



**SPECIAL MAGISTRATE VIRTUAL HEARING  
ROSE ANN FLYNN PRESIDING  
JUNE 15, 2023  
9:00 A.M.**

**CITY OF FORT LAUDERDALE**

**Staff Present:**

Diana Cahill, Administrative Assistant  
Yvette Cross-Spencer, Administrative Assistant  
Kailly Linares, PT Administrative Assistant  
Katie Williams, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Alejandro DelRio, Senior Building Inspector  
Justin Drechsel, Code Compliance Officer  
Jeff Franklin, Building Inspector Trainee  
Linda Holloway, Code Compliance Officer  
Preston Mark, Building Inspector Trainee  
Leonardo Martinez, Senior Building Inspector  
Jorge Martinez, Senior Building Inspector  
George Oliva, Chief Building Inspector  
Joe Pasquariello, Assistant Building Official  
Mary Rich, Senior Code Compliance Officer

**Respondents and witnesses**

BE23020162: J. Bruce Forbes; Chad Krezmien  
BE23030194: Steve Young; Rick Pitchmen; Nataly Gutierrez Esq.  
BE23020065: Dorota Wysocka  
BE21100366: Daniel King  
BE23020175: Santiago Galan  
BE22100120: Sonia Agarwal; Nirav Patel  
BE23010187: Jeffrey Sussman  
BE23010196: Jonathan Fish  
BE23050135: Melissa McGriff  
BE23010031: Romney Rogers Esq.  
BE23010136: Nathan Miller-Bagley  
BE23010143: Mariano Leo

BE23010125: Jacques Altidor  
BE23010055: John Butler  
BE22100138: Rose Marie Florelix; Max Louis; Karl Max Louis  
BE22100006: Vielande Julme Isme  
BE23010052: Ferdinand George  
BE23010076: Wilfredo Perez; Timothy Hanrahan  
BE23020070: Lee Stern  
BE23020008: Samuel Constant; Patrick Ghattas; Douglas Fernandez  
BE23010059: Sonja Jeffers  
BE21100368: Daniel King

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: BE23020008**

2729 E OAKLAND PARK BLVD  
CANAM OAKLAND PROPERTIES LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 111.1.1

THE USE OF THIS COMMERCIAL SPACE HAS BEEN CHANGED FROM CIGAR SHOP TO FITNESS CENTER, WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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

Douglas Fernandez, property manager, said the tenant was responsible to make the change. Samuel Constant, tenant, said he would bring plans to the Building Department later in the day and said he would comply within 63 days.

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

**Case: BE23010031**

805 CORDOVA RD  
REDMOND, MICHAEL & CAROLYN

Service was via posting at the property on 5/26/23 and at City Hall on 6/1/23.

Justin Drechsel, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-144.6

THERE IS/ARE AN ATTACHMENT(S) PENETRATING CITY OF FORT LAUDERDALE SEAWALL,  
AND AS PER RESOLUTION NO PENETRATION IS PERMITTED.

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

Romney Rogers Esq., the owner's attorney, said he had sent the engineer's letter and the property was in compliance.

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

**Case: BE23030194**

**ORDERED TO REAPPEAR**

200 S BIRCH RD  
LEISURE BEACH ASSOCIATION INC

This case was first heard on 5/18/23 to comply by 6/15/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the engineer had certified that unsafe balconies had been secured.

Nataly Gutierrez Esq., the owner's attorney, said they had provided the engineer's certification regarding the safety of the building, as requested. She stated they had hired a project management team and would perform a full concrete restoration on the building. In the next 60 days, she stated they would be negotiating all contracts and by July 2, they would start the balcony work. She requested 60 days to provide another progress report.

Inspector Albores recommended a 63-day extension and ordering the respondent to attend the 8/17/23 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/17/23 hearing.

**Case: BE22100138**

2070 NW 27 LN  
FLOREXILE, ROSE MARIE; LOUIS MAX

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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

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

Max Louis agreed to comply. He said they had experienced difficulty contacting an inspector.

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

**Case: BE22100006**

2142 NW 8 ST  
ISME, VIELANDE JULME; ISME, WISLER

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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:  
BUILDING CONVERTED FROM DUPLEX TO TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS

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

Vielande Julme Isme said they had submitted everything for the permit.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and recorded the order.

**Case: BE23010052**

2506 BIMINI LN  
FLJCG INVESTMENTS LLC

Service was via posting at the property on 4/17/23 and at City Hall on 6/1/23.

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:  
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN APPLIANCE RELOCATION, BATHROOM ALTERATION, NEW PARTITION WALL, EAST EXTERIOR WALL OPENING CREATED TO ACCESS FAMILY ROOM, NEW DRYER VENT DUCT WORK, WINDOWS AND DOORS, NEW VINYL FENCE AT NORTH AND SOUTH PROPERTY LINES, NEW PLANTERS WALLS IN THE FRONT OF THE HOUSE, NEW RETAINING WALL AT THE REAR OF THE PROPERTY ADJACENT TO SEAWALL, NEW PAVERS AT THE REAR OF PROPERTY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day and recording the order. He said the owner had already applied for permits.

Ferdinand George agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and recorded the order.

**Case: BE23010187**

700 NW 8 AVE  
700A SEACLOUD LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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.

Jeffrey Sussman thought doing the work would take more than 180 days and Chief Oliva said if extra time was needed, it could be granted after the engineer provided a letter.

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

**Case: BE23010196**

744 NW 5 AVE  
THRIVE DEVELOPMENT GROUP LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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.

Jonathan Fish said they had been gutting the property and renovating it for months. He hoped this building would be finished in 180 days. Mr. Fish asked if the case could be thrown out because they were awaiting a certificate of completion for the construction. Chief Oliva said the safety inspection must be provided even if the building was undergoing renovation.

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

**Case: BE23010136**

821 N VICTORIA PARK RD  
LAKIN-BABETCH RLB LLC % RICHARD LAKIN

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

Nathan Miller-Bagley agreed to comply within 180 days.

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

**Case: BE23010143**

822 NE 18 AVE  
816 JASMINE LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

Mariano Leo agreed to comply within 42 days.

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

**Case: BE23010125**

1060 NE 5 TER  
PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

Jacques Altidor said he had submitted the report. He said the survey had been redone and resubmitted to the architect.

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

**Case: BE23020162**

101 SE 23 ST  
BUNKHOUSE HOLDINGS LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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:  
STRUCTURAL TO INCLUDE NEW WALL PARTITIONS, IMPACT DOOR, NEW TRUSSES, PLUMBING TO INCLUDE BATHROOMS, ELECTRICAL, KITCHEN REMODEL

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.

Chad Krezmien, contractor, said they had been repairing the roof with a permit and it had collapsed, damaging the walls, which were already destroyed by termites. He said they had reinforced the walls to allow the roofing work to continue. He said they had submitted plans for everything and the permits were in process. He confirmed they had stopped work at the property since the Stop Work order was posted.

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

**Case: BE23020070**

2630 BARCELONA DR  
RUBIN, LEE & MARY

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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:  
DOCK ALTERATION INCLUDING FRAMING VIOLATION OF FBC BCA 105.1

Inspector Franklin said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the order.

Lee Stern said he had the plans he would submit for the permit. He agreed to comply.

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

**Case: BE21100366**  
401 N FORT LAUDERDALE BEACH BLVD  
CAPRI HOTEL LLC

ORDERED TO REAPPEAR

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

Daniel King said the façade restoration project was close to completion. He said rain had delayed their progress and requested until the end of July.

Jorge Martinez, Senior Building inspector, recommended a 63-day extension, and ordering the respondent to attend the 08/17/23 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/17/23 hearing.

**Case: BE21100368**  
3101 BAYSHORE DR  
FT LAUD RESIDENCES HOTEL CONDO ASSN

ORDERED TO REAPPEAR

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

Jorge Martinez, Senior Building inspector, recommended a 63-day extension, and ordering the respondent to attend the 08/17/23 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/17/23 hearing.

**Case: BE23020175**  
412 SW 16 CT  
GALAN, SANTIAGO; MENENDEZ, FLORENCIA PAULA

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

Justin Drechsel, 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 WOODEN FENCE VIOLATION OF FBC CODE 105.3.1.4.18

Officer Drechsel said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day and recording the order.

Santiago Galan said he had needed to build the fence to secure the property and said he had been unable to get the contractor to help. He agreed to comply.

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

**Case: BE23050135**  
802 SW 29 ST  
MCGRIFF, MELISSA

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 111.1.1

PROPERTY BEING OCCUPIED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

Inspector Martinez presented the case file into evidence and recommended ordering the property to be vacated immediately until the Certificate of Occupancy was issued or a fine of \$100 per day. He also requested the order be recorded, and the case scheduled for a Massey hearing.

Melissa McGriff said she was unaware the property did not have a Certificate of Occupancy when she purchased it 18 months ago. Since she received the notice, she had contacted the builder, who said she had been working on this. There was an issue with a rear easement behind the four townhomes, of which this was one. She said the notice she received three weeks ago indicated she would have 90 days. Ms. Hasan stated Ms. McGill may have legal recourse against the prior owner and the title company.

Joe Pasquariello, Assistant Building Official, said there was also a pool on the property built without a permit. Ms. McGill stated when she purchased the property, she was informed that the prior owner had to close out that permit within six months but he had not, so she had hired an engineer and started the pool permit process herself.

George Oliva, Chief Building Inspector, said the situation was very unsafe and no one should inhabit the property or use the pool. Ms. McGill said the engineer had verified the safety of the pool electrical. Chief Oliva said that engineer's report had not been accepted by the City yet and the work had not been inspected by the City.

Mr. McGriff reiterated that the notice said she would have 90 days and requested the rest of that time. Ms. Hasan said due to the nature of the violation, the property was deemed unsafe and this allowed the Building Official to order immediate vacation and demolition of a structure with no Certificate of Occupancy. Ms. Williams said staff had issued the standard Inspection Report, which indicated 90 days. Mr. Pasquariello said the City could not allow the property to be occupied. Ms. McGill said all inspections had been done with the other units; this issue related to the rear easement. Chief Oliva suggested requiring the owner to shut off the electricity to the pool light. Ms. Flynn said she would allow Ms. McGriff 28 days to have the pool inspected and in the meantime it would not be used. Ms. McGill stated she had already informed the tenants not to use the pool and requested the City inspect the pool as soon as possible. Ms. Hasan said the pool permit was still in plan review so it could not be inspected yet. She reported the violation for the pool was already accruing fines. She suggested allowing 35 days or a fine of \$250 per day and ordering the respondent to attend that hearing. Mr. Pasquariello said Ms. McGill could expedite the pool permit and request the Building Official not order the property vacated, since the Certificate of Occupancy was a "paperwork issue."

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, recorded the order and ordered the respondent to attend the 7/20/23 hearing.

**Case: BE23020065**  
401 COCONUT ISLE DR  
WYSOCKA, DOROTA

Service was via posting at the property on 5/31/23 and at City Hall on 6/1/23.

Linda Holloway, 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:

A WALL ERECTED WITHOUT FIRST OBTAINING A PERMIT

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



**Case: BE22120019**

809 NE 16 AVE  
MAZAL INVESTMENTS 16 LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recording the order.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recorded the order.

**Case: BE22120020**

821 NE 16 AVE  
MAZAL INVESTMENTS 16 LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recording the order.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recorded the order.

**Case: BE22120021**

825 NE 16 AVE  
MAZAL INVESTMENTS 16 LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE

DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recording the order.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recorded the order.

**Case: BE22120022**  
841 NE 16 AVE  
MAZAL INVESTMENTS 16 LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006 AND REBAR IS EXPOSED.

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recording the order.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense, and recorded the order.

**Case: BE22080305**  
213 ROYAL PALM DR  
MORI REV TR; CLAPS, LOUIS TRUSTEE ET AL

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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:  
KITCHEN DEMO, WINDOW BLOCK WORK AT GARAGE, NEW ELECTRIC AND ELECTRIC PANELS, PLUMBING, DRYWALL REPAIR

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day and recording the order. He said he had posted a Stop Work Order on the property twice.

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

**Case: BE23050065**

259 KANSAS AVE  
PRITZEL, DANIEL

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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 MAILBOX STRUCTURE IN THE SWALE AREA.

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

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

**Case: BE23010200**

704 SE 25 AVE  
ENDLESS INVESTMENTS LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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

VIOLATIONS: FBC (2020) 105.1

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

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

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

**Case: BE23030030**

941 SW 29 ST  
941 SW 29TH ST LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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 WINDOWS AND DOORS.  
NEW AC SPLIT UNITS.  
NEW DRYER VENTS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day and recording the order. He said the window and door permit only was in process.

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

**Case: BE23030031**

1010 SW 30 ST  
1010 SW 30 ST LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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 WINDOWS AND DOOR.  
NEW AC MINI SPLIT.  
NEW KITCHENS.  
NEW CEILING RECESS LIGHTS.  
NEW DRYER VENTS.

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

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

**Case: BE22110022**

518 NW 17 AVE  
3EYE POWER LLC

Service was via certified mail on 5/25/23 and posting at City Hall on 6/1/23.

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 PAVERS INSTALLED

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the order. Ms. Hasan said the case was begun in 2022 and recommended allowing 28 days. She later recommended withdrawing the case because a quit claim deed had been recorded on May 31 to a new owner.

The City withdrew the case.

**Case: BE22110007**

717 NW 1 ST  
CRAVIS HOLDINGS LLC

Service was via posting at the property on 4/17/23 and at City Hall on 6/1/23.

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:  
MEZZANINE

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

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

**Case: BE23030211**

1400 NE 53 CT  
MODERN APARTMENTS LLC

Service was via posting at the property on 5/26/23 and at City Hall on 6/1/23.

Alexander Albores, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(C)

THERE IS DETERIORATION TO THE METAL STAIRWELL ON THE NORTH SIDE OF THE BUILDING THAT APPEARS TO BE SEVERE. IN ADDITION, THERE IS CONCRETE SPALLING IN MULTIPLE BALCONIES AT THE REAR OF THE BUILDING.

FBC BCA (2020) 116.1

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.

THERE IS DETERIORATION TO THE METAL STAIRWELL ON THE NORTH SIDE OF THE BUILDING THAT APPEARS TO BE SEVERE. IN ADDITION, THERE IS CONCRETE SPALLING IN MULTIPLE BALCONIES AT THE REAR OF THE BUILDING.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation, recording the order, and ordering the respondent to attend the 7/20/23 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, for violation 9-280(C), recorded the order, and ordered the respondent to attend the 7/20/23 hearing.

**Case: BE23010013**

3351 SW 13 AVE  
SCHAEFER INDUSTRIES INC

Service was via posting at the property on 4/21/23 and at City Hall on 6/1/23.

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:

STEEL STORAGE RACKS INSTALLED IN UNIT 3351

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

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

**Case: BE23010096**

520 NE 13 ST  
LAND MEN GROUP LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE23010160**

819 NW 7 AVE  
STAR PROPERTY VIII LLC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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.

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

**Case: BE23010055**

1101 NW 55 ST  
BUTLER, JOHN T

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

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.

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

**Case: BE23010102**

1122 NW 9 AVE  
RESTORING GRACE COMMUNITY CHURCH INC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

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

**Case: BE23010090**

1220 NW 23 AVE  
NW 23RD RLTY LLC % SUPERIOR PRINTING INK CO INC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE23010081**

2132 E OAKLAND PARK BLVD  
HARRY VORDERMEIER JR REV LIV TR

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

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

**Case: BE23010076**

2525 N FEDERAL HWY  
RUTHS CHRIS STEAK HOUSE #6 INC

Service was via posting at the property on 5/25/23 and at City Hall on 6/1/23.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD  
COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION  
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS  
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE  
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE23010059**

2787 E OAKLAND PARK BLVD  
NT PROPERTIES LLC

Service was via posting at the property on 5/24/23 and at City Hall on 6/1/23.

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.

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

**Case: BE21070309**                      ORDERED TO REAPPEAR  
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 in compliance, fines had accrued to \$2,500 and the City was requesting administrative costs of \$525 be imposed.

Ms. Flynn imposed administrative costs of \$525.

**Case: BE22070196**                      VACATE ORDERS 9/15/22 & 5/18/23 & CLOSE CASE  
2895 NE 32 ST  
WATERSIDE ON THE INTRACOASTAL CONDO

This was a request to vacate the orders dated 9/15/22 and 5/18/23 and close the case.

Ms. Flynn vacated the orders dated 9/15/22 and 5/18/23 and closed the case.

City staff entered page 22 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:  
BE23010085

#### **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:  
BE22110022


#### **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 11:32 AM.

  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate