



**SPECIAL MAGISTRATE VIRTUAL HEARING
TOM ANSBRO PRESIDING
MAY 18, 2023
9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Diana Cahill, Administrative Assistant
Yvette Cross-Spencer, Administrative Assistant
Kailly Linares, Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alejandro DelRio, Senior Building Inspector
Justin Drechsel, Code Compliance Officer
Jeff Franklin, Building Inspector Trainee
Linda Holloway, Code Compliance Officer
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

Respondents and witnesses

BE21070259: Lorri Hill
BE23030194: Nataly Gutierrez Esq.; Arshad Vigar; Lance Kaplan; Leonardo Duran
BE21110004; BE22100044: Courtney Crush Esq.
BE20050439; BE21070243: Estefania Mayorga Esq.; Stephanie Toothaker Esq.
BE21060044: Syed Raza
BE21100046: Robert Lazerson
BE20080089: Lacarenthia Anderson; Greg Brewton
BE20080087: Anson Stuart; Rosalind Osgood
BE21070312: Liandria Walker; Luba DeWitt
BE21070363: Stacy Hyde; Anthony Cabreja
BE22080236: Ashley Brinson
BE22030033; BE22030031: Vivian Jaime Esq.
BE23030142: Estefania Mayorga Esq.; Stephanie Toothaker Esq.; Kim Nothard
BE22060129: Bridgette Pierce
BE21070378: Colleen Cooney
BE22110123; BE22110132: Dylan Lagi
BE21070209: Melissa Wesman
BE22040162: Chris Bluem
BE20050205: Miranda Smith
BE21090160: Rodger Comstock; Vincent Buchan
BE21070071: Aaron Vinson
BE21120028: Melissa McGriff
BE21070301: Michael Dicondina
BE22060088: Jordan Williams
BE21070357: Frank Romero; Pedro Perez
BE22050088: John Longchamps
BE22050079: Claudinne Cerviera
BE20040432; BE21070192: Willy Chin; Leroy Chisolm
BE22110020: Chad Bean
BE22050138: Juan Martinez
BE20040391; CE15071139: Mark Bruno
BE22110043: Joshua Deitchman
BE22120113: Andrea Arandia
BE21090077: Anthony Gondola; Maher Dajani
BE22040060: Haresh Jariwala; Vivian Dennis
BE21070367: Robert Hink
BE22090143: Bryan Cicale
BE22040027: Mohammed Haroon; Sumair Haroon; Hernando Perrado Torres
CE15081930: Jason Gunther; Theodore Morley
BE21100089: Jeremy Shir Esq.
BE22110015: Steven Bader
BE21100266: Richard Downing
BE22080162: Chris Hoefel
BE23010110: Kristy Armada Esq.
BE23020161: Michael James
BE22040227: Catherine Deangelis
BE22090127: Mario Tacher
BE22080106: Crystal Ortega; Jesus Fonte; Albert Capellini; George Petrocelli
BE22070196: Patrick Dervishi
BE22110133: Jeffrey Johnson; Levindo Baltar
BE22080024: Albairis Carrero
BE21070001: Jacob Epstein Esq.; Jeremy Apisdorf Esq.; Michael Girard; Siran Derberdrossian; Althea Pemsel; Paula Campione; Richard Dethomasis; Shirish Rajpathak; Scott Thielbar
CE14121883: Eric Hoyt
BE21100072: Rony Loring
BE20040323: Michael Emery
BE23040089: Andrew Schein Esq.
BE20050413; BE20050412; BE21110008: Muhanned Farraj
BE22070114: Sara Luz Mazariegos; Jasmine Jessany
BE21090296: Gavin Elliot

BE20070274: Hector Sarmiento
BE22060048: Alberto Perosch
BE22110098: Jaime Sturgis
BE22010014: Sheniqua Williams
BE22090149: Cenabia Feliciano

CE14071683: John Smith
BE21120098: Michael Walton
BE21090016: Zomara Ibaria-Blackmon
BE22040053: Todd Wolf
BE21060092: Capp Williams

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: BE22100044

225 S FORT LAUDERDALE BEACH BLVD
L & A BEACH HOLDINGS LLC

This case was first heard on 1/19/23 to comply by 3/2/23. 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.

Courtney Crush Esq., attorney, said the property had obtained a temporary Certificate of Occupancy in 2014 and a subsequent change in City personnel had resulted in a question regarding the flood elevation. The issue had been resolved and the permit was almost ready. She requested 30 days for inspections.

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

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

Case: BE21110004

401 NE 8 ST
401 NE 8TH STREET LLC

This case was first heard on 2/17/22 to comply by 6/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,150 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, recommended imposition of the fine.

Courtney Crush Esq., attorney, requested 28 days to complete inspections. Inspector Martinez recommended imposition of the fine and said the respondent could request a lien reduction.

Mr. Ansbro imposed the \$12,150 fine, which would continue to accrue until the property was in compliance.

Case: BE22080024

2901 NE 51 ST
WATERVIEW CONDO
ASSOCIATION OF FORT LAUDERDALE INC

This case was first heard on 1/19/23 to comply by 3/2/23. 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.

Albairis Carrero said the new contractor was in the process of submitting documents for a new permit.

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

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

Case: BE21070001

3015 N OCEAN BLVD 2R
BERKLEY SOUTH CONDO ASSN INC

This case was first heard on 3/17/22 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 \$45,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Senior Building Inspector, said the garage drainage system had no permit.

Jacob Epstein Esq., the association's attorney, said the association had hired a new representative and he was making progress. An RFP had been issued and at least two contractors' bids had been received. The bids would be voted on the following week and as soon as a bid was accepted, they would negotiate the contract and begin the permit process. He requested an extension and agreed to provide an update at a future hearing.

Inspector DelRio noted the City had no plan and the case was begun almost two years ago. He did not support an extension. Mr. Epstein agreed to provide the RFP documents to the City.

Althea Pemsel, association vice president, said a new board had started this February and they had been unaware of what had already taken place. As soon as they were aware of the situation, they had taken action. She agreed to provide documents.

Mr. Ansbro imposed the \$45,900 fine, which would continue to accrue until the property was in compliance.

Case: BE22110132

603 NE 13 ST
QUEEN PROGRESS INVESTMENTS INC

This case was first heard on 1/19/23 to comply by 3/16/23. 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.

Jeff Franklin, Building Inspector Trainee, recommended imposition of the fine.

Dylan Lagi, project manager, said they had applied for all permits and were responding to comments, which required obtaining certificates from the County. He noted that the City's online system had been affected by the flooding event in April. He requested a 28-day extension. Inspector Franklin did not support an extension. Ms. Hasan said the Building Department had not been affected by the flooding issues and recommended imposition of the fine.

Mr. Ansbro imposed the \$6,200 fine, which would continue to accrue until the property was in compliance.

Case: BE22110123

911 NE 4 AVE
RECHTER HOLDINGS INC

Service was via posting at the property on 4/28/23 and at City Hall on 5/4/23.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9.

THERE ARE WALL, GROUND AND MURAL SIGNS THAT HAVE BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS AS PER ZONING REQUIREMENTS.

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:

WALL, GROUND AND MURAL SIGNS.

Officer Rich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. She said a permit was in process.

Dylan Lagi said they were working on the permit.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and the order would be recorded.

Case: BE21120028

802 SW 29 ST
MCGRUFF, MELISSA

This case was first heard on 1/20/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$223,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jeff Franklin, Building Inspector Trainee, recommended imposition of the fine.

Melissa McGriff said when she purchased the property in November 2021, it was stipulated that the previous owner had six months to close out the permit. The previous owner had sent her paperwork to sign in 2022 but she had heard nothing since. She had hired a contractor, who had submitted the permit applications.

George Oliva, Chief Building Inspector, said the pool was unsafe since it was not permitted, and said an inspector would post the pool to prevent its use. He said the pool needed electrical, plumbing and structural permits, as well as needing child protection.

Mr. Ansbro imposed the \$223,500 fine, which would continue to accrue until the property was in compliance.

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 in compliance, fines had accrued to \$792,300 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holloway, Code Compliance Officer, reported the case was in compliance and requested administrative costs of \$1,275.

Eric Hoyt said he had received the notice in January of this year and he had complied in less than four months. He said it had cost almost \$12,000 to comply and he did not see why he had to pay the administrative fee.

George Oliva, Chief Building Inspector, said the City followed the notification rules, and sent the notices to the address on file with the Broward County Property Appraiser and by posting the property. Ms. Hasan concurred that notice had been proper.

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

Case: BE20080087

401 NW 9 AVE
NEW MOUNT OLIVE MISSIONARY
BAPTIST CHURCH 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 not in compliance, fines had accrued to \$59,600 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.

Rosalind Osgood said the building was being renovated and they were responding to the City's comments on the permit application.

Anson Stuart said the permit application was almost ready to be approved. He stated they were gutting the entire facility and requested additional time. Chief Oliva said the 40-year report was not related to the renovations and their engineer could provide a request for an extension, but had not.

Mr. Ansbro imposed the \$59,600 fine, which would continue to accrue until the property was in compliance.

Case: BE21070243

316 NE 4 ST
DEPENDABLE EQUITIES 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 \$27,600 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.

Stephanie Toothaker Esq., the new owner's attorney, said the building was slated to be demolished, which she anticipated after the tenant left at the end of May. She requested an extension.

Mr. Ansbro imposed the \$27,600 fine, which would continue to accrue until the property was in compliance.

Case: BE20050439

1611 S ANDREWS AVE
NORTH BROWARD HOSPITAL DISTRICT

This case was first heard on 9/16/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,600 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.

Stephanie Toothaker Esq., the owner's attorney, said the property was vacant and they had been waiting some time for the City to issue a demolition permit. She was unsure why they would have an engineer submit a letter to the City when the property was vacant and being demolished.

George Oliva, Chief Building Inspector, recommended imposition of the fine. He said per the Broward County Board of Rules and Appeals, the engineer of record was responsible to request an extension.

Mr. Ansbro imposed the \$20,600 fine, which would continue to accrue until the property was in compliance.

Case: BE23030142

511 NE 3 AVE B
PALMIET TWO LLC

Service was via posting at the property on 4/26/23 and at City Hall on 5/4/23.

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

VIOLATIONS: FBC(2020) 111.1.1 **Complied**
BUILDING OR STRUCTURE OCCUPIED WITHOUT A TEMPORARY CERTIFICATE OF OCCUPANCY

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:
OUTDOOR DINING AND FOOD TRUCKS WITHOUT PERMITS

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

Stephanie Toothaker Esq., the owner's attorney, said most of what was in the photos was already permitted. She said they were working with the City. She requested time to continue working toward compliance and said the DRC process would not be complete in 63 days. She agreed to provide an update in 63 days. Ms. Hasan suggested requiring the respondent to attend the 7/20/23 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 7/20/23 hearing.

Case: BE21090296

4819 NE 21 AVE 1-9
ELLIOT, ANN; ANN ELLIOT REV TR

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 \$27,100 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Gavin Elliot agreed to the fine reduction.

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

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 in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

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

Bridgette Pierce, the owner's daughter, agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$575.

Case: BE20080089

401 NW 7 TER
MT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH INC

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 \$44,000 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.

Greg Brewton said the church had changed leadership and this issue had been "dropped." He said the church's contractor was addressing the inspection report items. He stated they had an engineer and Chief Oliva said he must provide a letter indicating the building was safe and request an extension. He said if the letter was provided within 15 days, the City would not put a lien on the property.

Mr. Ansbro imposed the \$44,000 fine, which would continue to accrue until the property was in compliance.

Case: BE22030031

501 SE 33 ST
27TH AVENUE ENTERPRISES LLC

This case was first heard on 6/16/22 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 \$15,300 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, recommended imposition of the fine.

Vivian Jaime Esq., the owner's attorney, said the owner had hired a contractor and pulled a permit for electrical work, the fence and asphalt. She said they had also hired a landscape architect to create a landscape plan. She requested 90 days. Officer Holloway recommended 63 days.

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

Case: BE22030033

3240 S FEDERAL HWY
27TH AVENUE ENTERPRISES LLC

This case was first heard on 6/16/22 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 \$15,300 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, recommended a 63-day extension.

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

Case: BE23030194

200 S BIRCH RD
LEISURE BEACH ASSOCIATION INC

Service was via posting at the property on 4/28/23 and at City Hall on 5/4/23.

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

VIOLATIONS: 9-280(C)

THERE IS DETERIORATION TO THE BALCONY FLOORS INCLUDING BUT NOT LIMITED TO
EXTENSIVE CONCRETE SPALLING
(DELAMINATION OF CONCRETE CAUSED BY RUSTING REINFORCEMENT STEEL BARS.

Case: BE21100046

401 NE 16 AVE
THE VICTORIAN CONDO ASSN 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 not in compliance, fines had accrued to \$24,600 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.

Robert Lazerson, manager, said a staff member had not followed up and Mr. Lazerson had taken over in March. He said their engineer had indicated the building cracks were not structural and they would be repaired the following week. Then the original report would be rewritten. Chief Oliva asked for the engineer to send a letter within 15 days, by June 2, indicating the building was safe and repairs were in progress, including the permit number.

Mr. Ansbro granted a 15-day extension, during which time no fines would accrue.

Case: BE21070312

VACATE OIF 11/17/22

404 NW 1 AVE
404 NW1 LLC

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 \$33,900 and the City was requesting to vacate the 11/17/22 Order Imposing the Fine and impose the \$1,275 administrative costs.

George Oliva, Chief Building Inspector, said the case had been complied but not updated in the system. He recommended vacating the 11/17/22 order and reducing the fines to \$1,275 administrative costs.

Liandria Walker agreed to the fine reduction.

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

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 \$5,950 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 owner had hired a contractor and 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: 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 \$5,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Longchamps, general contractor, said the expediter they had hired took their money but had not done the work. They had subsequently submitted the plans and he was awaiting a letter from the owners, who were out of the country, authorizing him to represent them.

Claudinne Cerveira thought she had complied in time. She said at one point the City had lost her plans and she needed to resubmit them. Joe Pasquariello, Assistant Building Official said Ms. Cerveira was confused regarding the plans being lost.

Mr. Ansbro imposed administrative costs of \$948.

Case: BE22110043
1431 N FEDERAL HWY
BRICKBOX ATLANTIC LLC

This case was first heard on 1/19/23 to comply by 3/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting administrative fees of \$825 be imposed.

Linda Holloway, Code Compliance Officer, said administrative costs totaled more than \$1,600 but Chief Oliva had approved reducing them to \$825.

Joshua Deitchman said they were in compliance within two weeks of being cited but fines had begun four months after that. Ms. Hasan recommended no fines or fees be imposed because the notice had been mailed to the wrong address.

Mr. Ansbro imposed no fines or fees.

Case: BE22120113
1435 SW 5 CT
ARANDIA, ANDREA T H/E; PUYOL, ELIO C

Service was via posting at the property on 4/7/23 and at City Hall on 5/4/23.

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:
WOOD FENCE

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

Andrea Arandia 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: BE21060044
317 SW 6 ST
AIDA INVESTMENTS INC

Service was via posting at the property on 3/31/23 and at City Hall on 5/4/23.

Jeff Franklin, Building Inspector Trainee, 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:
WOOD STRUCTURE WALL BUILT WITHOUT PERMIT.

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

Syed Raza said they had submitted all the documents for the permit.

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

Case: BE23040089

3100 NE 32 AVE
3100 EOP LLC

Service was via posting at the property on 4/28/23 and at City Hall on 5/4/23.

Leonardo 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.
FASCIA AND SOFFIT FALLEN

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
COLLAPSED DRYWALL CEILING IN UNIT 11 BEDROOM AND DELAMINATING CEILING IN UNIT 10 KITCHEN/LIVING ROOM AREA DUE TO LEAKING ROOF. DETERIORATED SOFFIT AND FASCIA. SOFFIT AND FASCIA HAS PARTIALLY FALLEN.

Inspector Martinez presented the case file into evidence. Joe Pasquariello, Assistant Building Official, said there were concerns about falling debris, and the owner's representative was not communicating. Inspector Martinez stated the fence preventing pedestrians from accessing the walkway had fallen down. George Oliva, Chief Building Inspector, said the roof was open and would be very dangerous in a hurricane. Inspector Martinez recommended ordering compliance within 28 days or a fine of \$100 per day, per violation, and to record the order. He said the owner must submit an engineer's letter. Chief Oliva requested revisiting the case in 30 days and allowing the City to demolish the property if the owner did not.

Andrew Schein Esq., the owner's attorney, said the building was under contract and could not be demolished right now. He said the owner's structural engineer could provide a report indicating either that the property was safe or describing what it would take to render the building safe. He explained that the owner had recently merged with another company and that was not reflected by the Broward County Property Appraiser yet. Mr. Schein said the sale would not close within 28 days. Mr. Ansbro said he wanted the fence around the property reinstalled and the work done to make the building safe within 10 days. Mr. Schein said they could reinstall the fence within 10 days but could not get permits to do the work in 10 days. Chief Oliva said if the engineer provided a letter, the City could approve emergency repairs.

Mr. Ansbro found in favor of the City and ordered the fence be reinstalled and the engineer's letter provided within 10 days and the emergency repairs made within 28 days or a fine of \$500 per day.

The Special Magistrate took a brief recess.

Case: BE22040060

1700 W BROWARD BLVD
BALAJI INVESTMENTS INC

This case was first heard on 9/15/22 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 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 180-day extension ended in March and recommended imposition of the fines.

Vivian Dennis said they were working on the plans and requested an extension. She stated they were having problems finding an architect. Officer Holloway did not agree to the extension request.

George Oliva, Chief Building Inspector, said this was a life safety issue at a hotel and he could not grant another extension. The hotel had not provided an engineer's letter.

Haresh Jariwala said they had submitted a report and there had been inspections. Chief Oliva said this report was older than 90 days, so it was not valid and must be updated.

Mr. Ansbro imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22070196

2895 NE 32 ST
WATERSIDE ON THE INTRACOASTAL CONDO

This case was first heard on 9/15/22 to comply by 9/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting administrative fees of \$995.26 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$995.26.

Patrick Dervishi agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$995.26.

Case: BE22040162

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 \$11,900 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, recommended imposition of the fines.

Chris Bluem said they were making progress and had recently responded to City comments. He requested additional time. He said the garage had not been converted; he had provided historic documentation showing the guest house was built when the house was originally built.

Mr. Ansbro imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: BE22110098

1211 NE 4 AVE
1211 4TH AVE LLC

Service was via posting at the property on 4/28/23 and at City Hall on 5/4/23.

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:

BLD-CALT-22100010

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

Jaime Sturgis said they had evicted the tenant and filed for a change of contractor. They were also updating the plans.

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

Case: BE22090143
1724 SW 4 ST
CICALE, COURTNEY L & BRYAN

Service was via posting at the property on 4/27/23 and at City Hall on 5/4/23.

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:
BUILDING A LARGE SHED.

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

Bryan Cicale said he had not investigated City rules for constructing the shed. After being cited, they had hired a contractor and found out the shed was too large. He had applied for a variance and the request was on the July Board of Adjustment meeting agenda. He requested an extension until after the Board of Adjustment heard the request.

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

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 \$5,950 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's first contractor had not pulled a permit. He said the owner was working with a new contractor who was pulling permits.

Richard Downing said they had been working diligently and already had an electrical permit. He requested a 56-day extension and Inspector Martinez agreed.

Mr. Ansbro granted a 56-day extension, during which time no fines would accrue.

Case: BE22080106 REQUEST EXTENSION
2841 N OCEAN BLVD
VANTAGE VIEW INC

This case was first heard on 2/16/23 to comply by 4/13/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,700.

Crystal Ortega, property manager, said they had an engineer to investigate the drainage issue.

Albert Capellini, engineer, said they had a contract for engineering services on the drainage and structure of the building. He said their plans would be done in 30 days. They had also been awaiting plans from the City, which he anticipated receiving any day.

George Oliva, Chief Building Inspector, reminded Mr. Capellini that this violation related to a four-inch PVC pipe that had been installed in the ground and connected to the main hookup. He said this was a simple permit.

Ms. Ortega said the issue was complicated because the engineer had been hired to assess the structural integrity of the elevated ramp. Mr. Capellini stated they had been hired to take care of a multitude of items that were all connected.

Ms. Hasan recommended scheduling the case for the next date in 28 days as a Massey Hearing.

Mr. Ansbro did not grant an extension.

Case: BE22110133

2900 BANYAN ST 101
JEFFREY PAUL JOHNSON TR
JOHNSON, JEFFREY PAUL TRUSTEE

Service was via posting at the property on 4/11/23 and at City Hall on 5/4/23.

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. A NEW BATHROOM WAS BUILT. (PROPERTY WAS A 2 BEDROOM 1 BATH) NEW ELECTRICAL PANEL AND RECESSED LIGHTS. NEW WATER HEATER. NEW WINDOWS AND DOOR. NEW ACS.

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

Jeffrey Johnson said they had submitted permit applications for electrical, plumbing structural and air conditioning.

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

Case: BE20050413

3200 W BROWARD BLVD
A & M INVESTMENTS OF AMERICA LLC

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 \$48,300 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Muhanned Farraj agreed to the fine reduction.

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

Case: BE20050412

3214 W BROWARD BLVD
A & M INVESTMENTS OF AMERICA LLC

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 \$48,300 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Muhanned Farraj agreed to the fine reduction.

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

Case: BE21110008
3224 W BROWARD BLVD
A & M INVESTMENTS OF AMERICA LLC

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 \$22,300 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Muhanned Farraj agreed to the fine reduction.

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

Case: BE20040432
915 E SUNRISE LN
HPT IHG-2 PROPERTIES TR

This case was first heard on 4/15/21 to comply by 5/27/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,000 and the City was requesting administrative costs of \$1,275 be imposed.

George Oliva, Chief Building Inspector, said the building had been demolished and recommended reducing fines to administrative costs of \$1,275.

Willy Chin agreed to the fine reduction.

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

Case: BE21070192
999 N FORT LAUDERDALE BEACH BLVD
HPT IHG-2 PROPERTIES TR

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 \$30,200 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.

Willy Chin said they had been diligently working on the project. They had finished the first phase and were beginning the second phase.

George Oliva, Chief Building Inspector, recommended imposition of the fine.

Mr. Ansbro imposed the \$30,200 fine, which would continue to accrue until the property was in compliance.

Case: BE21100089
2000 W COMMERCIAL BLVD
COMMERCIAL BLVD 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 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.

Linda Holloway, Code Compliance Officer, recommended imposition of the fine.

Jeremy Shir Esq., the owner's attorney, said Broward County was purchasing the property and intended to demolish it.

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

The Special Magistrate took a brief recess.

Case: BE22060088 ORDERED TO REAPPEAR 4/20/23
825 SW 4 ST
WILLIAMS, JORDAN

This case was first heard on 2/16/23 to comply by 4/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,350.

Jordan Williams said he had submitted the permit application. He stated he needed to appear before the Historic Preservation Board.

Jose Saragusti, Senior Building Inspector, recommended a 28-day extension.

Mr. Williams said it would take longer than one month to get on the Historic Preservation Board agenda and Inspector Saragusti recommended 63 days.

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

Case: BE21070209
625 ANTIOCH AVE
HARWICK HOUSE 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 not in compliance, fines had accrued to \$32,100 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.

Melissa Wesman, property manager, said they had hired a new engineering firm to provide the detailed report. Those inspections had been done in March and the structural report had been submitted. The electrical report should be ready the following week.

George Oliva, Chief Building Inspector, advised Ms. Wessman to have the engineer provide a letter within 15 days explaining what needed to be done on the open permit for the repairs listed in the report.

Mr. Ansbro imposed the \$32,100 fine, which would continue to accrue until the property was in compliance.

Case: BE21070071
750 SE 3 AVE
AIDS HEALTHCARE FOUNDATION 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 not in compliance, fines had accrued to \$32,400 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 respondent had not submitted an engineer's report indicating the corrections were made or requesting an extension.

Aaron Vinson said they had pulled a permit and done most of the work indicated in the report. He said there were a few minor repairs left. Chief Oliva requested the engineer provide a letter indicating there was an open permit for the corrections in the report and Chief Oliva would provide another 180-day extension.

Mr. Ansbro imposed the \$32,400 fine, which would continue to accrue until the property was in compliance.

Case: BE21070301

824 NE 20 AVE

HG MIDDLE RIVER INVESTMENTS LLC

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 \$32,400 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 fines.

Michael Dicondina said he had sent in all the paperwork. His engineer had indicated his report would be ready the following week.

George Oliva, Chief Building Inspector, said if Mr. Dicondina provided the report within 15 days, he would stop the fines and comply the case.

Mr. Ansbro imposed the \$32,400 fine, which would continue to accrue until the property was in compliance.

Case: BE21070357

842 SW 2 ST 1-6

GFLNG LLC

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 \$33,700 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 fines.

Frank Romero, property manager, said they needed to work on 67 windows, so it had taken some time. He stated they would finish this week, and the engineer would prepare the report in a couple of weeks. He requested a month to finish.

George Oliva, Chief Building Inspector, said if the engineer provided a letter within 15 days stating there was an open permit and repairs were in process, he would provide another extension.

Mr. Ansbro imposed the \$33,700 fine, which would continue to accrue until the property was in compliance.

Case: BE20070274

1200 MIAMI RD

OASIS HOTEL LLC

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 not in compliance, fines had accrued to \$59,600 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 fines.

Hector Sarmiento said the 40-year inspection had noted the roof must be replaced because of a leak but they had not had the funds to for that and Chief Oliva had granted them an extension. They had a contract and he anticipated having the roof done in less than 60 days.

George Oliva, Chief Building Inspector, said if the engineer provided a letter within 15 days stating there was an open permit and repairs were in process, he would provide another extension.

Mr. Ansbro imposed the \$59,600 fine, which would continue to accrue until the property was in compliance.

Case: BE20040323 VACATE OIF 1/19/23
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 in compliance, fines had accrued to \$17,800 and the City was requesting to vacate the 1/19/23 Order Imposing the Fine and impose \$1,275 in administrative costs.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Michael Emery agreed to the fine reduction.

Mr. Ansbro vacated the 1/19/23 Order Imposing the Fine and imposed administrative costs of \$1,275.

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 in compliance, fines had accrued to \$270,300 and the City was requesting administrative costs of \$575 be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$575.

John Smith agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$575.

Case: BE21090016 VACATE OIF 3/16/23
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 in compliance, fines had accrued to \$37,600 and the City was requesting to vacate the 3/16/23 Order Imposing the Fine and impose administrative costs of \$1,275.

Linda Holloway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Zomara Ibaria-Blackmon agreed to the fine reduction.

Mr. Ansbro vacated the 3/16/23 Order Imposing the Fine and imposed administrative costs of \$1,275.

Case: BE22040053
6340 NW 5 WAY
6340NW5 WOLFPACK LLC

This case was first heard on 9/15/22 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 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, recommended imposition of the fine.

Todd Wolf said he had submitted two letters via email indicating the engineer had completed the interior structural and electrical components of the report and they still needed the parking lot portion. They had a permit for the parking lot lights, which had been inspected. He stated the building was safe and was vacant.

George Oliva, Chief Building Inspector, said the City had not received the email and Mr. Wolf agreed to resend it. Later in the meeting, Officer Hollway said the property was still not in compliance and reiterated her request for imposition of the fines. Chief Oliva advised Mr. Wolf to have the engineer sign the letters and electronically seal them and he would grant an extension.

Mr. Ansbro imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

Case: BE21060092

6710 NW 15 WAY
PALMDALE REALTY OF FT LAUDERDALE LLC

This case was first heard on 10/14/21 to comply by 11/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,300 and the City was requesting administrative costs of \$1,275 be imposed.

Linda Holoway, Code Compliance Officer, recommended reducing fines to administrative costs of \$1,275.

Capp Williams agreed to the fine reduction.

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

Case: BE22110015

2010 NE 17 ST
OCEAN KEY APARTMENTS LLC

This case was first heard on 1/19/23 to comply by 3/23/23. 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.

Steven Bader said he had finally found a company to pull the after-the-fact permits and he hoped the permit application would be submitted the following Monday.

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

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

Case: BE22110020

1037 N VICTORIA PARK RD
BEAN, CHAD; FERRICK, SHANNON

Service was via posting at the property on 4/25/23 and at City Hall on 5/4/23.

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 PVC FENCE.

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

Chad Bean said the previous owner had installed the fence and Mr. Bean needed an NOA to submit for the permit.

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

Case: BE22040027

1881 DAVIE BLVD
H I G 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 \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Hernando Perrado Torres said they had applied for the permit in February and electrical and zoning still needed to approve. He requested an extension.

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

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/20/23 hearing.

Case: BE22080162

ORDERED TO REAPPEAR 4/20/23

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 in compliance, fines had accrued to \$2,250 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$997.

Chris Hoefel agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$997.

Case: BE22070114

3796 SW 16 ST
MAZARIEGOS, SARA LUZ

This case was first heard on 1/19/23 to comply by 3/16/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended imposition of the fine.

Leonardo Martinez, Senior Building Inspector, acted as interpreter for the owner, Sara Luz Mazariegos. He explained to Ms. Mazariegos that she needed inspections and a Certificate of Occupancy.

Mr. Ansbro imposed the \$300 fine.

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 they had applied to the Board of Adjustment for a variance and he anticipated they would be on the July agenda.

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: BE21070378

520 SE 5 AVE
LAS OLAS BY THE RIVER CONDO ASSN INC

This case was first heard on 11/18/21 to comply by 1/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Colleen Cooney said the final inspection had been done earlier in the day and she had emailed it to Inspector Martinez.

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: BE22090127

2436 CAT CAY LN
TACHER, MARIO & YELENA

Service was via posting at the property on 3/31/23 and at City Hall on 5/4/23.

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 PERGOLA IN THE REAR OF THE PROPERTY. NEW EXTERIOR LIGHTS IN SOFFIT. NEW EXTERIOR ELECTRICAL PANEL AND ELECTRIC OUTLETS INCLUDING ONE IN THE REAR SOFFIT. NEW AC SPLIT IN THE ENCLOSED CARPORT, NEW KITCHEN AND BATHROOM. NEW INTERIOR HIGH HATS IN KITCHEN AND BATHROOM. CARPORT ENCLOSURE SHED WAS ENLARGED INTO THE SET BACK AND ITS ORIGINAL INTERIOR WAS ALTERED ADDING DRYWALL, NEW HIGH-HAT LIGHTING AND AC SPLIT UNIT. NEW WOOD DECK IN SHED LOCATION.

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: CARPORT ENCLOSURE AND OTHER NON-PERMITTED WORK

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He said some permits applications had been submitted and for the order to be recorded.

Mario Tacher said the prior owner had done the work without permits. They had already hired contractors, who had pulled some permits. He stated they were seeking a solution to keep the container on the property.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation, and the order would be recorded.

Case: BE21100072
3058 W BROWARD BLVD
GLAD REALTY CORP

This case was first heard on 2/17/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,200 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, recommended imposition of the fine.

Rony Loring said he would have his architect contact George Oliva, Chief Building Inspector, and send a certified letter. Chief Oliva advised Mr. Loring to send the letter within 15 days.

Mr. Ansbro imposed the \$23,200 fine, which would continue to accrue until the property was in compliance.

Case: BE21070363
421 SE 21 ST 1-5
BROWARD HOUSE 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 not in compliance, fines had accrued to \$15,800 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.

Anthony Cabreja said the property was undergoing extensive repairs. He said it had taken time to hire a contractor but the project was complete. He said they had submitted the paperwork earlier in the day.

George Oliva, Chief Building Inspector, said if he received the paperwork within 15 days he would comply the property.

Mr. Ansbro imposed the \$15,800 fine, which would continue to accrue until the property was in compliance.

Case: BE21090160
718 NW 8 AVE
FRP II LLC

Service was via posting at the property on 3/30/23 and at City Hall on 5/4/23.

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.

Rodger Comstock asked for 60 days but Chief Oliva said the maximum he could allow was 42 days.

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

Case: BE20050205 VACATE OIF 1/19/23
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 in compliance, fines had accrued to \$49,600 and the City was requesting to vacate the 1/19/23 Order Imposing the Fine and to impose the \$1,275 administrative costs.

Miranda Smith agreed to the fine reduction.

Mr. Ansbro vacated the 1/19/23 Order Imposing the Fine and imposed administrative costs of \$1,275.

Case: BE22070176
1610 S OCEAN DR
SILVERBERG, PAUL K & IRIS P

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

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-18102490 NEW POOL/SPA 15515
GALLONS AND DECK 2150 SF AND OTHER SUB PERMITS ARE EXPIRED AS WELL.

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: BE22110003
2011 NE 18 ST
COPE, ANGELA C

Service was via posting at the property on 5/2/23 and at City Hall on 5/4/23.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF
AT THIS PROPERTY IS DAMAGE AND IS IN DISREPAIR INCLUDING BUT NOT LIMITED TO THE
ROOF.

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

Ms. Hasan said this was a problem property and recommended a fine of \$500 per day.

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

Case: BE23020057
713 SE 7 ST
LEO, TINA MARIE

Service was via posting at the property on 4/29/23 and at City Hall on 5/4/23.

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:
WOOD FENCE AT THE REAR OF THE PROPERTY. THIS ADDITIONAL FENCE IS NOT INCLUDED IN PERMIT BLD-FEN-22030064.

Officer Rich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the order.

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

Case: BE23010197

340 SAN MARCO DR
340 SAN MARCO LLC

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

Jeff Franklin, Building Inspector Trustee, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18012306 /DEMO EXISTING
RESIDENCE 1664 SF AND POOL 16FT X

Inspector Franklin 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: BE23020010

1311 NW 5 ST
BRAY, CALVIN H/E; WALDEN, CYNTHIA

Service was via posting at the property on 4/7/23 and at City Hall on 5/4/23.

Jeff Franklin, Building Inspector, Trainee, 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 PVC FENCE

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

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

Case: BE22120088

1421 NW 1 ST
KP 1461 CITYVIEW LLC; CITYVIEW TWIN LLC

Service was via posting at the property on 4/28/23 and at City Hall on 5/4/23.

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:
DRYWALL AND FLOORING REMOVED IN THE APARTMENT A-105.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day and recording the order.

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

Case: BE23010186
702 NW 9 AVE
702 NW 9TH AVENUE LLC

Service was via posting at the property on 3/31/23 and at City Hall on 5/4/23.

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.

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

Case: BE23010170
817 NW 5 AVE
MARLENE THOMAS REV TR;
THOMAS, MARLENE TRUSTEE

Service was via posting at the property on 4/7/23 and at City Hall on 5/4/23.

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.

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

Case: BE23010134

1500 E SUNRISE BLVD
1500 E SUNRISE BOULEVARD LLC
% HH ? ENTERTAINMENT INC

Service was via posting at the property on 4/27/23 and at City Hall on 5/4/23.

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: BE23010074

2355 NE 26 ST
BRC LAND TR; SCHMIER, ROBERT TRUSTEE ET AL

Service was via posting at the property on 4/27/23 and at City Hall on 5/4/23.

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.

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

Case: BE23010073

2666 E OAKLAND PARK BLVD
GONGALES, ARRON C; STRAMAGLIA, VITO

Service was via posting at the property on 4/27/23 and at City Hall on 5/4/23.

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: BE22120109

808 SW 22 TER
PARE FAM TR; PARE, CLAUDE J TRUSTEE ET AL

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

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 TIKI HUT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and recording the order. He said the owner had applied for a variance.

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

Case: BE21090077

1500 NW 19 ST
19TH STREET FAMILY HOLDINGS 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 \$44,000 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.

Maher Dajani said the report had been submitted and the inspection passed six months ago.

George Oliva, Chief Building Inspector, said the City did not have the report.

Anthony Gondola, contractor, said he had the 40-year inspection certification. Chief Oliva advised Mr. Gondola to provide him the report within 10 days for him to check.

Mr. Ansbro imposed the \$44,000 fine, which would continue to accrue until the property was in compliance.

Case: BE23010148

901 SW 31 ST
PETROSKY, MARK

Service was via posting at the property on 4/11/23 and at City Hall on 5/4/23.

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

property was in compliance, fines had accrued to \$3,900 and the City was requesting administrative costs of \$856.82 be imposed.

Mr. Ansbro imposed administrative costs of \$856.82.

Case: BE22030014
111 SW 23 ST A
ANDREWS WAREHOUSE 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 \$3,500 and the City was requesting administrative fees of \$856.82 be imposed.

Mr. Ansbro imposed administrative costs of \$856.82.

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

This case was first heard on 1/19/23 to comply by 3/2/23. 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.

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

Case: BE22070234
2505 RIVERLANE TER
KAVOD REAL ESTATE LLC

This case was first heard on 1/19/23 to comply by 3/23/23. 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.

Mr. Ansbro imposed the \$5,500 fine, which would continue to accrue until the property was in compliance.

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

This case was first heard on 1/19/23 to comply by 3/2/23. 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.

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

Case: BE22080057
728 NW 3 ST
728 NW3RD LLC

This case was first heard on 1/19/23 to comply by 3/2/23. 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.

Mr. Ansbro imposed the \$1,250 fine.

Case: BE22070026

900 NE 18 AVE 701
CHAPLES, ANA SOPHIA

This case was first heard on 1/19/23 to comply by 3/23/23. 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: BE22050221

1224 SW 29 AVE
DARCY FLORIDA LLC

This case was first heard on 1/19/23 to comply by 3/23/23. 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: CE19061427

1464 SW 30 TER
KNOCHE, BRITTANY A

This case was first heard on 10/13/20 to comply by 12/15/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$33,300 fine, which would continue to accrue until the property was in compliance.

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 in compliance, fines had accrued to \$4,400 and the City was requesting the full fine be imposed.

Catherine Deangelis, neighbor, said the owner had built a wall and a gazebo that blocked her view. She read from the code, indicating an opaque fence, hedge, or wall within 10 feet of a waterway could not exceed 2.5 feet in height. Ms. Hasan suggested Ms. Deangelis contact Burt Ford, Zoning Chief.

George Oliva, Chief Building Inspector, spoke with Ms. Deangelis in Spanish. He suggested Ms. Deangelis contact Mohammed Malik, Zoning Administrator.

Mr. Ansbro imposed the \$4,400 fine.

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 \$8,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$8,700 fine, which would continue to accrue until the property was in compliance.

Case: BE21100169

9 N BIRCH RD
HARBOR HOUSE EAST CONDO ASSN

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 not in compliance, fines had accrued to \$24,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$24,60 fine, which would continue to accrue until the property was in compliance.

Case: BE21070353

241 S FORT LAUDERDALE BEACH BLVD
BROOKLYN 46TH LLC
% JOYNER MGMT CO

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 \$33,700 and the City was requesting the full fine be imposed.

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

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

Case: BE22050125

255 SW 27 AVE
BATMASIAN, JAMES H & MARTA
% INVESTMENTS LIMITED

This case was first heard on 9/15/22 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

Case: BE21070308

313 HENDRICKS ISLE
SERLATECA 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 in compliance, fines had accrued to \$18,100 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21100186

455 NE 16 AVE
THE HEMINGWAY AT VICTORIA PARK
CONDOMINIUM ASSOCIATION 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 \$18,200 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21090167

716 NE 14 AVE 1-8
ACS 716 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 \$23,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$23,800 fine, which would continue to accrue until the property was in compliance.

Case: BE21100053

771 NW 22 RD
FRANKLIN JACKSON CORP

This case was first heard on 2/17/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$41,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$41,200 fine, which would continue to accrue until the property was in compliance.

Case: BE21070175

850 NE 13 ST
TRANSFORMA REALTY LLC

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 \$33,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21100151

1022 NW 6 ST
CONE, WILLIAM J & ELECTA C

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 not in compliance, fines had accrued to \$38,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$38,400 fine, which would continue to accrue until the property was in compliance.

Case: BE21090302

1100 W MCNAB RD
82 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 \$18,200 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE20040391

1140 NW 55 ST
1163 HOLDINGS LLC

VACATE OIF 8/18/22

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

Case: BE21110050 VACATE OIF 2/16/23
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 in compliance, fines had accrued to \$12,200 and the City was requesting to vacate the 2/16/23 Order Imposing the Fine and impose the \$1,275 Administrative costs.

Mr. Ansbro vacated the 2/16/23 Order Imposing the Fine and imposed administrative costs of \$1,275.

Case: BE21070292 VACATE 12/16/21 FINAL ORDER
2325 NE 33 AVE
2325 NE 33RD 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 in compliance, fines had accrued to \$47,500 and the City was requesting to vacate the 12/16/21 Final Order and close the case.

Mr. Ansbro vacated the 12/16/21 Final Order and closed the case.

Case: BE21100341
2500 SW 3 AVE
GODBEE, PATRICIA M; MANN, CHRIS ET AL

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 not in compliance, fines had accrued to \$20,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$20,100 fine, which would continue to accrue until the property was in compliance.

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 in compliance, fines had accrued to \$22,500 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21100156
3600 N OCEAN BLVD
KORINTHOS PROPERTIES 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 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.

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

Case: BE21070141
5470 NW 10 TER
SAND & STEEL PROPERTIES LLC

This case was first heard on 11/18/21 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$36,500 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$36,500 fine, which would continue to accrue until the property was in compliance.

City staff entered page 48 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 4:30 PM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate