



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING  
2<sup>nd</sup> Floor Meeting Room  
Marine Industries, 221 SW 3 Avenue  
TOM ANSBRO PRESIDING  
JULY 20, 2023  
9:00 A.M.

**Staff Present:**

Diana Cahill, Administrative Assistant  
Felicia Ritchey, PT Administrative Assistant  
Carmen Thompson, Permit Services Tech  
Katie Williams, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Patricia Saintvil-Joseph, Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Alejandro DelRio, Senior Building Inspector  
Jeff Franklin, Building Inspector Trainee  
Linda Holloway, Code Compliance Officer  
Leonardo Martinez, Senior Building Inspector  
Jorge Martinez, Senior Building Inspector  
George Oliva, Chief Building Inspector  
Joe Pasquariello, Assistant Building Official  
Jose Saragusti, Senior Building Inspector

**Respondents and witnesses**

BE23060133: Glenn Masere  
BE21100284: Laura Russo  
BE22120100: Motty Klein  
BE23030142: Kim Nothard, Estefania Mayorga  
BE21120011: Anair Gonzalez  
BE23050135: Andrew Schein Esq.  
BE22020074: Anthony Ortiz  
BE23030058: David Cardaci  
BE23040096: Sharon Furtado  
BE21070056; BE21070057: Michael Cervalli  
BE22080208: Lowell Gannon; Phelidair Joseph  
BE22040011: Neida Gomez  
BE23030211: William Steiger  
BE22070140: Joseph Thompson

BE23010100: Kerry Stone  
BE22040107: Angela Becho  
BE20060121: Vincent Scotto  
CE19030434: Thomas Lanigan  
BE22040027: Hernando Torres Parado  
BE23030123: Maria Villaneuva; Pedro Bazan  
BE22080120: George Criscone  
BE22080290: Samantha Cherry; Jonathan Colpani  
BE21100180: Arthur Meccia; William Salim Esq.  
BE21090004: Ernesto Juarez  
BE22080106: Crystal Ortega  
BE21100034: John Nolan  
BE21070248: Andrea Norman

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

The meeting was called to order at 9:10 A.M.

**Case: BE23040096**

845 NW 10 TER  
HEF FEDERAL APARTMENTS LLC

Service was via posting at the property on 6/30/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. FBC 116.2.1.2.1 THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

COLLAPSED DRYWALL CEILING IN UNIT 11 BEDROOM AND DELAMINATING CEILING IN UNIT 10 KITCHEN/LIVING ROOM AREA DUE TO LEAKING ROOF.

: 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. ROOF IN DISREPAIR

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

Sharon Furtado said the tenants in these units had been relocated. She agreed to comply.

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: BE22080208**

1130 SW 30 AVE  
ALEXIS, ALIENNE

This case was first heard on 3/16/23 to comply by 4/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$4,500.

Jose Saragusti, Senior Building Inspector, confirmed the property was in compliance.

Lowell Gannon said the contractor had not pulled a permit for the air conditioning. He requested no fine be imposed because the owners had nothing to do with it.

Officer Saragusti recommended no fines be imposed.

Phelidair Joseph, the owner's neighbor, said the contractor should pay the fine because they were responsible.

Mr. Ansbro reduced the fine to \$500.

Later in the meeting, the case was recalled and the City recommended no fine be imposed.

Mr. Ansbro imposed no fines.

**Case: BE21100284**

345 W STATE ROAD 84  
LAKE WORTH PROPERTY ENTERPRISES LLC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$44,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said there was no compliance and recommended imposition of the fines.

Laura Russo said the prior representative had not handled this but Ms. Russo now had a proposal for the work. She requested a fine reduction.

Mr. Ansbro imposed the \$44,700 fine, which would continue to accrue until the property was in compliance.

**Case: BE22040011**

1300 NW 15 CT  
BARBARITA INTERIOR DESIGNS INC

This case was first heard on 8/18/22 to comply by 9/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$10,450.

Jose Saragusti, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,096.

Neida Gomez agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,096.

**Case: BE20060121**

1801 NE 20 AVE  
SCOTTO, VINCENT J

Service was via posting at the property on 6/28/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-06021861 - INTER RENO 1 BATHROOM

PM-06052290 - PLUMBING FOR BATH REMODEL BP 06021861

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

Vincent Scotto said the contractor had not closed out the permit and walked off the job, unbeknownst to Mr. Scotto. He thought he had addressed this in 2020. Mr. Scotto said he had applied for the permit and was awaiting approval for inspection.

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

**Case: BE23030211**

**ORDERED TO REAPPEAR**

1400 NE 53 CT  
MODERN APARTMENTS LLC

This case was first heard on 6/15/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the owner had applied for a permit.

William Steiger, property manager, said work was in progress and requested a 63-day extension. Inspector Albores agreed to the extension request and recommended ordering the respondent to attend the 9/21/23 hearing.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/21/23 hearing.

**Case: BE21100180**

2801 S ANDREWS AVE  
MECCIA, ARTHUR R EST ET AL  
% LAW OFFICE ASLANIAN & ASLANIAN

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 \$44,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the case was begun in 2021. He recommended imposition of the fine.

William Salim Esq., the owner's attorney, said the owner had inherited the property in 2020 and assumed the inspectors had submitted the reports to the City. He added that the notices had been sent to the attorney who handled Mr. Meccia's father's estate.

Mr. Ansbro imposed the \$44,700 fine, which would continue to accrue until the property was in compliance.

**Case: BE21100034**

3200 N PORT ROYALE DR  
THE TOWER AT PORT ROYALE CONDO ASSN

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 \$6,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

John Nolan, property manager, agreed to the fine reduction.

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

**Case: BE21070248**

5300 NW 9 AVE  
DEZER POWERLINE LLC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$44,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Andrea Norman, property manager, said the report had been completed in 2022 but was never sent to the City. Now the engineer needed to update the report.

Mr. Ansbro imposed the \$44,700 fine, which would continue to accrue until the property was in compliance.

**Case: BE22070140**

1404 NE 17 ST 1-2  
DIAZ, JORDANO LORAY;  
THOMPSON, JOSEPH MARSHALL

Service was via posting at the property on 6/19/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18020592 NEW A/C INSTALLATION 2 TON AND SUB PERMIT EXPIRED AS WELL.

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

Joseph Thompson said he did not know what to do. He said the contractor had allowed the permit to expire and now said they were not required to assist him. Inspector Franklin asked Mr. Thompson to speak to him after the hearing.

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

**Case: CE19030434**

1824 SW 11 CT  
LANIGAN, THOMAS P

Service was via posting at the property on 6/26/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 18012113 REROOF FLAT 1300  
SQ FT

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

Thomas Lanigan agreed to comply.

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

**Case: BE23030123**

2120 IMPERIAL POINT DR  
VILLANUEVA, LUIS;  
VILLANUEVA, MARIA TERESA

Service was via posting at the property on 6/24/23 and at City Hall on 7/6/23.

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, ROOFING, IMPACT WINDOWS AND DOOR, ELECTRIC, MECHANICAL FOR  
ADDITION

Inspector Franklin presented the case file into evidence and said he had posted a Stop Work Order on the property. He recommended ordering compliance within 63 days or a fine of \$50 per day. He also requested the order be recorded.

Maria Villaneuva said she was building a sunroom for a dog because she was allergic. Pedro Bazan, contractor, said they were pulling an after-the-fact permit. He said so far, only structural work had been done, no electrical or plumbing.

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

**Case: BE23030142**

**ORDERED TO REAPPEAR**

511 NE 3 AVE B  
PALMIET TWO LLC

This case was first heard on 5/18/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Estefania Mayorga requested a 91-day extension. She stated the project was in the DRC process. Kim Nothard, owner, said they had a Temporary Certificate of Occupancy.

Jose Saragusti, Senior Building Inspector, did not object to the extension request and recommended ordering the respondent to attend the 10/19/23 hearing.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/19/23 hearing.

**Case: BE22020074**

813 SW 4 CT 1-4  
SAILBOAT BEND RESIDENCES LLC

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,200 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, said the owner had been working diligently to comply but was facing several challenges. She recommended a 91-day extension.

Anthony Ortiz, owner, said he was waiting for a survey.

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

**Case: BE22120100**

417 NE 11 AVE  
PHILIPSON, BENT & DEBORAH

This case was first heard on 3/16/23 to comply by 4/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Motty Klein said they had fixed an error and resubmitted.

Jose Saragusti, Senior Building Inspector, said the permit was in process and recommended a 63-day extension.

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

**Case: BE22040027**

1881 DAVIE BLVD  
H I G LLC

**ORDERED TO REAPPEAR**

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 Torres Parado said he would attend the Board of Adjustment hearing on September 14 to request a variance and requested a 91-day extension.

Jose Saragusti, Senior Building Inspector, did not object to the extension request.

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

**Case: BE23010100**

1501 SE 15 ST  
THE ISLAND CLUB CONDO ASSN INC

Service was via posting at the property on 6/30/23 and at City Hall on 7/6/23.



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:  
SHED IN BACKYARD

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

Ernesto Juarez said he had a permit but he needed a variance from the Board of Adjustment and hoped to be on the September agenda. He requested 90 days.

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

Mr. Ansbro took a brief recess.

**Case: BE22080106**

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, fines had accrued to \$4,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Senior Building Inspector, said the permit was in process.

Crystal Ortega, property manager, said they needed to submit enlarged plans. She requested 28 days. Inspector Martinez did not object.

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

**Case: BE22080120**

2221 SW 28 WAY  
CRISCIONE, GEORGE J

Service was via posting at the property on 7/1/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-02091019 SFR ADD: 1ST FL-STUDY, REC ROOM, 1/2 BATH, COVERED AND SUB PERMITS ARE EXPIRED AS WELL.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. The relevant permit number was PM-02091019 and its sub permits.

George Criscione said work was ongoing and the property was not out of compliance. Officer Holloway said the permits were from 2002 for an addition. Mr. Criscione described work done at the property.

Lisa Street, Mr. Criscione's wife, said she had called in job check inspections often enough to keep the permit alive. Mr. Criscione said he was never notified that the permit was about to expire.

Joe Pasquariello, Assistant Building Official, pointed out that the permit was from 2002 and the City wanted it completed. He stated a job inspection was not enough to justify keeping a permit open; the code required active progress. He advised Mr. Criscione to apply to renew the permit and meet with the Building Official.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 9/21/23 hearing.

**Case: BE21070057**

901 E CYPRESS CREEK RD  
PINECREST AP LLC  
% LAW OFFICES OF SCOTT A FRANK PA

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,300 and the City was requesting vacation of the Order Imposing the Fine dated 3/16/23 and imposing administrative costs of \$1,275.

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

Michael Cervalli, property manager, agreed to the fine reduction.

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

**Case: BE21070056**

903 E CYPRESS CREEK RD  
PINECREST AP LLC  
% LAW OFFICES OF SCOTT A FRANK PA

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,700 and the City was requesting vacation of the Order Imposing the Fine dated 3/16/23 and imposing administrative costs of \$1,275.

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

Michael Cervalli, property manager agreed to the fine reduction.

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

**Case: BE23030058**

825 E LAS OLAS BLVD  
LAS OLAS 825 LLC

Service was via posting at the property on 6/24/23 and at City Hall on 7/6/23.

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:  
NEW METAL FENCE, IMPACT WINDOWS AND DOORS, ELECTRIC WORK, NEW FRAMING

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

David Cardaci, tenant, said the prior tenant had opened the permit. They had finished the work but were still sorting out the permit.

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

**Case: BE22080290**  
2643 GULFSTREAM LN  
CHERRY HOUSE LLC

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, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jonathan Colpani, general contractor, said the permits and sub-permits were in process.

Samantha Cherry, owner, said she was not aware of the violations but was working to comply. She said her former business partner was supposed to be addressing these things, but he had not.

Alexander Albores, Senior Building Inspector, recommended imposition of the fines.

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

**Case: BE22040107**  
1611 NE 56 ST  
BECHO, ANGELA

This case was first heard on 11/17/22 to comply by 2/16/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting administrative costs of \$964.12 be imposed.

Angela Becho agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$964.12.

**Case: BE23060133**  
101 SE 16 AVE 1-6  
SKY 1822 LLC

Service was via posting at the property on 6/30/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 116.2.1.2.  
DETERIORATED RAILINGS AT THE BOTTOM SECTION.

: 9-280(C)  
DETERIORATED RAILINGS AT THE BOTTOM SECTION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. He also requested the order be recorded. Inspector Martinez said they needed an engineer to issue a report describing the remedy and then they must apply for the permit.

Glenn Masere, property manager, said they had received three estimates for the railings. Mr. Ansbro wanted notices posted and the railings taped off. Mr. Masere stated they had already done that.

Patricia Saintvil-Joseph, Assistant City Attorney, clarified that three things must be done within 28 days: the railings must be cordoned off from residents; they needed to submit an engineering report and they must pull a permit.

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

**Case: BE20050026**  
711 ALABAMA AVE  
PETTIS, JAMES W

Service was via posting at the property on 6/30/23 and at City Hall on 7/6/23.

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-18122049 AC CHANGEOUT

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

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

**Case: BE23030079**  
610 NE 14 PL  
WRIGHT, JAKISHA

Service was via posting at the property on 6/28/23 and at City Hall on 7/6/23.

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:  
ADDITION WITHOUT PERMIT IN FRONT AND BACK OF THE PROPERTY, NEW WINDOWS AND DOORS IN THE WHOLE HOUSE.

Inspector Saragusti 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: BE22080121**  
651 NE 19 AVE  
PYLE, THERESA & VINCENT F JR

Service was via posting at the property on 7/1/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19022161 ATF 156 LF WOOD BOARD ON BOARD 6 FT HIGH NO GATE

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

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

**Case: BE22080124**

1931 RIVERSIDE DR  
PILGRIM, MARC

Service was via posting at the property on 7/1/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18071977 WOOD FENCE BOARD ON BOARD 64 LF X 6 FT

Officer Holloway presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. She said the permit had already been renewed.

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

**Case: BE23020046**

329 SW 2 ST  
ZISHOLTZ, MARTIN L

Personal service was accepted on 7/1/23. Service was also via posting at City Hall on 7/6/23.

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

VIOLATIONS: 47-19.9.A.5.a.

OUTDOOR DINING AREA CREATED WITHOUT OBTAINING THE REQUIRED PERMITS.

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

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

**Case: BE22110022**

518 NW 17 AVE  
CAMPBELL, GLEN A

Service was via posting at the property on 6/29/23 and at City Hall on 7/6/23.

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. He also requested the order be recorded.

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: BE22110086**

1616 NE 16 AVE  
COTOPERI REALTY LLC

Service was via posting at the property on 6/30/23 and at City Hall on 7/6/23.

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:  
SINGLE FAMILY RESIDENCE ILLEGAL ALTERATION RESULTING IN TWO DWELLING UNITS.

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

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: BE23020047**  
329 SW 23 ST  
EAGAN, BRETT

Service was via posting at the property on 6/19/23 and at City Hall on 7/6/23.

Jeff Franklin, Building Inspector Trainee, testified to the following violation(s):  
VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: EXPIRED PERMIT- A/C CHANGE OUT-PM-19061960

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: BE22080065**  
616 NW 10 TER  
YAKOV HOLDING INC

Service was via posting at the property on 6/24/23 and at City Hall on 7/6/23.

Jeff Franklin, Building Inspector Trainee, testified to the following violation(s):  
VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19032705 REPLACE METER

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: BE22080258**  
704 SW 24 AVE  
ASHOMY PINDER

Service was via posting at the property on 6/26/23 and at City Hall on 7/6/23.

Jeff Franklin, Building Inspector Trainee, testified to the following violation(s):  
VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19030654 AC CHANGEOUT

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: BE22080238**

2204 NW 9 CT  
ASKEW, CORENE

Service was via posting at the property on 6/26/23 and at City Hall on 7/6/23.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18071281 A/C CHANGEOUT 3 TON 8  
KW HEAT

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: BE21090014**

2554 TORTUGAS LN  
PIERCE, RYAN M

Service was via posting at the property on 6/26/23 and at City Hall on 7/6/23.

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:  
NEW DOCK, BOATLIFT

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

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: BE22070180**

1344 NW 1 AVE 1-3  
VERDAD PROPERTY MGMT LLC

This case was first heard on 10/20/22 to comply by 12/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

The general contractor requested an extension to convert the property back to its original configuration.

George Oliva, Chief Building Inspector, said the work that was done without permits could be removed without a permit. He reminded the general contractor that the property must be returned to its original plans at the City. Chief Oliva did not recommend an extension.

Mr. Ansbro imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

**Case: BE22090116**

321 SAN MARCO DR  
FLIDERMAN, SANDY;  
LEVY, AARON & WEISSMAN, ARTHUR

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, fines had accrued to \$4,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$4,850 fine, which would continue to accrue until the property was in compliance.

**Case: BE22090136**

1035 NW 1 AVE  
SLAM TECHNICAL SERVICES LLC

This case was first heard on 3/16/23 to comply by 4/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE21120010**

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

This case was first heard on 4/14/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE22080015**

1616 NE 16 AVE  
COTOPERI REALTY LLC

This case was first heard on 1/19/23 to comply by 2/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

**Case: BE20070083**

235 E SUNRISE BLVD  
JEDA SOUTH  
% MIDAS REALTY CORP % MARVIN POER

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 not in compliance, fines had accrued to \$42,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$42,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE21070341**

408 SW 7 AVE  
RIVER WALK ALF 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 \$31,800 and the City was requesting administrative costs of \$1,275 be imposed.

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

**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 in compliance, fines had accrued to \$16,200 and the City was requesting vacation of the Order Imposing the Fine dated 5/18/23 and that administrative costs of \$1,275 be imposed.

Mr. Ansbro vacated the Order Imposing the Fine dated 5/18/23 and imposed administrative costs of \$1,275.

**Case: BE21100100**

475 SE 30 ST  
LOCAL EQUITY THREE 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 \$33,700 and the City was requesting a 28-day extension and ordering the respondent to attend the 8/17/23 hearing.

Mr. Ansbro granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/17/23 hearing.

**Case: BE21100217**

814 SW 2 CT 1-4  
HOME 814 LLC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$44,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$44,700 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 in compliance, fines had accrued to \$32,800 and the City was requesting vacation of the Order Imposing the Fine dated 5/18/23 and imposing administrative costs of \$1,275.

Mr. Ansbro vacated the Order Imposing the Fine dated 5/18/23 and imposed administrative costs of \$1,275.

**Case: BE21090096**

1123 NE 7 AVE  
RAMCO OF FORT LAUDERDALE L C

This case was first heard on 1/20/22 to comply by 7/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,800 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE21100230**

1492 E LAS OLAS BLVD  
SAMP ENTERPRISES INC

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 \$44,700 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$44,700 fine, which would continue to accrue until the property was in compliance.

**Case: BE21090177**

2300 NW 6 ST  
SKAB LLC

This case was first heard on 6/16/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$16,200 fine, which would continue to accrue until the property was in compliance.

**Case: BE21090237**

2957 W STATE ROAD 84  
WESTPORT 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 \$33,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

City staff entered page 24 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

**Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Cases with No Service**

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

**Respondent Non-Appearance**

Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

There being no further business, the hearing was adjourned at 11:35 AM.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate