHING THE SIDE SETBACK.
7. WINDOWS HAVE BEEN REPLACED.

FBC(2014) 110.1

CMP 1/11/19

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTIONS BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES.

AGENDA

SPECIAL MAGISTRATE

CITY COMMISSION MEETING ROOM - CITY HALL

March 7, 2019

12:00 PM

CASE NO: CE18010913
CASE ADDR: 2720 NW 22 ST
OWNER: PRINCESS CRIS INVESTMENTS LLC
PRESENTER: STACEY RAMSEY

Total Lien Amount: \$7,200.00
Hard Costs: \$258.00
Appl Offer: \$0.00

VIOLATIONS: FBC(2017) 105.3.2.1 CMP 12/11/18

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 16011967
BALTRIM ATF INTERIOR REMODEL.

Mailed First Class February 25, 2019
