



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
APRIL 9, 2019  
9:00 A.M.**

**Staff Present:**

Yvette Cross-Spencer, Administrative Assistant  
Yvette Ketor, Administrative Assistant  
Francyne Webber, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Kelvin Arnold, Building Inspector  
James Bartell, Building Inspector  
Mario Carrasquel, Building Inspector  
Alejandro DelRio, Building Inspector  
Antonio Figueroa, Building Inspector  
Jorge Martinez, Building Inspector  
George Oliva, Chief Building Inspector

**Respondents and witnesses**

CE18090355: Lisa Hurst-Robertson, owner's daughter  
CE15111474: Randy Whitesides, owner  
CE18121214: Kemling Brent Lee, owner  
CE15061108: Courtney Crush, attorney  
CE18120266: Rosetta Rushing, owner; Louis Files, owner's son  
CE18011933: Rodney Lee, owner  
CE18070543: Piotr Linex, business partner  
CE18120834: Hamlet Bruguera, owner  
CE18070124: David Goldstein, owner; Eric Martinez, general contractor  
CE16010037: Anthony Walker, owner  
CE18022080; CE18050354: Lee Cohn, property manager  
CE18120491: Kristy Armada, attorney  
CE18120665: Chellie Plair, owner; Harriott Lumumbia, owner  
CE17021778: Lidia Mara, property manager; Patrick Sivert, owner  
CE18121203: Kimberly Negrón-St. Fleur, office manager  
CE18080216: Delio Contreras, 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: CE18070543**

812 NE 17 AVE

SAVANT DEVELOPMENT GROUP LLC

This case was first heard on 10/3/18 to comply by 11/14/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

Kelvin Arnold, Building Inspector, recommended reducing the fines to \$275 to cover administrative costs.

Piotr Linex, business partner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$275 for the time the property was out of compliance.

**Case: CE18121214**

401 SW 7 AVE

KEMLING FAM TR

KEMLING, NANCY L TRUSTEE ET AL.

Service was via posting at the property on 3/21/19 and at City Hall on 3/26/19.

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 42 days or a fine of \$100 per day.

Kemling Brent Lee, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE18120834**

1603 NE 51 ST  
BRUGUERA, HAMLET A

Service was via posting at the property on 3/15/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16011997 BADDR1M # 1603 CARPORT ENCLOSURE

FBC(2017) 111.1.1

CERTIFICATE OF OCCUPANCY RELATED TO PERMIT NUMBER  
16011997 HAS NOT BEEN OBTAINED.

Hamlet Bruguera, owner, said he had obtained every required permit and the delays were caused by the City. He stated it had taken nine months and he had lost a contractor in the process.

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

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

**Case: CE18022080**

721 SW 2 ST  
FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 3/15/18 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 \$58,200 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, recommended a 42-day extension.

Lee Cohn, property manager, said they were installing a drain.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE18050354**

4161 NE 26 AVE  
CAMPBELL, WILLIAM JR

This case was first heard on 9/6/18 to comply by 10/18/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

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

Lee Cohn, property manager, agreed.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE18080216**

3648 SW 17 ST  
CONTRERAS, DELIO D

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Delio Contreras, owner, agreed.

Ms. Flynn imposed a fine of \$225 for the time the property was out of compliance.

**Case: CE16010037**

1645 NE 17 AVE  
BLUEWATER INC.

This case was first heard on 5/19/16 to comply by 6/30/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,200 and the City was requesting a \$575 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$575 to cover administrative costs.

Anthony Walker, owner, agreed.

Ms. Flynn imposed a fine of \$575 for the time the property was out of compliance.

**Case: CE18120266**

730 ALABAMA AVE  
FILES, ROSETTA

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

18051649 BROOFRPLS RE-ROOF SHINGLE - 1700 SF

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

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

**Case: CE18070124**

1609 NE 5 CT  
GOLDSTEIN, DAVID ALLEN

Service was via posting at the property on 3/15/19 and at City Hall on 3/26/19.

James Bartell, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17111599 BALTCSM STRUCTURAL FLOOR REPAIR

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

David Goldstein, owner, agreed.

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

**Case: CE18090355**

181 VERMONT AVE  
SNELL, LOUISE

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

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

Lisa Hurst-Robertson, the owner's daughter, agreed.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE18011933**

737 NW 20 AVE # OLD  
RODNEYS RELOCATION SERVICES INC.

This case was first heard on 9/20/18 to comply by 10/18/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,400 and the City was requesting no fine be imposed.

Jorge Martinez, Building Inspector, recommended no fine be imposed.

Rodney Lee, owner, agreed.

Ms. Flynn imposed no fine.

**Case: CE15111474**

228 SW 21 TER  
NEPTUNE BOAT LIFTS INC.

This case was first heard on 5/19/16 to comply by 6/30/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting no fine be imposed.

James Bartell, Building Inspector, recommended no fine be imposed.

Randy Whitesides, owner, agreed.

Ms. Flynn imposed no fine.

**Case: CE18120491**

1904 NE 17 WAY  
RUMBOLD, CHRISTOPHER  
BERNHARD RUMBOLD IRREV TR ET AL.

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17040773 BADDR1M ATF: SFR ADDITION AND INTERIOR  
ALTERATIONS

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

Kristy Armada, attorney, said they hoped to comply within 42 days.

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

**Case: CE18121203**

3061 E COMMERCIAL BLVD

3061 COMMERCIAL BLVD LLC

Service was via posting at the property on 3/21/19 and at City Hall on 3/26/19.

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 42 days or a fine of \$100 per day.

Kimberly Negrón-St. Fleur, office manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE18040763**

814 NE 16 PL

GUNDERSON, CHRISTOPHER

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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 WOOD 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 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE18082340**

2008 SW 15 AVE

LOPEZ, YVETTE

Service was via posting at the property on 3/21/19 and at City Hall on 3/26/19.

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 WOOD 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.

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

**Case: CE18090520**

2619 SEA ISLAND DR

EISEN, GRACE K EISEN, JEFFREY L

Service was via posting at the property on 3/21/19 and at City Hall on 3/26/19.

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

24-11(c)

THERE IS CONSTRUCTION DEBRIS AND/OR SOLID WASTE  
CAUSING A NUISANCE TO SURROUNDING  
NEIGHBORS. CONSTRUCTION DEBRIS HAS BEEN OBSERVED ON  
NEIGHBORS PROPERTY.

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

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

**Case: CE18120665**

2700 NW 22 ST

PLAIR, CHENEL

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
14092142 BADDR1M NEW ADDITION OF BEDROOM &  
BATHROOM

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

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

**Case: CE18120715**

1900 N FEDERAL HWY

ROBERT RICKEL TR

A JJJ REVOCABLE TR %EDENS & AVANT

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

18041264 ESERVICE ELECTRICAL RELOCATION

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

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

**Case: CE17021778**

2908 BAYVIEW DR

STHAD INVESTMENTS LLC

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,850 and the City was requesting the full fine be imposed.

Lidia Mara, property manager, said the real estate agent had not done a title search to reveal the open and expired permits before the owner purchased the property.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$225.

Patrick Sivert, owner, was present.

Ms. Flynn imposed a fine of \$225 for the time the property was out of compliance.

**Case: CE15061108**

619 BREAKERS AVE

TROPIROCK LLC

This case was first heard on 1/21/16 to comply by 6/23/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$92,700 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

Courtney Crush, attorney, agreed.

Ms. Flynn imposed a fine of \$1,275 for the time the property was out of compliance.

**Case: CE18120289**

1521 NW 8 AVE

1519 NW 8 AVE LLC

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16022365 PFXREPLAC ATF: REPLACED PLUMB: KITCHEN  
SINK, 2 BATHRM SINKS,

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

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

**Case: CE18120567**

741 BAYSHORE DR # PHE

ML & JJ INC.

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

18051666 BWINDOWS # PHE REPLACE 15 WINDOWS AND 3  
DOORS W/IMPACT

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

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

**Case: CE18120568**

920 INTRACOASTAL DR

AQUABLU FORT LAUDERDALE LLC

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

15032186 BFENCEW TEMPORARY CONSTRUCTION FENCE

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

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

**Case: CE18120569**

2300 E LAS OLAS BLVD

LAS OLAS SUNSET BAY LLC

LAVENDER, JOEL ET AL.

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17091516 BSATDISH UPGRADE LTE EQUIPMENT ON CELL  
TOWER (AT&T)

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

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

**Case: CE18120833**

2300 SW 15 AVE

BUD ROBINSON MEMORIAL CHURCH

OF THE NAZARENE

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

15092438 BFENCEW INSTALL 1292 LINEAR FT METAL AND  
PVC PERIMETER

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

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

**Case: CE18120843**

327 CITY VIEW DR

PHILLIPS, KEVIN L

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17091117 BWINDOWS INSTALL 6 WINDOWS AND 3

DOORS, IMPACT

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

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

**Case: CE18120883**

501 SW 16 ST

COENEN, MARTIN S

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16032236 BFENCEW SF INSTALL 6FT H WOOD FENCE

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

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

**Case: CE18120317**

1500 NW 49 ST

SPECTRUM 1500 BUILDING ASSOC LTD

Service was via posting at the property on 3/21/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

18051443 PBACKFLOIN REPLACE BACKFLOW - WILKIN 720A

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

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

**Case: CE18120362**

2832 NE 35 ST

VELOCITY #1 LLC

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

18051786 BWINDOWS REPLACE 12 WINDOWS W/ IMPACT

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

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

**Case: CE19011432**

70 ISLE OF VENICE DR

VILLA CONTESSA CONDO ASSN

Service was via posting at the property on 3/18/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE 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).  
CCN:8F83-B2ED

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

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

**Case: CE19011999**

2715 E OAKLAND PARK BLVD  
GALLERIA INVESTMENT CORP

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):  
28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE 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).  
CCN: 7T57-Y5RG

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

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

**Case: CE19012173**

2530 E OAKLAND PARK BLVD  
SOUTHERN BELL TEL & TEL CO  
TAX ADMIN OFF %BELL SOUTH CORP

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):  
28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE 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).  
CCN: 5J42-U6WW

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

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

**Case: CE19020012**

1900 NW 21 AVE  
FEDEQ DV002 LLC

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):  
28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE 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).  
CCN: 7D66-Q5SZ

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

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

**Case: CE19020823**

2075 S FEDERAL HWY  
2005-75 SOUTH FEDERAL HY LLC  
%M PATON BAYSIDE EXE PK BLDG

Service was via posting at the property on 3/20/19 and at City Hall on 3/26/19.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE 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).  
CCN: 3W47-L3MU

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

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

**Case: CE18021614**

317 N FEDERAL HWY  
J & C FOX FAMILY LLC

This case was first heard on 1/15/19 to comply by 3/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,700 fine, which would continue to accrue until the violations were corrected.

**Case: CE18060877**

1532 N FEDERAL HWY  
GA 1600 COMMONS LLC  
%PGIM REAL ESTATE

This case was first heard on 11/19/18 to comply by 12/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Kelvin Arnold, Building Inspector, recommended reducing the fines to \$275 to cover administrative costs.

Ms. Flynn imposed a fine of \$275 for the time the property was out of compliance.

**Case: CE17032494**

3054 HARBOR DR

CRP INSITE CLIPPER LLC

THE CARLYLE GROUP

This case was first heard on 8/10/17 to comply by 9/21/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,000 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

Ms. Flynn imposed a fine of \$1,275 for the time the property was out of compliance.

**Case: CE18070181**

1824 SE 23 AVE

GINGRAS, ALEXANDRE

This case was first heard on 11/19/18 to comply by 12/31/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,450 fine, which would continue to accrue until the violations were corrected.

**Case: CE18072249**

1920 NE 51 CT # 110-4

GONZALEZ, HECTOR LUIS

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$950 fine.

**Case: CE18072258**

220 SW 20 AVE

20TH AVE INVESTMENTS LLC

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE18090255**

1151 SW 31 ST

PERERA, LEANETTE

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE18111227**

3003 TERRAMAR ST

BIRCH SQUARE ASSOC INC.

This was a request to vacate the Order dated 3/12/19.

Ms. Flynn vacated the Order dated 3/12/19.

**Case: CE18111515**

2339 NW 12 CT

THORNE, ERIC G & ENA

This was a request to vacate the Order dated 3/12/19.

Ms. Flynn vacated the Order dated 3/12/19.

**Complied, Closed, Withdrawn and Rescheduled Cases**

Ms. Flynn accepted pages 24 and 25 of complied, closed, withdrawn and rescheduled cases as an exhibit.

**Cases Complied**

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

CE18111598

CE18120838

**Cases Rescheduled**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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


None

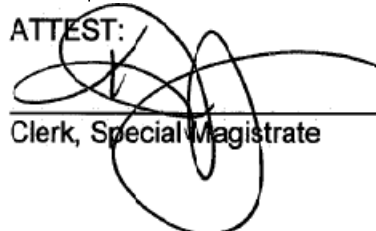
**Respondent Non-Appearance**

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 9:39 A.M.

  
Special Magistrate

ATTEST:  
  
Clerk, Special Magistrate