



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
TOM ANSBRO PRESIDING
JANUARY 19, 2023
9:00 A.M.**

Staff Present:

Maria Arias, Administrative Assistant
Diana Cahill, Administrative Assistant
Kailly Linares, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alex Albores, Sr. Building Inspector
Alejandro DelRio, Senior Building Inspector
Justin Drechsel, Code Compliance Officer
Jeff Franklin, Building Inspector Trainee
Linda Holloway, Code Compliance Officer
Jorge Martinez, Senior Building Inspector
Leonardo Martinez, Senior Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Hector Suarez, Code Compliance Officer

Respondents and witnesses

BE21070371: Michael Koller	BE22040162: Christopher Bleum
BE22070165: Michelle Craig; Olga Garcia	BE22080015: Jose Sigala
CE22030721: Larry Hayes	BE20040323: Michael Emery
BE22120055: Raffi Anac	BE21120062: Marie Fenelus; Yves Fenelus
BE22080112: Martin Coenen	BE22050138: Juan Martinez
BE22020074: Tony Ortiz	BE22090139: Jose Mazariegos
BE21060113: Douglas Daniel	BE22070026: Ana Sophia Chaples
CE20071110: Todd Stone	BE21120013: Matthew Roque
BE21070264: Shelby Smith	BE21030001: Rafael Di Aruja
BE20050432: Steve Wofford	BE21070344: Juan Souffront; Darlene Baldwin
BE22100044; BE21070240: Courtney Crush	BE22010030: Vitaly Pilyavsky
BE22070209: Michael Weitzner	BE21110124: Christina Williams
BE22050094: Paul Weinberg	BE21120119: Patricia Tennies
BE22040080: Manuel Agüero	CE20050269: Mike Sabzili
BE22060005: Stephanie Toothaker; Roya Edwards	BE21120011: Anair Gonzalez
BE21090186: Alberto Acuna	BE22010122: Iulia Sierra
BE22070059: Peter Luthy	BE22050088: Jean Longchamps
BE22050189: Ghulam Usman; Jessica Spill	BE22010063: Sauer Vandenberg
BE21120044: Jorge Ceballos	BE21120098: Michael Walton
BE22010035: Michael Batchelder	BE22110132: Dylan Lagi
BE20040381: Ryan Sweeny	BE22070145: Jalderio Pena
BE21100185: Mario Miranda	BE21090191: Frank Guevara
BE21100266: Richard Downing	BE22010014: Sheniqua Williams
BE22070114: Sara Luz Mazariegos; Luis Martinez	
BE20050205: Miranda Smith	

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

The meeting was called to order at 9:05 A.M.

Case: BE22020074

813 SW 4 CT 1-4
SAILBOAT BEND RESIDENCES LLC

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the permit had been awaiting pickup for corrections since July 2022 and recommended a 91-day extension.

Tony Ortiz said he was working with the City on the corrections.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue.

Case: BE21060113

VACATE 11/17/22 ORDER, REIMPOSE

800 SE 4 ST
CHATEAU MAR CONDO ASSN INC

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$16,000. The City was requesting the 11/17/22 Order Imposing the Fine be vacated and that administrative costs of \$1,275 be imposed.

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

Douglas Daniel agreed to the fine reduction.

Mr. Ansbro vacated the 11/17/22 Order Imposing the Fine and imposed administrative costs of \$1,275.

Case: CE20071110

1101 NE 18 CT
SARKELL, BARRY

This case was first heard on 8/19/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$77,000 and the City was requesting administrative costs of \$1,049.63 be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,049.63.

Todd Stone, attorney, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,049.63.

Case: BE21070264

501 S ANDREWS AVE
501 S ANDREWS AVENUE LLC
% GREENBERG TRAUIG PA

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

Shelby Smith agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,275.

Case: BE20050432 VACATE 5/19/22 ORDER, REIMPOSE
1302 E LAS OLAS BLVD
FIRST PRESBYTERIAN CHURCH
OF FORT LAUDERDALE FL INC

This case was first heard on 5/20/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,900 and the City was requesting the 5/19/22 Order Imposing the Fine be vacated and administrative costs of \$1,275 fine be imposed.

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

Stephen Wofford agreed to the fine reduction.

Mr. Ansbro vacated the 5/19/22 Order Imposing the Fine and imposed administrative costs of \$1,275.

Case: BE22100044
225 S FORT LAUDERDALE BEACH BLVD
L & A BEACH HOLDINGS LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 111.1.1
RESTAURANT IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF
OCCUPANCY RELATED TO PERMIT NUMBER PM-08042041 - CONVERTING RETAIL TO
RESTAURANT.

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

Courtney Crush, attorney, requested 42 days.

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

Case: BE21070240 ORDERED TO REAPPEAR ON 12/15/22
934 N VICTORIA PARK RD
NSMK LLC

This case was first heard on 12/16/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,800 and the City was requesting imposition of the full fine.

George Oliva, Chief Building Inspector, reported the property was now in compliance because the building had been demolished. He recommended reducing fines to administrative costs of \$1,275.

Courtney Crush, attorney, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,275.

Case: BE22070209
2880 NE 33 CT
HAWTHORNE MANOR CONDO ASSN INC

This case was first heard on 9/15/22 to comply by 10/13/22. Violations and extensions were as noted in the agenda. The

BLD-SIGN-21040045, SUB ELE-COM-21040101, MASTER SIGN BLD-SIGN-21040046, SUB ELE-COM-21040102, FIR-BDA-20010002 BDA INSTALL, PM-00080369 LANDSCAPE, PM-17061396 CANOPIES, PM-11101691 LANDSCAPE CONSERV. AREA, PM-00020412 ASPHALT PAV, PM-12050053 OFF SITE SEWER, PM-12031714 TREES, PM-00101626 FENCE, PM-19060570 PHASE PERMIT LOCKHART, PM-19060633 SITE PREP & EROSION CONTROL, PM-19061514 ELEC COMM, PM-19060566 PHASE PERMIT FOR FOUNDATION, PM-19060634 SITE PREP

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Stephanie Toothaker, attorney, said this was for the stadium on the property. She stated they were working with the City on "higher level issues" and requested 120 days.

Ms. Hasan objected to 120 days, noting that Anthony Fajardo, Assistant City Manager, and Christopher Cooper, Director, Development Services, had indicated that the higher-level issues did not affect the permit process.

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

Case: BE21090186
1440 SE 15 ST
LANDFALL APARTMENTS INC

This case was first heard on 1/20/22 to comply by 7/19/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said a 180-day extension had already been granted and recommended imposition of the fine.

Alberto Acuna, attorney, explained that last year, the board of directors of the association had been recalled. The new board had begun the process from scratch. He reported they now had a construction contract. Chief Oliva noted there was no option now but to impose the fine.

Mr. Ansbro imposed the \$18,300 fine, which would continue to accrue until the property was in compliance.

Case: BE22070059
1800 N ANDREWS AVE 5K
LUTHY, PETER;
ALFRED & HEDY LUTHY REV LIV TR

Service was via posting at the property on 12/16/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-16011661 ATF, UNIT 5K: TOTAL RENOVATION

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

Peter Luthy agreed.

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

Case: BE22050189

2621 N OCEAN BLVD
USMAN, GHULAM H

This case was first heard on 9/15/22 to comply by 10/13/22. 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 administrative costs of \$845.24 be imposed.

Hector Suarez, Code Compliance Officer, recommended reducing fines to administrative costs of \$845.24.

Ghulam Usman agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$845.24.

Case: BE21120044

600 VICTORIA TER
CEBALLOS, JORGE

This case was first heard on 4/14/22 to comply by 7/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting administrative costs of \$1,275 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,275.

Jorge Ceballos agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,275.

Case: BE22010035

1451 NE 10 AVE
RENTEX FLORIDA LLC

ORDERED TO REAPPEAR ON 12/15/22

This case was first heard on 5/19/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting administrative costs of \$1,356.39 be imposed.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,356.39.

Michael Batchelder, attorney, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,356.39.

Case: BE20040381

1833 SE 17 ST
P E P INC

This case was first heard on 2/18/21 to comply by 8/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$51,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fine. He said the engineer must provide a letter indicating the building was safe and requesting an extension.

Ryan Sweeny said they had been working diligently since 2021. The scope of work had increased far beyond the 40-year inspection. He anticipated construction would be completed by April 15. They would submit the report as soon as possible.

Mr. Ansbro imposed the \$51,900 fine, which would continue to accrue until the property was in compliance.

Case: BE21100185

209 N FORT LAUDERDALE BEACH BLVD
THE SEASONS CONDOMINIUM
ASSOCIATION OF FORT LAUDERDALE, INC.

This case was first heard on 3/17/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,500 and the City was requesting administrative costs of \$1,275 be imposed.

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

Mario Miranda agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,275.

Case: BE21100266

2212 NE 17 PL
PHAM, TRANG

This case was first heard on 8/18/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Senior Building Inspector, explained that the first contractor had defrauded the owner and there was a new contractor.

Richard Downing, contractor, said they had applied for permits. He requested 30 days. Inspector Martinez confirmed that all permits were in process and recommended 63 days.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: BE22070114

3796 SW 16 ST
MAZARIEGOS, SARA LUZ

Service was via posting at the property on 11/30/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17080898 ADDITION OF MASTER,
FAMILY ROOM, PLAYROOM

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Sara Luz Mazariegos agreed to comply.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

Case: BE20050205

700 SW 21 TER
COLAIANNI INVESTMENTS OF FL INC

This case was first heard on 4/15/21 to comply by 10/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$46,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the board-up permit had been voided. The engineer must provide a letter indicating the building was safe until the demolition to qualify for an extension on the boarding.

Miranda Smith said the building was vacant. They had submitted for a new board-up permit the previous week. Her inspector would provide a report at the end of the week so she could submit the 40-year inspection. She pointed out that someone had been injured on the property and they were currently involved in litigation. The engineer agreed that once the litigation was finished, the property would be demolished.

Mr. Ansbro imposed the \$46,300 fine, which would continue to accrue until the property was in compliance.

Case: BE22040162

ORDERED TO REAPPEAR AT 12/15/22

648 NE 16 TER
VENTURE NOOB LLC

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, said the permit applications had been submitted the previous day.

Christoopher Bleum said they were making progress but it had taken time to find the right contractor. He confirmed the property was not occupied and requested 90 days. Inspector Martinez said work had begun without permits and recommended 63 days.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: BE22080015

1616 NE 16 AVE
COTOPERI REALTY LLC

Service was via posting at the property on 11/28/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ACCESSORY STRUCTURE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day. He said the permit was already in process.

Jose Sigala said the first contractor had quit and the current contractor was running late.

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

Case: BE20040323

3080 NE 47 CT
WESTCHESTER HOUSE ASSOC INC

This case was first heard on 2/18/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the report had been submitted in October 2020 and repairs were required. No engineer's letter had been provided to request an extension.

Michael Emery said reports had been submitted in March 2022 but needed a seal. He hoped to have new reports within 30 days.

Mr. Ansbro imposed the \$15,700 fine, which would continue to accrue until the property was in compliance.

Mr. Ansbro took a brief recess.

Case: BE21120062

717 PENNSYLVANIA AVE
FENELUS, YVES H/E MAXENAT, MARIE VIDA

This case was first heard on 6/16/22 to comply by 7/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting administrative costs of \$439.15 be imposed.

Marie Fenelus said there had been an issue with the contractor and her father was requesting a fine reduction.

Alejandro DelRio, Senior Building Inspector, recommended waiving the fines completely.

Mr. Ansbro imposed no fines.

Case: BE22050138

1104 SW 22 AVE
MARTINEZ, JUAN E

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Juan Martinez agreed to the extension.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: BE22090139

1300 SW 28 AVE 1-2
MAZARIEGOS, JOSE & MAZARIEGOS, MAURA E

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED

PERMITS CONSISTING OF BUT NOT LIMITED TO:
WHITE WOOD FENCE AND WINDOW

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said only the widow violation remained. He stated a permit application had been submitted.

Jose Mazariegos agreed to comply.

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

Case: BE22070026
900 NE 18 AVE 701
CHAPLES, ANA SOPHIA

Service was via posting at the property on 1/4/23 and at City Hall on 1/5/23.

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

VIOLATIONS: 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 IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
KITCHEN REMODELING. NEW FLOORING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Ana Sophia Chaples said a contractor had advised her a permit was not needed. She had retained a new contractor and was in the permit process.

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

Case: BE21120013
3025 CENTER AVE
ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Matthew Roque, property manager, said the variance process had taken months and they needed to restore the property to its previous condition. He anticipated the permit would be issued very soon and requested 60 days.

Leonardo Martinez, Senior Building Inspector, recommended a 28-day extension.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue.

Case: BE21030001
5300 POWERLINE RD A
DEZER POWERLINE LLC

This case was first heard on 9/16/21 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Rafael Di Aruja, attorney, said the contractor had hired a permit expeditor. He requested a 60-day extension.

Leonardo Martinez, Senior Building Inspector, recommended a 28-day extension.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue.

Case: BE21070344
609 BAYSHORE DR
609 BAYSHORE DR INC

This case was first heard on 12/16/21 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting administrative costs of \$575 be imposed.

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

Juan Souffront agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$575.

Case: BE22010030
1800 N VICTORIA PARK RD
PILYAVSKY, VITALY; VAYNER, LYUBOV

This case was first heard on 8/18/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Vitaly Pilyavsky described their efforts to comply and requested the fines be waived.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to \$275.

Mr. Ansbro imposed a fine of \$275.

Case: BE21110124
1633 NE 16 AVE
CHARRON FAM TR;
CHARRON, NORMAND TRUSTEE

This case was first heard on 5/19/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting the full fine be imposed.

Christina Williams, new owner, said she was dealing with the aftermath. She said there was \$30,000 in escrow and the previous owner was responsible for the fines.

Jose Saragusti, Senior Building Inspector, said the new owner had purchased the property and found the permitting issues. He recommended reducing fines to administrative costs of \$1,174.

Ms. Hasan suggested the full amount be imposed because the fines would be covered by the escrow.

Ms. Williams stated the escrow would be needed to fix some of the shoddy work done on the pool. She said if the owner did not fix all issues at the property by May 1, she would receive the \$30,000 and be responsible for the repairs.

Mr. Ansbro imposed administrative costs of \$1,174.

Case: BE21120119
2670 E SUNRISE BLVD PARKING
SUNRISE AT GALLERIA LLC

ORDERED TO REAPPEAR

This case was first heard on 6/16/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The

property was not in compliance.

Patricia Tennes said they had submitted permit applications and requested 180 days.

Alejandro DelRio, Senior Building Inspector, recommended a 182-day extension.

Mr. Ansbro granted a 182-day extension, during which time no fines would accrue.

Case: CE20050269 VACATE 10/20/22 ORDER & REIMPOSE
2943 CORAL SHORES DR
SABZILI, MIKE M

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,000. The City was requesting the 10/20/22 Order Imposing the Fine be vacated and administrative costs of \$861.06 be imposed.

Mike Sabzili said the permit had been held up in engineering and requested the fine be waived.

Jose Saragusti, Senior Building Inspector, recommended reducing the fine to \$275.

Mr. Ansbro vacated the 10/20/22 Order Imposing the Fine and imposed a fine of \$275.

Case: BE21120011
620 NW 15 AVE
GONZALEZ, ANAIR; LIMA, EDGAR

This case was first heard on 4/14/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Anair Gonzalez requested a two-month extension to get the permits. She said the windows had been replaced by the prior owner.

Jose Saragusti, Senior Building Inspector, recommended a 56-day extension and ordering the respondent to attend the 3/16/23 hearing.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue, and ordered the respondent to attend the 3/16/23 hearing.

Case: BE22010122
3051 NE 47 CT 207
SIERRA, IULIA; SIERRA, RAFAEL ESTEBAN

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting administrative costs of \$946.24 be imposed.

Iulia Sierra described their efforts to comply and requested a further reduction.

Jose Saragusti, Senior Building Inspector, recommended reducing the fines to \$350.

Mr. Ansbro imposed a fine of \$350.

Case: BE22050088
901 W LAS OLAS BLVD
THONUBOL, THITARI

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, said permit applications had been submitted and recommended a 63-day extension.

Jean Longchamps agreed to the extension.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: BE22010063
1384 SW 22 AVE
VANDENBERG, SAUER

This case was first heard on 5/19/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Senior Building Inspector, said the permit plans did not show the roof, so it should be removed. He presented photos of the roof. He had informed the owner that the City would not support any further extension.

Sauer Vandenberg said he was replacing the architect to redraw plans for the permit application. He said the tenant had not paid rent for three years and denied access, starting during the pandemic, and Mr. Vandenberg had lost over \$40,000.

Mr. Ansbro imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

Case: BE21120098
5560 NE 26 AVE
WALTON, MICHAEL RAYMOND;
LOFRIA, MICHELE

ORDERED TO REAPPEAR

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Michael Walton said they had applied for a variance.

Jose Saragusti, Senior Building Inspector, said the Tiki Hut was not in compliance. He explained that a Tiki Hut required a permit to comply with zoning requirements. He recommended a 56-day extension and ordering the respondent to attend the 3/16/23 hearing.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/16/23 hearing.

Case: BE22110132
603 NE 13 ST
QUEEN PROGRESS INVESTMENTS INC

Service was via posting at the property on 12/20/22 and at City Hall on 1/5/23.

Alexander Albores, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ALTERATIONS TO MEZZANINE AT BAY IDENTIFIED AS BAY C INCLUDING BUT NOT LIMITED TO: STRUCTURAL STEEL I BEAMS SUPPORTING MEZZANINE REMOVED AND OR MODIFIED, STRUCTURAL STEEL TUBE COLUMNS SUPPORTING I BEAMS/MEZZANINE REMOVED, A/C AIR HANDLER REMOVED AND RELOCATED, WALLS REMOVED AT MEZZANINE, BATHROOM PARTITION WALLS EXTENDED UP TO THE TWIN T ROOF SYSTEM. ILLEGAL CHANGE OF USE WITHOUT CHANGE OF USE PERMIT AT BAY IDENTIFIED AS BAY C AND E. REMOVAL OF STAIRS AT BAY E, DEMOLITION AND ALTERATIONS TO 2ND FLOOR AT BAY E, GROUND FLOOR CUT OUTS AND PLUMBING INSTALLATION AT BAY E, ELECTRICAL AT BAY E

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day and ordering the respondent to attend the 3/16/23 hearing. On 12/1/22 he had posted a Stop Work Order on the property. On 12/9/22 the Fire Department had conducted a life safety evaluation and discovered that a new exit door had been installed after the Stop Work Order was posted on 12/1/22.

Dylan Lagi, project manager, said they were working with the City on the permits. He said the tenant and owner were now abiding by the Stop Work Order.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 3/16/23 hearing.

Case: BE22070145
1218 NW 18 ST
JAP RENOVATION CORP

Service was via posting at the property on 11/30/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17040804 ATF INT REMODELING
1600SF AND REPL WINDOWS 12/DOORS 3 AND SUB PERMITS EXPIRED AS WELL.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Jalderio Pena requested time to hire new contractors to pull the permits.

Mr. Ansbro found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

Case: BE21090191
1204 NE 11 AVE 1-3
GUEVARA, FRANK

This case was first heard on 6/16/22 to comply by 8/18/22. 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.

Frank Guevara said a contractor had defrauded him. He stated only the landscaping remained to be completed and requested a fine reduction.

Mr. Ansbro imposed a fine of \$500.

Case: BE22010014
1320 NW 19 ST
LAKES, PARRIS H/E WILLIAMS, SHENIQUA L

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

Sheniqua Williams agreed to the extension.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue.

Case: BE22070165

CITATION

2442 BIMINI LN
2442 BIMINI LANE LLC

This case was cited on 7/19/22 to comply by 10/7/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

Olga Garcia, the contractor's representative, said they had applied for the permit in November 2022 and they were waiting for environmental permitting and permission from the Army Corps of Engineers. She said she had not received notices. Michelle Craig, owner, said she thought she had received an extension but Ms. Hasan said this was a rescheduling, not an extension. She added that the permit application was irrelevant, since the owner had not appealed the citation.

Leonardo Martinez, Senior Building Inspector said the daily fine was per the ordinance.

Mr. Ansbro imposed the \$25,750 fine, which would continue to accrue until the property was in compliance.

Case: BE22110043

1431 N FEDERAL HWY
BRICKBOX ATLANTIC LLC

Service was via posting at the property on 12/15/22 and at City Hall on 1/5/23.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-
153, 28-155).

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

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

Case: BE22090151

628 CORAL WAY
LENA HALIKIAS 200 DEC TR;
HALIKIAS, LENA TRUSTEE

Service was via posting at the property on 12/13/22 and at City Hall on 1/5/23.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 IS CONSTRUCTION WORK AT
THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED

PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW DRIVEWAY

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

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

Case: BE22090135

1131 SE 9 AVE
GREENS OF RIO VISTA LLC

Service was via posting at the property on 12/13/22 and at City Hall on 1/5/23.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
FENCE AND GATE

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

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

Case: BE22090149

1320 NW 9 AVE
FELICIANO, CENABIA

Service was via posting at the property on 12/16/22 and at City Hall on 1/5/23.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW DRIVEWAY AND CHAIN LINK FENCE

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

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

Case: BE22050079

905 SW 10 TER
CERVEIRA, CLAUDINNE

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW KITCHEN WITHOUT PERMIT, FLORIDA ROOM CONVERTED INTO A RENTAL UNIT ON THIS SINGLE FAMILY DWELLING.

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

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

Case: BE22080114
1433 SW 33 CT 1-3
RA FINANCIAL GROUP LLC

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19021056 INSTALL 160 LF FENCE W/1 SWING GATE

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

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

Case: CE22030721
1044 NW 7 AVE
NORTH BIMINI LLC

This case was first heard on 8/18/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance.

Larry Hayes, property manager, said they had filed the permit applications in December 2022. He requested the fines be abated.

Mr. Ansbro imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

Case: BE22090091
2031 NE 52 ST
SENF, SCOTT

Service was via posting at the property on 11/28/22 and at City Hall on 1/5/23.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW ENTRY DOOR AND GARAGE SIDE DOOR. NEW SHOWER AND PLUMBING FIXTURES IN SECOND BATH. NEW KITCHEN SINK AND FAUCET.

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

Ms. Hasan said this was an investment property and suggested a \$100 per day fine.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: BE22080207

522 NE 7 AVE 2
SCHNEIDER, JOSHUA

Service was via posting at the property on 1/4/23 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19050478 REPLACE 2 AC MINI SPLIT
SYSTEMS 2.5 TONS

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

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

Case: BE22120066

1750 NW 3 TER
HIDDEN HARBOR CONDO ASSN INC

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE22080164

2001 N OCEAN BLVD 1004
CHANDLER, GENE

Service was via posting at City Hall on 1/5/23 and via personal service to Hilda Rivera on 12/28/22.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19090005 A/C CHANGE OUT OF 3.5
TON

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

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

Case: BE22070234
2505 RIVERLANE TER
KAVOD REAL ESTATE LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW KITCHEN AND BATHROOMS. NEW RECESS LIGHTS. NEW WINDOWS AND DOORS. NEW DRYWALL INSTALLED ON WALLS AND CEILINGS. NEW FRAMELESS GLAZED DOORS ENCLOSING THE PATIO NEAR THE POOL.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE22080111
601 N FORT LAUDERDALE BEACH BLVD
THE ATLANTIC HOTEL GROUP HOLDINGS

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17081703 INSTALL 2 ALUMINUM GATES

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

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

Case: BE22080055
719 NW 15 AVE
JOLLY, NICOLE ASHLEY

Service was via posting at the property on 12/29/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-16010003 METER CAN REPLACEMENT 200-AMP: INSPECTION TO RESTORE POWER

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

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

Case: BE22120055
721 SW 7 AVE
721 TARPON RIVER LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.
THIS BUILDING IS OPEN AND ABANDONED, IS WITHOUT WATER AND ELECTRICITY, ROOF, WALLS AND FLOOR ARE IN DISREPAIR.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for the permits to bring the property into compliance to meet minimum housing standards, including itemized costs, or to apply for a permit to demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense.

Mr. Ansbro found in favor of the City and ordered the owner to apply for the permits to bring the property into compliance to meet minimum housing standards, including itemized costs, or to apply for a permit to demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense.

Case: BE22080057

728 NW 3 ST
728 NW3RD LLC

Service was via posting at the property on 12/29/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17072483 FOUNDATION AND SET UP FOR HOUSE MOVED FROM 525 NE AND SUB PERMITS ARE EXPIRED AS WELL.

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

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

Case: BE22080196

936 INTRACOASTAL DR 15C
ALTOP, FERHAN

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19022109 AC CHANGEOUT 2.5 TON

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

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

Case: BE22060048

1208 GUAVA ISLE
ALMOND SHORES PROPERTIES I LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW DOOR AND WINDOWS, CARPORT ENCLOSED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: BE22050221

1224 SW 29 AVE
DARCY FLORIDA LLC

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CARPORT ENCLOSURE, PLUMBING AND ELECTRICAL IN CARPORT.
INTERIOR REMODELING, ROOF EXTENSION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: BE22110015

2010 NE 17 ST
OCEAN KEY APARTMENTS LLC

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: 9-280(b) **Complied**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INCLUDING BUT NOT LIMITED TO: STAIRCASE, RAILINGS, GARBAGE ENCLOSURE RAMP, SOFFIT.

FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
MINI SPLITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: BE22080234

2100 S OCEAN DR 10CD
ATKINS, LEONA

Service was via posting at the property on 12/27/22 and at City Hall on 1/5/23.
Jorge Martinez, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18091786 AC CHANGE OUT 2.5 TONS

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

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

Case: BE22080182

3233 NE 34 ST 1202
CIANCIULLO, ANTONIO & ROSARIA;
ANTONIO CIANCIULLO REV LIV TR

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

Jorge Martinez, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18091008 AC CHANGEOUT 2.5 TON

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

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

Case: BE22080213

3500 GALT OCEAN DR 1212
SMYTH, MINDY

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

Jorge Martinez, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT PM-19042227 A/C CHANGEOUT

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

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

Case: BE22080059

1400 NE 16 CT
MDR MOTORS LLC % MICHAEL GRIECO JR

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.
VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19040383 3 PHASE ELECTRIC INSTALL

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

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

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

Case: BE22080232

1518 NW 11 CT
TAYLOR, ERROL VENROY & MARIE

Service was via posting at the property on 12/29/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19021780 REPLACE 3.5 TON AC

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

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

Case: BE22080212

1840 NW 26 TER
NEWTON, JOHN

Service was via posting at the property on 12/29/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18111845 REPLACE EXISTING 3 TON
AC UNIT

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

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

Case: BE22080152

2833 NE 25 CT
GILL, JOHN & DELORES;
JOHN & DELORES GILL REV LIV TR

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18110281 INSTALL GENERATOR ON
PRE-FAB SLAB

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

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

Case: BE22080024

2901 NE 51 ST
WATERVIEW CONDO

Service was via posting at the property on 12/28/22 and at City Hall on 1/5/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-16121961 INSTALL AND WIRE 4 LIGHT FIXTURES ON DOCK (MASTER PM-16121960 IS COMPLETE)

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

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

Case: BE22040031

518 NW 17 AVE
3EYE POWER LLC

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: BE22040030

520 NW 17 AVE
3EYE POWER LLC

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: BE21120079

5201 NE 33 AVE
OLDRIDGE, PHILLIP WILLIAM;
OLDRIDGE, TARA LYNNE

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,350 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$2,350 fine.

Case: BE22040227

2406 NASSAU LN
BELTRAN, HERNAN; BELTRAN, SANDRA

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, said permits were in process and recommended a 35-day extension.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue.

Case: BE22030106

2810 RIVERLAND RD
2810 RIVERLAND LLC

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, stated a permit was in process and recommended a 35-day extension.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue.

Case: BE21090013
2548 TORTUGAS LN
2548 TORTUGAS LLC

This case was first heard on 8/18/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: BE22070241 CITATION
417 SW 12 ST 1-2
LOPEZ, RICHARD SANTIAGO

This case was cited on 7/29/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$750 fine.

Case: BE22020140
2715 CENTER AVE
WALDBUESER, ASHLEY;
WALDBUESER, WILLIAM DOUGLAS JR

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City recommended reducing fines to administrative costs of \$575.

Mr. Ansbro imposed administrative costs of \$575.

Case: BE21090223
1300 NW 65 PL
KERNEY HOLDINGS LLC

This case was first heard on 2/17/22 to comply by 8/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,200 and the City was requesting administrative costs of \$1,275 be imposed.

Mr. Ansbro imposed administrative costs of \$1,275.

Case: BE21070371
2901 SW 2 AVE
RAMCO OF FORT LAUDERDALE L C

This case was first heard on 1/20/22 to comply by 7/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

Mr. Ansbro imposed administrative costs of \$1,275.

The City entered page 37 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied 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 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. 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 12:20 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate