



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 16, 2023
9:00 A.M.**

Staff Present:

Diana Cahill, Administrative Assistant
Kailly Linares, PT Administrative Assistant
Felicia Ritchey, PT Administrative Assistant
Carmen Thompson, Permit Services Tech
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alex Albores, Sr. Building Inspector
Alejandro DelRio, Senior Building Inspector
Jorge Martinez, Senior Building Inspector
Leonardo Martinez, Senior Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Senior Building Inspector
Hector Suarez, Code Compliance Officer

Respondents and witnesses

BE22040049: Dwyne Philippin	BE22050165: Patrick Noone
BE22070025: John Jenkins Esq.	BE22060009: Robert Kerr
BE21100366; BE21100368: Daniel King	BE22080248: Carla Harshfield
BE22090087: Michael Abiri	BE22060155: Rocky Aiyash
BE22080236: Ashley Brinson	CE19090910: Velterne Casmir; Manes Casmir
BE22060129: Bridgette Pierce	BE22100031: Andres Luna
BE22040013: Gary Michel	BE22080106: Crystal Ortega
BE22060088: Jordan Williams	CE14100520: Ingrid Charles; Ernesha Louissaint
BE22040080: Manuel Aguero	BE22080198: Elionord Chery
BE21070316: Joseph Ahschul Esq.	BE21070036: Todd DeMartino
BE22090096: Jaime Sturgis	BE22050155: Angela Ergon
CE11111863: Tommy Bolden; Corey Ritchie, CRA	BE22080192: Fuaad Sophia
BE22110059: Osvaldo Palenzuela; Marilyn Rodriguez	CE19071706: Ryan Owens
BE22070180: Chad Snyder	CE14071683: John Smith
BE21100071: Michael Bowman	BE22010175: Gerard Scalzo
BE22040132: Dale Clappison	

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: BE22010175

6750 NW 27 WAY
JERRY & AMBER SCALZO FAM TR
SCALZO, GERARD A TRUSTEE ET AL

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 in compliance, fines had accrued to \$2,650 and the City was requesting the full fine be imposed.

Alexander Albores, Senior Building Inspector, confirmed the property was in compliance.

Gerard Scalzo said the permits had taken some time to obtain, and they needed to remove a structure on the property. He stated he purchased this house for his sister and her seven children last year.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: BE22050165

1518 SE 2 CT
LOGGINS, PAULA D; YEATER, JAMES D

This case was first heard on 10/20/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,450 and the City was requesting the full fine be imposed.

Alejandro DelRio, Senior Building Inspector, confirmed the property was in compliance. He said administrative costs totaled \$432.

Patrick Noone said the initial notices had been sent to a vacant lot.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Case: BE22060129

514 NW 12 AVE
BARNER, MARY LOU

This case was first heard on 11/17/22 to comply by 1/19/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 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 property was not in compliance.

Bridgette Pierce said the tenant would not allow access to the unit to address the violations. They eventually needed to evict her. She said they had submitted the permit application the previous day and requested 30-60 days.

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

Case: BE22060155

2015 SW 20 ST
SHM LMC LLC % JASON HOGG

This case was first heard on 11/17/22 to comply by 12/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting \$432 be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$432.

Rocky Aiyash agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$432.

Case: CE11111863

1227 NW 6 ST
VIRGIL L & ROSA M BOLDEN TR
ROSA M BOLDEN TRUSTEE

This case was first heard on 2/5/15 to comply by 3/29/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$812,400 and the City was requesting a 63-day extension

George Oliva, Chief Building Inspector, said the case was opened in 2011. He said the building was vacant but it was required to have an engineer's report on the building's condition or it must be demolished. He recommended a 63-day extension.

Corey Ritchie, CRA Project Manager, said the owner had an agreement with the CRA to renovate the building. They had approved drawings, but must obtain approval from the CRA Board for additional funding before proceeding. Chief Oliva stated there was a new law that required the engineer's letter stating the building was safe. Five or six years ago, an engineer had reported the building was not safe and should be demolished.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: BE21100366 Ordered to Reappear
401 N FORT LAUDERDALE BEACH BLVD
CAPRI HOTEL LLC

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Daniel King said they were making progress and they hoped to complete the work in June. He requested an extension.

Jorge Martinez, Senior Building inspector, recommended a 119-day extension and ordering the respondent to attend the 6/15/23 hearing.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/15/23 hearing.

Case: BE21100368 Ordered to Reappear
3101 BAYSHORE DR
FT LAUD RESIDENCES HOTEL CONDO ASSN

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building inspector, recommended a 119-day extension and ordering the respondent to attend the 6/15/23 hearing.

Daniel King agreed to the extension.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/15/23 hearing.

Case: BE22070180
1344 NW 1 AVE 1-3
VERDAD PROPERTY MGMT LLC

This case was first heard on 10/20/22 to comply by 12/15/22. 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.

Chad Snyder, contractor, said he would submit plans in the next two weeks. He requested a 90-day extension.

Alejandro DelRio, Senior Building Inspector, did not object to the extension request.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: BE22080192

4836 NE 23 AVE 8
SOFIA, FUAAD

Service was via posting at the property on 1/3/23 and at City Hall on 2/2/23.

Alexander Albores, 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-19081894 AC CHANGEOUT

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He stated the permit renewal application had been submitted.

Fuaad Sophia agreed to comply.

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

Case: CE14071683

5555 N FEDERAL HWY
CORAL RIDGE PRESBYTERIAN CHURCH INC

This case was first heard on 4/2/15 to comply by 5/21/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$265,500 and the City was requesting a 63-day extension

George Oliva, Chief Building Inspector, said he had informed the church they needed to provide an engineer's report. He recommended allowing 63 days to receive the report.

John Smith agreed to provide the report.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE14100520

2965 SW 11 CT
CHARLES, INGRID

This case was first heard on 6/4/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$171,800 and the City was requesting \$845.82 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$845.82.

Ernesha Louissaint, the owner's daughter, said the realtor who sold her mother the home had opened the permit and they had informed Ms. Charles that they would address the permit violation. She said the realtor was responsible for the fine.

Ms. Flynn imposed administrative costs of \$845.82.

Case: BE22110059

1250 SW 28 ST
OP INVESTMENTS PROPERTIES LLC

Service was via posting at the property on 1/24/23 and at City Hall on 2/2/23.

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:
DEMO WORK IN ENTIRE RESIDENCE INCLUDING KITCHEN AND BATHROOMS. REMOVE CMU

BLOCK WALLS, INSTALLED NEW ELECTRICAL PANEL, REMOVED AC SYSTEM, INSTALLED NEW DRIVEWAY AND WALKWAY TO THE HOUSE, INSTALLED NEW WINDOWS AND DOORS, INSTALLED NEW CONCRETE SLAB ON THE BACK OF THE HOUSE, INSTALLED NEW FENCE POSTS AND PARTIAL WOOD FENCE, INSTALLED NEW WOOD POSTS SUPPORTING FRONT OVERHANG

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said seven permits were in process and the owner was working to comply.

Marilyn Rodriguez agreed to comply.

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

Case: BE21070036

4250 GALT OCEAN DR
GALT TOWERS CONDO ASSN INC

This case was first heard on 8/9/21 to comply by 10/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,300 and the City was requesting \$1,275 be imposed.

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

Todd DeMartino requested the fines and costs be waived. He said they had spent \$500,000 to renovate the property.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE21070316

1109 NW 5 ST
MYL #1 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 \$23,000 and the City was requesting \$1,275 be imposed.

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

Joseph Ahschul Esq., attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE22080248

1777 SE 15 ST 102
HARSHFIELD, CARLA ROMOZZI; HARSHFIELD, DAVID

Service was via posting at the property on 1/17/23 and at City Hall on 2/2/23.

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:

UNIT DEMOLITION WITHOUT PERMITS BEING ISSUED. INCLUDING BUT NOT LIMITED TO: STRUCTURAL, ELECTRICAL AND PLUMBING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He said the permit had been awaiting corrections since December 2022.

Carla Harshfield requested 90 days. She said work was needed to address a mold issue. She stated they had postponed obtaining permits because they thought they would purchase a different unit.

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

Case: BE22100031
2624 GULFSTREAM LN
LORICARINIC HOMES LLC

Service was via posting at the property on 1/12/23 and at City Hall on 2/2/23.

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:

CONVERTED THE ENCLOSED CARPORT INTO A 2 BEDROOMS 1 BATHROOM STUDIO INCLUDING THE INSTALLATION OF A NEW EXTERIOR DOOR AND A LAUNDRY ROOM NEW KITCHEN. NEW TIKI-HUT INSTALLED BY THE REAR NEAR THE PROPERTY LINE. NEW WATER HEATER. NEW AC DUCT AND VENT INSTALLED IN THE NEW BEDROOMS.

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

Andres Luna, contractor, agreed to comply.

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

Case: BE21100071
1424 SE 15 ST
NORWICH APTS CONDO ASSN INC

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 \$10,500 and the City was requesting \$1,275 be imposed.

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

Michael Bowman agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE22060009
1549 SW 30 TER
FEDERAL NATIONAL MORTGAGE ASSN
% DITECH FINANCIAL LLC

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 \$1,350 and the City was requesting \$575 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$575.

Robert Kerr agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$575.

Case: BE22080236

424 NW 22 AVE
STONE, ELDERMINE

Service was via posting at the property on 1/26/23 and at City Hall on 2/2/23.

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-17082720 AC CHANGE OUT 3.5 TON 8
KW 16 SEER

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

Ashley Brinson said she had used the Ygrene program for the work and thought they closed the permits that they had pulled. She said the air conditioning contractor had been operating under a stolen license number and she had spoken to other contractors who refused to reopen the permit.

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

Case: BE22040132

1470 N DIXIE HWY
WISTERIA COURT CONDO ASSN INC

This case was first heard on 8/18/22 to comply by 10/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting \$575 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$575.

Dale Clappison agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$575.

Case: BE22040080

ORDERED TO REAPPEAR

1013 NE 13 ST
PALM POINT WAREHOUSE LLC

This case was first heard on 5/19/22 to comply by 7/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,600 and the City was requesting \$1,275 be imposed.

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

Manuel Aguero agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE22070025

321 W SUNRISE BLVD
DAKOTA HOLDINGS GROUP LLC;
% JENKINS LAW FIRM

This case was first heard on 11/17/22 to comply by 12/15/22. 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.

John Jenkins Esq. said the out of state owner had hired someone to close the permits but he had vanished, He requested an extension to find someone else to close the permits.

Alexander Albores, Senior Building Inspector, recommended a 42-day extension.

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

Case: BE22040049
200 S BIRCH RD 1215
PHILIPPIN, DWYNE

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 \$2,950 and the City was requesting \$853.15 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$853.15.

Dwyne Philippin agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$853.15.

Case: BE22090087
411 POINCIANA DR
414 RIVIERA LLC

Service was via posting at the property on 1/25/23 and at City Hall on 2/2/23.

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:
NEW GARAGE STRUCTURE ADDITION - ELECTRIC, GARAGE DOORS

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a permit application had been submitted on 2/13/23.

Michael Abiri agreed to comply.

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

Case: BE22040013
722 NE 14 AVE 1-4
MICHEL, GARY L

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 \$5,500 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 owner was working toward compliance. He said the permit was in process.

Gary Michel requested 120 days.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Case: CE19071706
4860 NW 10 AVE
OWENS PROPERTY MANAGEMENT

This case was first heard on 12/10/19 to comply by 1/21/20. Violations and extensions were as noted in the agenda. The

property was in compliance, fines had accrued to \$28,550 and the City was requesting \$1,275 be imposed.

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

Ryan Owens agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE22080106
2841 N OCEAN BLVD
VANTAGE VIEW INC

Personal service was accepted on 1/31/23. Service was also via posting at City Hall on 2/2/23.

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 DRAINS INSTALLED ON THE DRIVEWAY LOCATED ON THE EAST SIDE OF THE BUILDING.
(BUILDING ENTRANCE)

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

Crystal Ortega agreed to comply.

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

Case: BE22090096
1211 NE 4 AVE
1211 4TH AVE LLC

Service was via posting at the property on 1/12/23 and at City Hall on 2/2/23.

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:
MECHANICAL, ELECTRICAL AND PLUMBING WORK.

: FBC(2020) 110.1
BUILT OUT ALMOST COMPLETED WITHOUT CALLING ANY INSPECTION.

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

Jaime Sturgis requested 90-120 days to evict the tenant. Inspector Martinez did not object.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

Case: CE19090910
2497 SW 7 ST
CASIMIR, VELTERNE CASIMIR, MELIRA

This case was first heard on 10/13/20 to comply by 11/24/20. Violations and extensions were as noted in the agenda.

The property was in compliance, fines had accrued to \$5,300 and the City was requesting the full fine be imposed.

Velterne Casmir said they thought the property was in compliance.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$920.

Ms. Flynn imposed administrative costs of \$920.

Case: BE22060088

825 SW 4 ST
WILLIAMS, JORDAN

Service was via posting at the property on 1/27/23 and at City Hall on 2/2/23.

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:
WOOD FENCE WITH SLIDING GATE

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

Jordan Williams requested additional time because the project must be approved by the Historic Preservation Board. Inspector Saragusti recommended 63 days and ordering the respondent to attend the 4/20/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 4/20/23 hearing.

Case: BE22080198

3400 JACKSON BLVD
CHERY, ELIONORD & ANNA D

Service was via posting at the property on 1/27/23 and at City Hall on 2/2/23.

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-19010815 AC CHANGEOUT 3 TON

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

Elionord Chery agreed to comply. He said the contractor was unresponsive.

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

Case: BE22050155

4761 NE 28 AVE
ERGON-BLUEM, ANGELA

This case was first heard on 10/20/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Alejandro DelRio, Senior Building Inspector, confirmed the property was in compliance. He recommended reducing fines to administrative costs of \$432.

Angela Ergon said this was last of a very large renovation project. She said there had been an issue with one contractor's insurance.

Ms. Flynn imposed administrative costs of \$432.

Case: BE22090147

2115 NE 37 DR
CORAL RIDGE COUNTRY CLUB APTS INC

Service was via posting at the property on 1/26/23 and at City Hall on 2/2/23.

George Oliva, Chief 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.

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

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

Case: BE22090148

2115 NE 37 ST
CORAL RIDGE CC PROPERTIES LLC

Service was via posting at the property on 1/26/23 and at City Hall on 2/2/23.

George Oliva, Chief 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.

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

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

Case: CE22090304

225 SE 16 AVE
LAS OLAS WALK CONDO INC

Service was via posting at the property on 1/17/23 and at City Hall on 2/2/23.

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 FENCE

Officer Suarez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He stated the permit application was awaiting client reply.

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

Case: BE22080162

2275 W STATE ROAD 84
AIDS HEALTHCARE FOUNDATION INC

Service was via posting at the property on 1/27/23 and at City Hall on 2/2/23.

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-15120747 RAMADA INN RELOCATE BAR AND SUB PERMITS ARE EXPIRED AS WELL.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day and ordering the respondent to attend the 3/16/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day and ordered the respondent to attend the 3/16/23 hearing.

Case: BE22080134

1801 W STATE ROAD 84
HARE KRISHNA FT LAUDERDALE LLC

Service was via posting at the property on 1/26/23 and at City Hall on 2/2/23.

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-18110804 ATF: REMOVE EXISTING CHAIN LINK FENCE REPLACE WITH RECAST CONCRETE FENCE 725 LF

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: BE22080275

3129 SW 15 CT
DOUBLE UP DASH LLC

Service was via posting at the property on 1/4/23 and at City Hall on 2/2/23.

Alejandro DelRio, 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:

HOUSE RENOVATION INCLUDING, NEW KITCHEN INSTALLATION WITH ELECTRICAL LINES AND NEW PLUMBING INSTALLATION, NEW BATHROOMS WITH ELECTRIC AND PLUMBING, NEW LIGHTING THROUGHOUT THE HOUSE, WALLS REMOVED AND NEW WALL COVERINGS INSTALLED.

Inspector DelRio 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: BE22080174
6357 BAY CLUB DR 4
WONG, J W G & CHOW KOW

Service was via posting at the property on 1/26/23 and at City Hall on 2/2/23.

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-19090050 A/C CHANGE OUT

Inspector DelRio 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: BE22090116
321 SAN MARCO DR
FLIDERMAN, SANDY;
LEVY, AARON & WEISSMAN, ARTHUR

Service was via posting at the property on 1/3/23 and at City Hall on 2/2/23.

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:
INTERIOR RENOVATION STARTED WITHOUT OBTAINING PERMITS. NEW BATHROOMS, KITCHEN CABINETS REMOVED AND WALLS RE-DONE, REPLACING OF ALL INTERIOR DOORS, ELECTRICAL SWITCHES OUTLETS LIGHT FIXTURES, PLUMBING FIXTURES IN BATHROOMS, NEW WATER HEATER, UPPER DECK ON THE OUTSIDE OF THE RESIDENCE ALSO MOVE WALLS AND REMOVE AND INSTALL NEW WALL COVERINGS.

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

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

Case: BE22070187
1412 NW 12 ST
WILLIAMS, JETHRO JR

Service was via posting at the property on 1/3/23 and at City Hall on 2/2/23.

Alexander Albores, 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-04072192 ENCLOSE CARPORT TO BEDROOM AND SUB PERMITS EXPIRED AS WELL.

Inspector Albores 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: BE22080091

2008 SW 15 AVE
LOPEZ, YVETTE

Service was via posting at the property on 1/4/23 and at City Hall on 2/2/23.

Alexander Albores, 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-18120065 NEW WOODEN FENCE

Inspector Albores 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: BE22100037

2110 NW 28 TER
ADAIR, TRAVIS

Service was via posting at the property on 1/31/23 and at City Hall on 2/2/23.

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:

REAR DOOR AND FRAMEWORK - REAR BEDROOM WINDOWS BLOCKED IN WITH PLYWOOD - INTERIOR ELECTRIC BREAKER PANEL - NEW HOT WATER HEATER

Inspector Albores 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: BE22080290

2643 GULFSTREAM LN
CHERRY HOUSE LLC

Service was via posting at the property on 1/4/23 and at City Hall on 2/2/23.

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:

HOUSE RENOVATED WITHOUT OBTAINING A PERMIT. NEW KITCHEN, BATHROOMS, ELECTRICAL CIRCUITS AND LIGHTING, PLUMBING CONNECTIONS FOR KITCHEN AND BATHROOMS, PARTITION WALLS REMOVAL.

Inspector Albores 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: BE22060079

1700 SW 24 ST
KABBARA, ADNAN

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

Case: CE14100259

840 SW 14 ST
TAH 2017-2 BORROWER LLC
% TRICON AMERICAN HOMES LLC

This case was first heard on 1/15/15 to comply by 2/19/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$127,700 and the City was requesting \$432 be imposed.

Ms. Flynn imposed administrative costs of \$432.

Case: CE19050203

1517 NW 4 AVE
ARRATREE LLC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,450 and the City was requesting \$544 be imposed.

Ms. Flynn imposed administrative costs of \$544.

Case: CE14102316

618 N BIRCH RD
TROIROCK LLC

This case was first heard on 11/5/15 to comply by 12/17/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$202,350 and the City was requesting the Final Order dated 11/5/15 be vacated and no fines be imposed.

Ms. Flynn vacated the Final Order dated 11/5/15 and imposed no fine.

Case: BE22020033

831 NW 14 WAY 1-2
ASSAF, YOSI

This case was first heard on 5/19/22 to comply by 7/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,450 fine, which would continue to accrue until the property was in compliance.

Case: BE22020094

1709 NE 15 AVE 1-4
QUOCATION 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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,900 fine, which would continue to accrue until the property was in compliance.

Case: BE22070023

3585 NW 54 ST
BRE JUPITER SOUTHEAST FL LLC

This case was first heard on 11/17/22 to comply by 12/29/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: BE20060037

718 N FEDERAL HWY
LAUDERDALE ONE LLC

This case was first heard on 6/17/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$54,500 and the City was requesting \$1,275 be imposed.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE21100288

1214 S ANDREWS AVE
OLD LLC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE21100289

1222 S ANDREWS AVE
OLD LLC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE21070212

VACATE 11/17/22 OIM & REIMPOSE

1429 SW 9 ST
RIVERSIDE BREEZES 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, fines had accrued to \$36,200, which had been imposed at the 11/17/22 hearing. The City was requesting the 11/17/22 Order Imposing the Fine be vacated and administrative costs of \$1,275 be imposed.

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

Case: BE21110050

2300 SW 15 AVE
BUD ROBINSON MEMORIAL
CHURCH OF THE NAZARENE

This case was first heard on 4/14/22 to comply by 5/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

Case: BE22050168

2817 E OAKLAND PARK BLVD
ACS 2817 LLC

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE22040099

2901 NE 51 ST
WATERVIEW CONDO

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,100 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE22020100

1121 MANGO ISLE
JLF HOLDINGS LLC

VACATE ORDER 8/18/22

This case was first heard on 8/18/22 to comply by 9/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,950 and the City was requesting the Final Order dated 8/18/22 be vacated and no fine be imposed.

Ms. Flynn vacated the Final Order dated 8/18/22 and imposed no fine.

Case: BE22060047

1721 N ANDREWS AVE
1721 N ANDREWS AVE LLC

This case was first heard on 11/17/22 to comply by 1/19/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

Case: CE15081930

1909 SW 1 AVE
BEVERLY A MORLEY REV TR
MORLEY, BEVERLY A TRUSTEE

This case was first heard on 12/17/15 to comply by 6/14/16. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$226,500 and the City was requesting a 63-day extension

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE14121883

3038 N FEDERAL HWY, # F
RJD HOLDINGS LLC

This case was first heard on 4/16/15 to comply by 6/4/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$792,300 and the City was requesting a 63-day extension

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

City staff entered page 27 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:
BE22120097

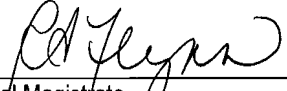
Cases with No Service

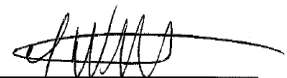
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

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 10:51 AM.


Special Magistrate

ATTEST:

Clerk, Special Magistrate