



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
OCTOBER 3, 2018  
9:00 A.M.**

**Staff Present:**

Tasha Williams, Clerk III  
Keyandre Haynes, Clerk III  
Katrina Jordan, Administrative Services Supervisor  
Yvette Ketor, Clerk III  
Yvette Cross-Spencer, Clerk III  
Victoria Mack, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Alejandro DelRio, Building Inspector  
James Bartell, Building Inspector  
Kelvin Arnold, Building Inspector  
Mario Carrasquel, Building Inspector  
Quesly Alexis, Building Inspector  
Jorge Martinez, Building Inspector  
George Oliva, Chief Building Inspector

**Respondents and witnesses**

CE18032223: St. Verty Dorcelly, owner  
CE18031140; CE15120445: Courtney Crush, attorney  
CE15101339: Lipton McKenzie, church representative; George Spencer, trustee; Willie Coleman, pastor  
CE17060119: Julio Pincheira, contractor  
CE17032360: Latrinsha Greaves, owner  
CE18090065: Dominic Novello, neighbor; Jeffrey Scott, owner's agent  
CE18030433: Louis Campanile, witness  
CE15082096: Hope Calhoun, attorney  
CE13071249: Victor Veras, district manager  
CE18040156: Donna Lamanna, owner's daughter; Cosimo Colaianni, owner  
CE18032425: Adam Goldberg, property manager  
CE18071583: Paul Ritchie, owner  
CE17120418: Essie Darby, owner  
CE18040157; Norman Schwartz, prospective buyer  
CE18061270; CE17061143: Norman Schwartz, owner  
CE18061209: George Sperou, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

**Case: CE17032360**

1131 NW 1 AVE  
GREAVES, LATRINSHA

This case was first heard on 8/17/17 to comply by 11/16/17. Violations and extensions were as noted in the agenda. The property was in compliance and the City was requesting imposition of a \$6,850 fine.

Alejandro DelRio, Building Inspector, recommended no fine be imposed.

Latrinsha Greaves, owner, agreed.

Judge Purdy imposed no fine.

**Case: CE18061209**

2915 E LAS OLAS BLVD # 1  
LAS OLAS BY SEABREEZE LP

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
15091335 BALTCSM UNIT A INTERIOR REMODEL

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

George Sperou, owner, explained that the tenant was responsible for the work and had abandoned the property. Mr. Sperou was in the process of finding a new tenant and requested more than 42 days. Inspector Arnold said he would not object to additional time.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: CE13071249**

2290 NW 19 ST  
FL STORAGE 2290 NW 19 STREET LLC

This case was first heard on 5/21/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$203,300 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the property was not in compliance after two years and recommended imposition of the fine.

Victor Veras, district manager, was present.

Judge Purdy imposed the \$203,300 fine, which would continue to accrue until the violations were corrected.

**Case: CE15120445**

533 ANTIOCH AVE  
BAYSHORE VILLAS LLC

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,650 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 28-day extension.

Courtney Crush, attorney, thanked the City.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE18031140**

501 ORTON AVE  
GRAND PALM PLAZA LLC

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,650 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 28-day extension.

Courtney Crush, attorney, thanked the City.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE18040156**

2406 SUGARLOAF LN  
COLAIANNI, COSIMO & ROSA

Service was via posting at the property on 9/18/18 and at City Hall on 9/20/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
09011132 BADDR1M SFR ADD: BED/BATH, 2 CAR GARAGE

Inspector Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Donna Lemanna, the owner's daughter, said her father was not clear about what must be done to comply. Cosimo Colaianni, owner, explained what he had done to try to comply. Inspector Alexis said the contractor had never addressed corrections and the permit had expired.

Ms. Lemanna requested two months for her father to travel to Canada for medical treatment.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: CE18071583**

2518 KEY LARGO LN  
RITCHIE, PAUL

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

James Bartell, Building Inspector, testified to the following violation(s):  
9-1.(d)

THIS PROPERTY IS IN VIOLATION OF THE CITY OF FORT LAUDERDALE CODE OF ORDINANCE BY BEING IN VIOLATION OF FBC(2017) 105.1, CONSTRUCTION WORK DONE WITHOUT OBTAINING THE REQUIRED PERMITS. CONSTRUCTION WORK OBSERVED CONSIST OF:  
1) CONSTRUCTION OF TWO FREE STANDING MASONRY STRUCTURES NEAR THE ROADWAY.

2) CAST IN PLACE CONCRETE CURB ALONG THE ROADWAY.

Inspector Bartell presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Paul Ritchie, owner, presented his own photos of the property, as well as a copy of the documents governing the property's annexation into the City, which indicated that use regulations would remain in effect until the property was rezoned, which had not been done.

Ms. Hasan explained that this case was for work without permits, not land use. She stated the Florida Building Code applied to all properties throughout the State.

Mr. Ritchie referred to Broward revisions to the Florida Building Code which stated a permit was not needed for repairs and maintenance valued under \$1,500.

George Oliva, Chief Building Inspector, explained that the violation referred to a structure built by the side of the road. He had spoken with the City's Chief Engineer and the Director of Zoning and shown them the annexation documents. He explained that Chapter 25 of City ordinance required this kind of construction to have approval from a City Engineer and the Director of Zoning. He said the cost did not matter; the fact that this was a permanent structure put it under the Florida Building Code.

Ms. Hasan referred to a Broward County map and pointed out that the construction had been done outside Mr. Ritchie's property line.

Mr. Ritchie continued that one of the columns was an address "sign" and was therefore exempt under City code; the other column was a directional "sign" and was also exempt.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18032223**

1011 SW 31 AVE

DORCELY, ST VERTY DORCELY CHARLES, ANTONIA

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting a \$225 fine be imposed.

Alejandro DelRio, Building Inspector, reported the case was in compliance and recommended no fine be imposed.

St. Verty Dorcely, owner, was present.

Judge Purdy imposed no fine.

**Case: CE18061270**

5821 NE 14 WY  
OUTSTANDING LAUDERDALE RENTALS LLC

Service was via posting at the property on 9/18/18 and at City Hall on 9/20/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
16031317 BKITCAB, KITCHEN AND BATH REPAIR

Inspector Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Norman Schwartz, owner, said they had tried to apply for new permits the previous day. He explained that his contractor had needed additional information to be qualified in Fort Lauderdale and this caused a delay.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE17061143**

5821 NE 14 WY  
OUTSTANDING LAUDERDALE RENTALS LLC

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,650 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the contractor was trying to renew the permit and recommended a 28-day extension.

Norman Schwartz, owner, requested 42 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE15082096**

1750 SW 31 AVE  
FLORIDA POWER & LIGHT CO ATTN PROP TAX – PSX/JB

Request for extension

Hope Calhoun, attorney, said they were in the process of getting a site plan approved and requested an extension to February.

George Oliva, Chief Building Inspector, did not object.

Judge Purdy granted a 132-day extension, during which time no fines would accrue.

**Case: CE18040157**  
2915 CENTER AVE  
DONAHOE, SHEILA B

This was a request to vacate the order dated 7/19/18.

Norman Schwartz, prospective buyer, was present.

Judge Purdy vacated the order dated 7/19/18.

**Case: CE17120418**  
2677 NW 25 ST  
DARBY, ESSIE M

Service was via posting at the property on 9/17/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
16082014 MACRPLL (EXACT AC CHG OUT 3 TON 8 KW)

FBC(2014) 110.1

TO WIT:

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.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Essie Darby, owner, requested information on renewing the permit herself.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE18090065**  
1540 N FEDERAL HWY

GA 1600 COMMONS LLC % PGIM REAL ESTATE

Service was via posting at the property on 9/18/18 and at City Hall on 9/20/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):  
28-204 (b)(10)

RAIN WATER RUN-OFF FROM THIS PROPERTY IS NOT BEING  
CONTAINED PROPERTY AND IS FLOODING THE NEIGHBORING  
STREETS AND RESIDENCES

Inspector Alexis reported the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day.

Jeff Scott, property manager, described their plan to bring the property into compliance and address the flooding. He stated they already had a contractor and a permit.

Dominic Novello, neighbor, said the repair Mr. Scott described would not address the flooding issue.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE18032425**

2424 SE 17 ST  
VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 7/19/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,650 fine, which would continue to accrue until the property was in compliance.

Adam Goldberg, property manager, said the contractor had promised to take care of the permit and had just recently applied to reopen it.

Alejandro DelRio, Building Inspector, recommended a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE15101339**

977 NW 17 AVE  
NATIONAL CHURCH OF GOD INC.

This was a request to vacate the order dated 8/16/18.

George Oliva, Chief Building Inspector, explained there had been an error with the address on the case.

Lipton McKenzie, church representative, agreed.

Judge Purdy vacated the order dated 8/16/18.

**Case: CE18030433**

1550 N FEDERAL HWY  
GA 1600 COMMONS LLC %PGIM REAL ESTATE

This case was first heard on 6/21/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,050 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported there had been no progress and recommended imposition of the fines.

Judge Purdy imposed the \$3,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE18070182**

555 ORTON AVE  
555 CONDO ASSN INC.

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):  
FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY 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.

Inspector Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: CE18072072**

3319 SW 11 AVE

BOYWIC FARMS LTD

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):  
FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY 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.

Inspector Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: CE18072073**

3313 SW 11 AVE

BOYWIC FARMS LTD

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):  
FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY 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.

Inspector Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

**Case: CE17100409**

2636 SW 14 AVE

FIGUEROA, ANGELITO B & HONORATA

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Jorge Martinez, Building Inspector, testified to the following violation(s):  
9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

-PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec. 47-34.1.THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

Judge Purdy found in favor of the City, declared the property unfit for human occupancy and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

**Case: CE18070549**

3780 SW 14 ST

14 STREET 3780 TR NO 3780

14 STREET 3780 TRSTEE

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Jorge Martinez, Building Inspector, testified to the following violation(s):  
9-1.(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THERE'S A NEW CHAIN LINK FENCE THAT WAS BUILT WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.

Officer Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE18070383**

3110 SW 17 ST

AMARAI, KETTYA SEYOUM, ABIY

Personal service was made on 9/20/18. Service was also via posting at City Hall on

9/20/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17120309 PSEPTICSEW ABANDON SEPTIC TANK INSTALL  
NEW SEWER LINE

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18070543**

812 NE 17 AVE

SAVANT DEVELOPMENT GROUP LLC

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17021793 BNEWRLM 812-814, NEW 2 FAMILY, 2 STORY, 3  
BED, 3.5 BA, 2 CAR

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18080361**

6884 NW 30 AVE

INSPIRON LLC

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17111053 BROOFRPLS REROOF SHINGLE 1400 SF

Inspector Arnold presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18061013**

2108 NE 62 CT  
DE LAURENTIIS, MARIA CLAUDIA

Personal service was made on 9/18/18. Service was also via posting at City Hall on 9/20/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17110018 MACRPLL A/C CHANGE OUT

Inspector Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18061286**

620 SE 4 AVE  
LAUDERDALE 629 LLC

Service was via posting at the property on 9/18/18 and at City Hall on 9/20/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17111848 PSEWERCAP SEWER CAP

Inspector Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE17110446**

651 COCONUT DR  
DEZELL, JAMES R JR & DEZELL, LISA

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
16070966 BPOOL/SPA (SWIMMING POOL AND SPA 23,043  
GALLONS REF 15111244)  
SUB PERMIT(S)  
16070976 EPOOL/SPA (ELEC FOR NEW POOL 16070966)  
16070972 PPOOL (POOL PLMB 16070966)

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18060965**

1777 SE 15 ST # 522

BYRD, HAROLD & WIERONSKI, SHARON

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17110484 MACRPLL #522 A/C CHANGE OUT 2.0 TONS 16.0  
SEER

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18061214**

3010 NE 57 ST

JEAN, CLIFFORD

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17111405 BROOFRPLT SFR REROOF 422 SQ FT FLAT 5406  
SQ FT TILE

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18061300**

633 SE 5 AVE

LAUDERDALE 629 LLC

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17111486 PSEWERCAP SEWER CAP

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18061302**

680 TENNIS CLUB DR # 107

BLUE RIVER PROPERTIES GROUP CORP

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:

17110145 BKITCAB ATF: # 107 KITCHEN REMODELED

PLUMBING FIXTURES

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE18070059**

1060 NE 5 TER  
PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:  
17110722 BROOFRPL HURRICANE DAMAGE - REROOF FLAT  
2300 SF

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE17110222**

2117 SW 10 AVE  
BLASZYK, JAMES COLOMA, NICOLE MARIE

This case was first heard on 3/1/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,300 fine, which would continue to accrue until the property was in compliance.

Kelvin Arnold, Building Inspector, reported FBC 105.3.2.1 was in compliance as of 1/31/18. He requested the fines for that section to be abated. FBC 111.1.1 was not in compliance, and he recommended a 63-day extension.

Judge Purdy amended the fine to reflect that FBC 105.3.2.1 was in compliance as of 1/31/18 and granted a 63-day extension, during which time no fines would accrue for FBC 111.1.1.

**Case: CE11060485**

4410 N FEDERAL HWY  
NOB HILL ENTERPRISES INC

This case was first heard on 9/15/11 to comply by 10/13/11. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,350 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$260 to cover administrative costs.

Judge Purdy imposed a fine of \$260 for the time the property was out of compliance.

**Case: CE16122255**

1600 SE 15 ST  
PLAZA 15 CONDO ASSN INC

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,650 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$10,650 fine.

**Case: CE17060119**

1041 SW 17 ST  
V21 HOMES LLC

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported the property was not in compliance and the respondent intended to renew the permits. He recommended a 28-day extension.

Julio Pincheira, contractor, said the roof repair was taking longer than they had anticipated and requested an extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE17120438**

2513 TORTUGAS LN  
GROSS, NOAH WEIL, MARK

This case was first heard on 5/17/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$2,000 fine.

**Case: CE16062247**

1135 NW 7 AVE  
TIITF/HRS-YOUTH SERV BROWARD CHILDREN

This was a request to vacate the order dated 2/1/18.

Judge Purdy vacated the order dated 2/1/18.

**Case: CE16080361**

1135 NW 7 AVE

TIITF/HRS-YOUTH SERV BROWARD CHILDREN

This was a request to vacate the order dated 8/10/17.

Judge Purdy vacated the order dated 8/10/17.

**Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18050373            CE18061290

**Cases Rescheduled**

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Closed**

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18070384	CE18070488	CE18061065	CE14120977
CE16051030	CE18060971	CE18061010	CE18061215
CE18061216	CE18061251	CE18062260	

**Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18040982	CE18062139	CE18070344	CE18061217
CE18061218	CE18061219	CE18061316	CE16090726

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 10:15 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate