



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1ST FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
TOM ANSBRO PRESIDING
MARCH 16, 2023
9:00 A.M.**

Staff Present:

Diana Cahill, Administrative Assistant
Felisha 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
Justin Drechsel, Code Compliance Officer
Jorge Martinez, Senior Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Ruch, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Brenda Torres-Flores, PT Administrative Assistant
Kailly Linares, PT Administrative Assistant

Respondents and witnesses

BE22010149: Norma Burillo	BE22110102: Gloria Canion; Arlisha McDonald
BE22100120: Sonia Agarwal	BE21090245: Thomas Wilson
BE21070309: Adam Peterson	BE23010110: Kristy Armada
BE22110132; BE22120097: Dylan Lagi	BE23020161: Michael James
BE21120011: Anair Gonzalez	BE22080282: Nicholas Trotz
BE21090166: William Crocco	BE22090082: Elena Samodanova; Mark Biederman
BE22030140: Jeffrey Sopher	BE21070260: Tim Sterling; Donald Martin Doring
BE21070057; BE21070056: Michael Cervalli	BE21120013: Matthew Roque-Paskow
BE22050094: Courtney Crush Esq.	BE22040163: Marvin Jones
BE22060075: Kevin Petrovsky; David Griner	BE21090235: Lawrence Black Esq.
BE22040011: Neida Gomez	BE21090192: Danny Santiago; Alain Kean
BE21120010: Robyn Olins; Benjamin Sens	BE21030001: David Reimer Esq.
BE22060087: Charles Cipolla	BE21120098: Michael Walton
BE22040107: Angela Becho; Eric Martinez	BE21090016: Ziomara Blackmoon
	BE22080225: Sergiy Demchanko

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: BE21090166

735 NE 15 AVE 1-6
TREATMENT SOLUTION OF SOUTH FLORIDA 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 \$23,900 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, said the owner had already been granted a 180-day extension but had not submitted a letter from an engineer for another extension. He recommended imposition of the fine.

William Crocco said there had been a communication issue and then it had “just dropped off my plate.” As of now, everything had been uploaded and the permit application had been submitted.

Mr. Ansbro imposed the \$23,900 fine, which would continue to accrue until the property was in compliance.

Case: BE21090192

5100 N STATE ROAD 7
5100 N STATE ROAD 7 FLL 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 \$23,900 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, said a permit had been issued in June 2022 for the electrical service change-out but nothing had happened since then. He recommended imposition of the fine.

Danny Santiago, general manager, said he had only found out about the situation in January. He stated they were now addressing the issue.

Mr. Ansbro imposed the \$23,900 fine, which would continue to accrue until the property was in compliance.

Case: BE22050094

ORDERED TO REAPPEAR

1201 SW 17 ST
WEINBERG, PAUL & MARCY

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.

Courtney Crush Esq., the owner’s attorney, described the owners’ progress since the contractor had disappeared. She requested an extension to close out the electrical inspection.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension.

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

Case: BE22060075

1221 NE 9 AVE
FG REAL PROPERTY LLC

This case was first heard on 10/20/22 to comply by 12/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Kevin Petrovsky, owner, said they had received comments from the City the previous Monday and the architect and engineer were responding. David Griner, contractor, described their progress and noted the work had been done; only the permits and inspections were needed.

Ms. Hasan said Senior Building Inspector Leonardo Martinez had recommended imposition of the fine.

Mr. Ansbro imposed the \$8,300 fine, which would continue to accrue until the property was in compliance.

Case: BE21090016

5741 NE 18 AVE
VICTORIA GREENS LLC

This case was first heard on 1/20/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$37,700 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 owner had already been granted a 180-day extension but had not submitted a letter from an engineer for another extension. He recommended imposition of the fine.

Ziomara Blackmoon, property manager, said they would have the engineer send the letter.

Mr. Ansbro imposed the \$37,700 fine, which would continue to accrue until the property was in compliance.

Case: BE21070260

2900 BANYAN ST
G N PROPERTIES INC% CABOT MGMT

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 not in compliance, fines had accrued to \$27,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tim Sterling, owner/board member, described their efforts to comply.

Donald Martin Doring, Board member, said they had hired a contractor to repair all balconies. He explained the process to hire a contractor. Chief Oliva reiterated that an engineer's letter was required to request another extension.

Mr. Ansbro imposed the \$27,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22030140

741 NW 57 PL
JJEI HOLDINGS LLC;
SOPHIR HOLDINGS LLC

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 \$5,150 and the City was requesting the full fine be imposed.

Jeffrey Sophir confirmed the property was in compliance. He described their efforts to comply and requested a fine reduction.

Alejandro DelRio, Senior Building Inspector, said he had no objection to a fine reduction.

Mr. Ansbro imposed a fine of \$2,575 for the time the property was out of compliance.

Case: BE22010149

114 SW 10 ST
SAGU REALTY LLC

This case was first heard on 9/15/22 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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, said Inspector Martinez had recommended a 120-day extension.

Norma Burillo, owner of the Montessori School, said they had been working with the City toward compliance.

Mr. Ansbro granted a 119-day extension, during which time no fines would accrue.

Case: BE21070057

901 E CYPRESS CREEK RD
PINECREST AP LLC
% LAW OFFICES OF SCOTT A FRANK 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 not in compliance, fines had accrued to \$26,100 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 owner had already been granted a 180-day extension but had not submitted a letter from an engineer for another extension. He recommended imposition of the fine.

Michael Cervalli, property manager, said all repairs were complete and they would have an inspection the following Monday.

Mr. Ansbro imposed the \$26,100 fine, which would continue to accrue until the property was in compliance.

Case: BE21070056

903 E CYPRESS CREEK RD
PINECREST AP LLC
% LAW OFFICES OF SCOTT A FRANK 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 not in compliance, fines had accrued to \$26,100 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 owner had already been granted a 180-day extension but had not submitted a letter from an engineer for another extension. He recommended imposition of the fine.

Michael Cervalli, property manager, said all repairs were complete and they would have an inspection the following Monday.

Mr. Ansbro imposed the \$26,100 fine, which would continue to accrue until the property was in compliance.

Case: BE22040107

1611 NE 56 ST
BECHO, ANGELA

This case was first heard on 11/17/22 to comply by 2/16/23. 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.

Mary Rich, Senior Code Compliance Officer, said Inspector Leonardo Martinez had recommended imposition of the fine.

Angela Becho said she had been given an extension and she now had someone to do the work. She did not have a permit yet.

Eric Martinez, Aruba Services, said they would submit the drawings and pull the pergola permit. He requested a 30-day extension.

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

Case: BE22080225
6237 N FEDERAL HWY
PLAZA 6201 LLC

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

Mary Rich, Senior Code Compliance Officer, 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:
PLUMBING, ELECTRICAL AND MECHANICAL WORK.

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

Sergiy Demchanko, property manager, 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: BE21090235
3300 N OCEAN BLVD
LEHEON LLC; GREEK ISLANDS TAVERNA

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 not in compliance, fines had accrued to \$21,100 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 owner had submitted an engineer's letter for an extension but the letter did not meet the Board of Rules and Appeals criteria. He recommended imposition of the fine.

Lawrence Black Esq., owner's attorney, said the work was complete and they were awaiting the engineer's certification, which he anticipated shortly.

Mr. Ansbro imposed the \$21,100 fine, which would continue to accrue until the property was in compliance.

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 \$20,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

David Reimer Esq., vice president and general counsel for the property owner, described their progress to comply since the last hearing and requested 60 days.

Mr. Ansbro imposed the \$20,900 fine, which would continue to accrue until the property was in compliance.

Case: BE22040011
1300 NW 15 CT
BARBARITA INTERIOR DESIGNS INC

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 \$5,900 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Neida Gomez, owner, requested an extension.

Jose Saragusti, Senior Building Inspector, said he would not oppose a 35-day extension.

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

Case: BE23010110

2320 DELMAR PL
ROCHE, MARTIN W & DENISE F

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

Alexander Albores, 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.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 60 days by applying for permits to bring the property into compliance or applying for a permit to demolish the structures or the City would demolish the property at the owner's expense.

Kristy Armada Esq., the owner's attorney, said the property damage was the result of a sinkhole. She said tenants had refused to remove their property from the building. She stated the owner had filed for eviction and pulled a demolition permit but could not proceed until the tenant's belongings were removed. She added that the tenant had hired security to prevent the owner from removing the tenant's property. She requested more time. Inspector Albores said the existing permit was for "exploration" and a structure demolition permit was still needed.

Ms. Hasan recommended allowing the 60 days for compliance as Inspector Albores had requested. She said the owner could request emergency relief from the court regarding the eviction. Inspector Albores requested ordering the respondent to attend the 5/18/23 hearing as well.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days by applying for permits to bring the property into compliance or applying for a permit to demolish the structures or the City would demolish the property at the owner's expense and ordered the respondent to attend the 5/18/23 hearing. This order will be recorded.

Mr. Ansbro took a brief recess.

Case: BE22060087

1600 SE 14 ST
CIPOLLA, CHARLES

This case was first heard on 10/20/22 to comply by 12/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Charles Cipolla said he had requested to reschedule the first hearing but that request had been denied and he missed the hearing. He understood that the Tiki hut being permanently attached to the ground made it a violation. He had cut the Tiki hut down but said he intended to rebuild it. He was in the process of selling a property that would allow him to afford to rebuild the Tiki hut. Inspector Rich said Inspector Leonardo Martinez had informed Mr. Cipolla that the Tiki hut must be removed from the property to comply.

George Oliva, Chief Building Inspector said removing legs was even worse because it made the structure more vulnerable. He said the Tiki hut required zoning approval and must be built by Miccosukee or Seminole Indians.

Mr. Ansbro imposed the \$4,150 fine, which would continue to accrue until the property was in compliance.

Case: BE22080282
2619 SUGARLOAF LN
700 S E 14TH ST LLC

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

Mary Rich, 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:
ENTIRE HOUSE RENOVATION INCLUDING KITCHEN AND BATHROOMS. NEW LAUNDRY ROOM. NEW WATER HEATER. HIGH HATS ADDED THROUGHOUT THE HOUSE. NEW AC. NEW POOL PUMP. NEW POOL DECK. NEW SPRINKLER SYSTEM. NEW DOCK. NEW WINDOW AND GLAZED DOOR ADDED IN KITCHEN GOING INTO THE CARPORT.

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

Nicholas Trotz noted that some of the citations were from an incorrect real estate listing. He described their efforts to address the violations and agreed to comply.

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

Case: BE23020161
2330 NW 13 ST
JAMES, MICHAEL L

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

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. THE CEILING AT THIS PROPERTY HAS COLLAPSED AND THE WOOD FURRINGS HAVE BEEN ALMOST COMPLETELY EATEN BY TERMITES AND ITS WITHOUT WATER.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 60 days by applying for permits to bring the property into compliance or applying for a permit to demolish the structures or the City would demolish the property at the owner's expense.

Michael James said he had filed an insurance claim for the damage at the property. He was in the process of evicting the tenants to remove their possessions.

Ms. Hasan recommended ordering the respondent to attend the 5/18/23 hearing for a progress report.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days by applying for permits to bring the property into compliance or applying for a permit to demolish the structures or the City would demolish the property at the owner's expense and ordered the respondent to attend the 5/18/23 hearing. This order will be recorded.

Case: BE22040163
3250 GLENDALE BLVD
JONES, MARVIN

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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Marvin Jones said he had been unable to contact Inspector Madic to inspect the property.

Alejandro DelRio, Senior Building Inspector, said Mr. Jones still needed a permit for the sidewalk. No inspection could be done without a permit.

Mr. Ansbro imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: BE22110102
2016 NW 14 AVE
CANION, HELEN A

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

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

VIOLATIONS: FBC(2020) 111.1.1

CERTIFICATE OF OCCUPANCY RELATED TO PERMIT NUMBER PM-14041488 - ADDITION 2
MASTER SUITE/BEDROOM/LIVING ROOM/2 BATHROOM/KITCHEN 1211 SF - HAS NOT BEEN
OBTAINED AND ADDITION IS BEING USED OR OCCUPIED.

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

Gloria Helen Canion, owner, was present.

Arlisha McDonald, the owner's daughter, said she was working to close the permit.

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

Case: BE22100120
512 NW 15 TER
PATEL, NIRAV

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

Mary Rich, Senior 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 Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Sonia Agarwal requested a bit more time.

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

Case: BE21120098

ORDERED TO REAPPEAR

5560 NE 26 AVE
WALTON, MICHAEL RAYMOND; LOFRIA, MICHELE

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 he was applying for a variance and would attend the May 10 Board of Adjustment hearing.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension and ordering the respondent to attend the 5/18/23 hearing.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/18/23 hearing.

Case: BE21090245

2156 NE 67 ST
IMPERIAL POINT COLONNADES CONDO 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 not in compliance, fines had accrued to \$21,100 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 owner had already been granted a 180-day extension but had not submitted a letter from an engineer for another extension. He recommended imposition of the fine.

Thomas Wilson, property manager, said the engineer had conducted a study and they had hired a contractor. He agreed to have the engineer send the letter.

Mr. Ansbro imposed the \$21,100 fine, which would continue to accrue until the property was in compliance.

Case: BE21070309

528 NW 1 AVE
FAT VILLAGE PROJECT LLC % HINES

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 \$5,400 and the City was requesting a 91-day extension and ordering the respondent to attend the 6/15/23 hearing.

George Oliva, Chief Building Inspector, recommended a 91-day extension and ordering the respondent to attend the 6/15/23 hearing. The owner could also supply an engineer's letter and get another 180 days.

Adam Peterson agreed to the extension.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/15/23 hearing.

Case: BE22090082

2655 KEY LARGO LN
1FORTHOME 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 \$2,750 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, recommended imposition of the fine. He explained the requirements for the after-the-fact permits.

property was in compliance, fines had accrued to \$3,100 and the City was requesting administrative costs of \$1,275 be imposed.

Mary Rich, Senior Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Matthew Roque-Paskow, property manager agreed to the fine reduction.

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

Case: BE21120010

1526 NW 11 CT
GUILLAUME, CHRIS OLSEN;
GUILLAUME, CHRISTINE

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 \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Benjamin Sens, contractor, said the current owner purchased the property in February 2021 and the seller's contractor had pulled permits to address the violations, but the permit had been abandoned in October 2022. Mr. Sens stated he would change the contractor and address the plan review deficiencies. He said he could do this in 35 days.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension.

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

Case: BE21120011

ORDERED TO REAPPEAR

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 said she was working on corrections to the permit applications. She requested an extension.

Jose Saragusti, Senior Building Inspector, said he would not oppose a 63-day extension.

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

Case: BE21070392

3043 HARBOR DR
PIER AT HARBOR BEACH INC % HINSHAW
&CULBERTSON LLP

Service was via posting at the property on 2/15/23 and at City Hall on 3/2/23.

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

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

Case: BE22120100

417 NE 11 AVE
PHILIPSON, BENT & DEBORAH

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

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:
ACCESSORY STRUCTURE BUILT IN THE BACKYARD WITH ELECTRICAL AND GAS INSTALLATION.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: BE22080208

1130 SW 30 AVE
ALEXIS, ALIENNE

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

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-19050099 EXACT AC CHANGE OUT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: BE22090136

1035 NW 1 AVE
MES-EL INVESTMENTS LLC

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

Mary Rich, Senior Code Compliance Officer, 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:
DEMOLISHING A PROPERTY BEFORE PERMIT ISSUANCE.

Inspector Rich 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: BE22100113

3623 N OCEAN BLVD
3623 N OCEAN BLVD LLC

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

Mary Rich, Senior Code Compliance Officer, 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:
ELECTRICAL UNDERGROUND. NEW ELECTRICAL OUTLETS AND INTERIOR PANELS IN SOME OF THE UNITS. NEW KITCHEN AND BATHROOMS. NEW SEWER LINES. CONCRETE RESTORATION PERMIT NOT ISSUED. NEW RAILING IN SOME OF STAIRS.

Inspector Rich 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: BE22100001

300 SW 12 CT
300 SW 12CT LAND TR; LOPEZ, CLAUDIA TRUSTEE

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

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 CENTRAL AC - NEW ENTRY DOOR AND CONCRETE STEPS - NEW CONCRETE PATIO PAD - NEW EXTERIOR ELECTRIC SERVICE PANEL - NEW BATHROOM WINDOW

Inspector Albores 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: BE22110019

520 NW 17 AVE
3EYE POWER LLC

Service was via certified mail on 1/31/23 and posting at City Hall on 3/2/23.

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 STRUCTURE IN REAR OF PROPERTY - NEW PAVERS IN FRONT AND SOUTH SIDE OF PROPERTY

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: BE22100018

712 SE 11 CT
BULFIN, MICHAEL

Service was via posting at the property on 2/24/23 and at City Hall on 3/2/23.

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:
WOODEN FENCE REAR OF PROPERTY

Inspector Albores 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: BE22110070

1590 SW 31 AVE
SARTORI, LAURENT D LAUDE
SARTORI, SUNSHINE HEIDY

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

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:
DEMOLITION INCLUDING REMOVAL OF ONE KITCHEN, RESIDENTIAL ALTERATION/FULL INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO TWO WINDOW ROUGH OPENING MODIFICATION AT WEST WALL ADJACENT TO MAIN ENTRY DOOR AND ONE ROUGH OPENING MODIFICATION AT NORTH WALL, WINDOWS, AND DOORS, TWO GARAGE DOORS, DRYWALL REPLACEMENT, ELECTRICAL, PLUMBING AND MECHANICAL

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Ms. Hasan recommended a \$500 per day fine because work had continued after the Stop Work Order was posted, the owner had not communicated with the City and was not present.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$500 per day.

Case: BE22010053

3041 NE 49 ST
BPL LLC

This case was first heard on 10/20/22 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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: BE22040153

1702 NE 9 ST
V P NE 17TH AVE LLC

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 \$5,050 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$5,050 fine.

Case: BE22030057

601 SW 14 AVE
SPYRA, MICHAEL L

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 \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$7,300 fine, which would continue to accrue until the property was in compliance.

Case: BE22070209

ORDERED TO REAPPEAR

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 property was not in compliance, fines had accrued to \$14,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$14,550 fine, which would continue to accrue until the property was in compliance.

Case: BE23010067

CITATION

335 COCONUT ISLE DR
335 COCONUT ISLE DRIVE LLC

This case was cited on 1/13/23 to comply by 1/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$600 fine.

Case: BE2301006

CITATION

337 COCONUT ISLE DR
335 COCONUT ISLE DRIVE LLC

This case was cited on 1/13/23 to comply by 1/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$600 fine.

Case: BE23010050
454 N VICTORIA PARK RD
827 NW 114 ST LLC

CITATION

This case was cited on 1/11/23 to comply by 1/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal was received.

Mr. Ansbro imposed the \$800 fine.

Case: BE23010051
454 N VICTORIA PARK RD
827 NW 114 ST LLC

CITATION

This case was cited on 1/11/23 to comply by 1/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal was received.

Mr. Ansbro imposed the \$12,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22080220
1520 SE 2 CT 1-5
BRADLEY, TONY

This case was first heard on 10/20/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$6,950 fine, which would continue to accrue until the property was in compliance.

Case: BE22070092
5601 N POWERLINE RD
PBC INVESTORS I LLC;
C/O KEI PROPERTIES GROUND FL S

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 \$2,300 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$2,300 fine.

Case: BE21110038
99 SW 14 ST
FT 99 LLC; SS 99 LLC

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 \$29,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$29,300 fine, which would continue to accrue until the property was in compliance.

Case: BE21100078

340 SW 21 TER
BLU O REALTY 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 \$18,800 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21110051

700 NW 57 PL
ST 700 LLC & LC 700 LLC;
DS 700 LLC & MZ 700 LLC

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 \$29,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$29,300 fine, which would continue to accrue until the property was in compliance.

Case: BE2004042

2201 NE 19 ST
FULL GOSPEL CHURCH OF LIVING GOD INC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$53,300 and the City was requesting administrative costs of \$575.

Mr. Ansbro imposed administrative costs of \$575.

Case: BE21070196

4701 NE 21 AVE 1-5
4701 NE 21ST AVENUE 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 not in compliance, fines had accrued to \$23,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$23,000 fine, which would continue to accrue until the property was in compliance.

Case: BE22080162

ORDERED TO REAPPEAR

2275 W STATE ROAD 84
AIDS HEALTHCARE FOUNDATION INC

This case was first heard on 2/16/23 to comply by 3/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, recommended resetting the case for a Massey hearing and ordering the respondent to attend that hearing.

Mr. Ansbro granted no extension, and ordered the respondent to attend the Massey hearing.

City staff entered page 25 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 11:40 AM.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate