



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING  
2<sup>nd</sup> Floor Meeting Room  
Marine Industries, 221 SW 3<sup>rd</sup> Ave  
TOM ANSBRO PRESIDING  
AUGUST 17, 2023  
9:00 A.M.

**Staff Present:**

Diana Cahill, Administrative Assistant  
Marie Arias, Administrative Assistant  
Felicia Ritchey, 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  
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  
Wilson Quintero, Code Compliance Officer  
Mary Rich, Sr. Code Compliance Officer

**Respondents and witnesses**

BE20050322: Christian Boariu  
BE23030194: Rick Pitchman; Steven Young; Natalie Gutierrez Esq.  
BE22100044: Courtney Crush Esq.  
BE22050125: Donald Anderson  
BE21100046: Robert Lazerson  
BE20080089: Lacarenthia Anderson  
BE22100120: Sonia Agarwal  
BE21070378: Colleen Platten  
BE23030018: Kennth Fisher  
BE22040013: Gary Michel  
BE23040089; BE23020144: Andrew Schein Esq.  
BE22050222: Adina Eisenstadt  
BE21100053: Roschell Franklin  
BE23020003: Shlomo Alkoby  
BE22050228: Heron DeSouza  
BE23030243: Gareth Moore  
BE23030086: John Robertson  
BE23010126: Dario Navarro; Mario Morales  
BE22090080: Sony Fissien; Stanley Riskin Esq.

BE22110098; bE22090096: Jaime Sturgis  
BE22060074: Kevin Petrovsky  
BE22040199: Alan Levy  
BE21090077: Anthony Gondola  
BE23010164: Michael Parker; Vanessa Prieto Esq.  
BE22090143: Bryan Cicale  
BE23030131: Erik Schults  
BE23070332: Hugo Rios  
BE23070035: Brian Albaum  
BE22110015: Steven Bader  
BE22080270: Kristian Noguchi  
BE23040024: Enrique Arevalo  
BE20040351: Jonathan Windle Esq.  
BE22080282: Nicholas Trotz; Gene Whiddon  
BE22100031: Andres Luna  
BE23060195: Kelley Harris  
BE22080024: Albairis Carrero  
BE23040082: Monty Lalwani  
BE21100003: Narain Lalwani  
BE22050098: Robert O'Rourke

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

The meeting was called to order at 9:23 A.M.

**Case: BE23030086**

901 NE 16 PL  
ROBERTSON, JOHN GORDON H/E;  
ROBERTSON FAMILY TRUST ET AL

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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:  
INSTALLING A NEW EXTERIOR WALL COVERING ON GARAGE.

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

John Robertson said he did not think the work required a permit.

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: 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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bader said the building owners did not install the unpermitted air conditioning units and it was difficult to find a contractor to permit the work. He stated the new contractor was working on the permits and requested an extension.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension.

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

**Case: BE23030018**

611 N FEDERAL HWY

611 FEDERAL LLC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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 DRYWALL ON CEILING AND WALLS  
NEW ELECTRICAL AND PLUMBING.  
NEW WINDOW AND DOOR.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the order. He had handed a Stop Work order to one of the workers at the property.

Kenneth Fisher confirmed that permits were in process.

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: BE21090077**

VACATE OIF 5/18/23

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 in compliance, fines had accrued to \$46,100 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$1,275.

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

Anthony Gondola agreed to the fine reduction.

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

**Case: BE22050222**

764 NW 57 CT  
CHEVALIER ENTERPRISES LLC

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,800 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. He said no report had been provided.

Adina Eisenstadt said she had hired an engineer in July and he had not provided the report yet.

Mr. Ansbro imposed the \$25,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE21100046**

401 NE 16 AVE  
THE VICTORIAN 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 \$25,600 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.

Robert Lazerson agreed to the fine reduction.

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

**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 permit had been issued in July and an updated engineer's report was submitted in August indicating the building was structurally safe but there was concrete deterioration of the balconies that would require repairs in the future.

Natalie Gutierrez Esq., the association's attorney, said the concrete restoration project was underway. She agreed to provide an update every 60 days.

Steven Young, engineer, reported the concrete deterioration was on the exterior balconies. Based on what he had seen, the balconies were not structurally compromised and the shoring was not needed but access to the balconies had been blocked for safety. He anticipated the contractor would apply for permits to address the deterioration within 60 days.

Rick Pitchman, project manager, said the association was being proactive and he was satisfied with the engineer's report. He requested a 60-day extension.

Inspector Albores recommended a 63-day extension and ordering the respondent to attend the 10/19/23 hearing to provide an update.

Mr. Ansbro granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/19/23 hearing.

**Case: BE22040199**

1291 NW 65 PL  
ATLANTIC INDUSTRIAL PARK LLC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,400 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.

Alan Levy agreed to the fine reduction.

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

**Case: BE22100120**

512 NW 15 TER  
PATEL, NIRAV

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 in compliance, fines had accrued to \$4,800 and the City was recommended reducing the fine to administrative costs of \$575.

Mary Rich, Senior Code Compliance Officer, recommended reducing the fine to administrative costs of \$575.

Sonia Agarwal agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$575.

**Case: BE20040351**

2500 E LAS OLAS BLVD  
MARINE TOWER CONDOMINIUM INC

This case was first heard on 2/18/21 to comply by 8/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,100 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.

Jonathan Windle Esq., agreed to the fine reduction.

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

**Case: BE22060074**

1217 NE 9 AVE  
FG REAL PROPERTY LLC

This case was first heard on 10/20/22 to comply by 12/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,300 and the City was requesting administrative costs of \$858.08 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$858.08

Kevin Petrovsky agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$858.08.

**Case: BE23010126**

1111 E LAS OLAS BLVD  
VILLAGGIO DI LAS OLAS CONDO ASSN

Service was via posting at the property on 7/22/23 and at City Hall on 8/3/23.

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:  
POOL RENOVATION INCLUDING COPPING, TILE AND PLUMBING.

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

Dario Navarro contractor, 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: BE22050228**

830 NW 57 ST  
ROSTOV, VINCENT

This case was first heard on 10/20/22 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting administrative costs of \$575 be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fine to administrative costs of \$575.

Heron DeSouza agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$575.

**Case: BE21100053**

VACATE OIF 5/18/23

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 in compliance, fines had accrued to \$43,100 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$1,275.

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

Roschell Franklin said he could not afford the \$1,275. He requested 60 days to pay. Chief Oliva said he was allowed 30 days to pay.

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

**Case: BE22090143**

1724 SW 4 ST  
CICALE, COURTNEY L & BRYAN

This case was first heard on 5/18/23 to comply by 7/13/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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 had received a variance for the structure.

Bryan Cicale confirmed they had been granted a variance. Ms. Hasan agreed and said Mr. Cicale still needed to get the permit. Inspector Martinez recommended a 91-day extension.

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

**Case: BE22100031**

2624 GULFSTREAM LN  
LORICARINIC HOMES LLC

This case was first heard on 2/16/23 to comply by 5/18/23. 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.

Leonardo Martinez, Senior Building Inspector, said the permit applications had been awaiting corrections since July 26.

Andres Luna said they were addressing the comments now and requested 60 days. Inspector Martinez recommended a 63-day extension.

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

**Case: BE20080089**

VACATE OIF 5/18/23

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 in compliance, fines had accrued to \$44,500 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$1,275.

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

Lacarenthia Anderson agreed to the fine reduction.

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

**Case: BE23040024**

2426 KEY LARGO LN  
SUNRISE AT POMPANO BEACH LLC

Service was via posting at the property on 7/13/23 and at City Hall on 8/3/23.

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:  
EXTERIOR OPENING ENCLOSURE ON THE SOUTH SIDE OF THE PROPERTY.

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

Enrique Arevalo 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: BE22090080**

1130 SW 26 AVE  
FISSIEN, SONY

Service was via posting at the property on 7/31/23 and at City Hall on 8/3/23.

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

VIOLATIONS: FBC(2020) 105.1

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

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

Sony Fissien said he had purchased the home like this. Stanley Riskin Esq., the owner's attorney, said the owner would convert the space to storage and requested 91 days.

Mr. Ansbro found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: BE23070332**

1800 N ANDREWS AVE  
DRAKE TOWER INC CONDO ASSN

Service was via posting at the property on 7/31/23 and at City Hall on 8/3/23.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW FIRE SUPPLY LINE WITHOUT EMERGENCY REPAIR PERMIT.

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

Hugo Rios said they had submitted a permit application.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

**Case: BE22110098**

1211 NE 4 AVE  
1211 4TH AVE LLC

This case was first heard on 5/18/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting no fine be imposed.

Leonardo Martinez, Senior Building Inspector, said the permit had been voided.

Jaime Sturgis agreed to the fine reduction.

Mr. Ansbro imposed no fine.

**Case: BE22090096**

1211 NE 4 AVE  
1211 4TH AVE LLC

This case was first heard on 2/16/23 to comply by 6/15/23. 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.

Leonardo Martinez, Senior Building Inspector, said the case was almost one year old and the only progress was a change of contractor. He stated corrections were still needed on the permit application and there was still no application for electrical or plumbing permits.

Jaime Sturgis said a former tenant had done the illegal work and as soon as the tenant was evicted, they had hired an architect, who had submitted plans the previous day. They were working on the electrical and plumbing subpermits. Inspector Martinez suggested a 35-day extension and ordering the respondent to attend the 9/21/23 hearing.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/21/23 hearing.

**Case: BE22080282**

2619 SUGARLOAF LN  
700 S E 14TH ST LLC

This case was first heard on 3/16/23 to comply by 5/18/23. 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.

Leonardo Martinez, Senior Building Inspector, said the deck permit application had not been submitted and recommended imposition of the fine.

Nicholas Trotz said they had all permits except the dock and they had a contractor to submit the dock permit application. He requested 30 days. Inspector Martinez recommended a 35-day extension and ordering the respondent to attend the 9/21/23 hearing.

Gene Whiddon stated he had met with Joe Pasquariello, Assistant Building Official, who assured him that as long as they were working toward compliance, the fines would not start until after this hearing date.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/21/23 hearing.

**Case: BE22040013**

722 NE 14 AVE 1-4  
MICHEL, GARY L

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,500 and the City was requesting no fine be imposed.

Leonardo Martinez, Senior Building Inspector, recommended no fines be imposed.

Gary Michel agreed to the fine reduction.

Mr. Ansbro imposed no fine.

**Case: BE23020144**

730 NE 5 AVE  
730 FIFTH LLC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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 63 days or a fine of \$50 per day and recording the order. He said the owner was having an issue with the height of the Tiki hut and would apply for a variance.

Andrew Schein Esq., the owner's attorney, said the Florida Building Code was not applicable to Tiki huts constructed by Seminole Indians. Inspector Martinez argued that the City required approval from Zoning, as well as other specifications regarding the location and dimensions. Mr. Schein agreed, but noted the citation was for the Florida Building Code, not City Code. Ms. Hasan agreed that the City Code addressed Zoning issues such as setback and height and said a building permit was needed.

George Oliva, Chief Building Inspector, referred to a chapter of the Florida Building Code that indicated a Tiki hut could not have plumbing or electrical, and that Zoning review was required.

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered respondent to attend the 10/19/23 hearing and recorded the order.

**Case: BE23040089**

3100 NE 32 AVE  
3100 EOP LLC

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, fines had accrued to \$31,000 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 a 35-day extension and ordering the respondent to attend the 9/21/23 hearing.

Andrew Schein Esq. said the report had been submitted and no repairs were needed. Inspector Martinez said the original report had not been delivered to the City yet.

Mr. Ansbro granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/21/23 hearing.

**Case: BE22050125** VACATE OIF 5/18/23  
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 in compliance, fines had accrued to \$8,600 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$575.

George Oliva, Chief Building Inspector, recommended reducing the fine to administrative costs of \$575.

Donald Anderson agreed to the fine reduction.

Mr. Ansbro vacated the Order imposing the Fine dated 5/18/23 and imposed administrative costs of \$575.

**Case: BE23040082**  
3000 E SUNRISE BLVD 3B  
LALWANI, MONTY N H/E;  
LALWANI, NARAIN S & ASHA N

Service was via posting at the property on 7/25/23 and at City Hall on 8/3/23.

Wilson Quintero, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT PM-18082247 REMOVE/REPLACE  
SINK

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

Monty Lalwani said he had hired a plumbing contractor, who completed the work a long time ago. He stated Aruba Contractors were not responding to his requests for them to close out the permit. Ms. Hasan said since this was Mr. Lalwani's home, he could apply for the permit himself.

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

**Case: BE23010164**  
1617 SE 15 ST POOL  
SOUTHAMPTON APT OWNERS ASSOC  
% INTERCONTINENTAL INVEST. PROP

Service was via posting at the property on 7/31/23 and at City Hall on 8/3/23.

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. CONCRETE  
SLAB AND COLUMN SPALLING CONCRETE AND STEEL R-BAR RUSTED.



Christian Boariu agreed to the fine reduction.

Mr. Ansbro vacated the Order Imposing the Fine dated 10/20/22 and imposed administrative costs of \$1,275.

**Case: BE23030243**

837 N FORT LAUDERDALE BEACH BLVD  
837 NFLBB LLC

Service was via posting at the property on 7/13/23 and at City Hall on 8/3/23.

Mary Rich, Sr. 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 METAL FRAME AND AWNING UPSTAIRS

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.

Gareth Moore said the awning had been installed 10-12 years ago. He recalled a meeting with City representatives and the previous owner, during which the City indicated there were no outstanding permit violations. One month later, they were cited. He thought the previous owner should be responsible. Officer Rich said there were no permits on file for the awning.

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: BE22080024**

2901 NE 51 ST  
WATERVIEW CONDOMINIUM 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 in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Alejandro DelRio, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,194.

Albairis Carrero agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,194.

**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 in compliance, fines had accrued to \$30,400 and the City was recommended reducing the fine to administrative costs of \$1,312.84.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,312.84.

Colleen Platten, manager, confirmed the building was in compliance and agreed to the fine reduction.

Mr. Ansbro imposed administrative costs of \$1,312.84.

**Case: BE23020003**

819 NW 3 AVE  
JACOBY 123 LLC

Service was via posting at the property on 7/26/23 and at City Hall on 8/3/23.

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:  
SIX FOOT METAL FENCE ON THE SOUTH SIDE OF BUILDING, NEW EXTERIOR MAIN ENTRANCE DOOR TO THREE UNITS.

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.

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: BE23070035**

1900 S OCEAN DR  
BREAKWATER TOWERS CORP

Personal service was accepted on 7/28/23. Service was also via posting at City Hall on 8/3/23.

Leonardo Martinez, Sr. 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 (2020) 116.2.1.2.2 – THERE IS DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. ENTIRE BUILDING – BALCONY RAILING SYSTEM.  
ENGINEERING REPORT REQUESTED.

: 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:  
BALCONY RAILINGS SYSTEM REPLACEMENT DONE WITHOUT PERMITS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance by providing the engineer's report to the inspector within 7 days or a fine of \$100 per day, and by obtaining the permit within 35 days or a fine of \$100 per day. He also wanted the order to be recorded, and the respondent ordered to attend the 9/21/23 hearing.

Mr. Ansbro also wanted the management company to warn everyone not to use the balconies and Inspector Martinez agreed to do that later that day.

Mr. Ansbro found in favor of the City and ordered compliance by providing an engineer's report within 7 days or a fine of \$100 per day and obtaining the permit within 35 days or a fine of \$100 per day and ordered the respondent to attend the 9/21/23 hearing. He also recorded the order.

**Case: BE22120118**

1621 NE 16 TER 1-2  
REDINGER, ALEJANDRINA SAA;  
SALGUERO, RICARDO ET AL

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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:  
ILLEGAL CONVERSION OF REAR GARAGE STRUCTURE INTO 3RD DWELLING UNIT WITHOUT OBTAINING THE REQUIRED PERMITS. REAR STRUCTURE ROOF EXTENDED TOWARDS THE NORTH PROPERTY LINE WALL. PAVER WITHOUT A PERMIT.

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.

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: BE23050074**

1230 NW 8 ST  
HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

Service was via posting at the property on 7/28/23 and at City Hall on 8/3/23.

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

VIOLATIONS: Sec. 28-155.(a-f)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

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

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

**Case: BE23030012**

1470 N DIXIE HWY  
WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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 FENCING WITHOUT PERMIT AS PER FBC 105.3.1.4.18

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

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

**Case: BE21060160**

533 NE 3 AVE  
SOLE AT FORT LAUD CONDO ASSN INC

Service was via posting at the property on 8/1/23 and at City Hall on 8/3/23.

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

VIOLATIONS: 47-25.2.L.  
THERE IS INADEQUATE STORMWATER FACILITIES AND/OR SYSTEMS AT THIS LOCATION.

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: BE22110035**

616 NW 2 AVE  
NORTH WEST 6TH INVESTMENTS LLC

Service was via posting at the property on 8/1/23 and at City Hall on 8/3/23.

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

VIOLATIONS: FBC(2020) 111.1.1  
THE OCCUPANCY CLASSIFICATION AT THIS BUILDING HAS CHANGE TO A FITNESS CENTER.

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: BE23030011**

1316 NE 4 AVE  
LFMC INVESTMENT PROPERTIES LLC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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: BE23030160**

1470 N DIXIE HWY  
WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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: BE23060195**

2715 N OCEAN BLVD  
EMBASSY TOWER II INC

Personal service was accepted on 7/24/23. Service was also via posting at City Hall on 8/3/23.

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: BE23050030**

695 NW 10 TER  
HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

Personal service was accepted on 7/13/23. Service was also via posting at City Hall on 8/3/23.

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

VIOLATIONS: Sec. 28-155.(a-f)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

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: BE23050028**

710 NW 11 AVE  
HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

Personal service was accepted on 7/13/23. Service was also via posting at City Hall on 8/3/23.

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

VIOLATIONS: Sec. 28-155.(a-f)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE  
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF  
ORDINANCES (CHAPTER 25-153, 28-155).

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: BE23040112**

720 NW 10 TER  
HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

Personal service was accepted on 7/13/23. Service was also via posting at City Hall on 8/3/23.

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

VIOLATIONS: Sec. 28-155.(a-f)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE  
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF  
ORDINANCES (CHAPTER 25-153, 28-155).

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: BE23060204**

2314 E SUNRISE BLVD ZONE2  
KEYSTONE-FLORIDA PROPERTY HOLD  
% BURDINES TAX DEPT

Service was via posting at the property on 7/31/23 and at City Hall on 8/3/23.

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. CRACKS IN  
WALLS AND SIDEWALKS IN LOADING AREA AND GENERATOR ROOM.

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

Mr. Ansbro found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

**Case: BE23030100**

1401 HOLLY HEIGHTS DR  
1401 NO TR; FIDELITY 1ST HOLDING LLC TRUSTEE

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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.

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.

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

**Case: BE23030101**

1407 HOLLY HEIGHTS DR  
1407 NO TR; FIDELITY 1ST HOLDINGS LLC TRUSTEE

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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.

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.

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

**Case: BE23030242**

1801 NE 8 ST  
GIBSON, MICHAEL GREGORY

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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 PVC FENCE.  
NEW WOODEN PERGOLA.  
STARTING TO POOR A NEW CONCRETE PATIO SLAB.

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 had handed the owner a Stop Work Order on the property. He said the fence permit had been issued.

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

**Case: BE23070196**

824 SW 24 ST  
IRVING & CAROL BRUNSWICK REV TR;  
BRUNSWICK, IRVING & CAROL TRUSTEES

Service was via posting at the property on 7/19/23 and at City Hall on 8/3/23.

Aljandro DelRio, Sr. Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO THE ROOF.

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.  
ROOF HAS COLLAPSED.

Inspector DelRio presented the case file into evidence and recommended ordering compliance with 9-280(b) within 91 days or a fine of \$50 per day and with FBC(2002) 116.1.1 by demolishing the structure within 91 days or the City would demolish the structure at the owner's expense.

Mr. Ansbro found in favor of the City and ordered compliance with 9-280(b) within 91 days or a fine of \$50 per day and with FBC(2002) 116.1.1 by demolishing the structure within 91 days or the City would demolish the structure at the owner's expense.

**Case: BE23030131**

1790 E LAS OLAS BLVD 15  
SCHULTS, ERIK

Service was via posting at the property on 7/13/23 and at City Hall on 8/3/23.

Mary Rich, Sr. 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:  
KITCHEN REMODEL, WATER HEATER CHANGE OUT, ELECTRIC FOR KITCHEN, BATHROOM REMODEL

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. She stated the permit was in process.

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: BE23040020**

2041 SW 32 TER  
CONSUEGRA, RAFAELA

Service was via posting at the property on 7/19/23 and at City Hall on 8/3/23.

Wilson Quintero, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT #PM-17060218 ATF: REPLACE 6  
WINDOWS/3 DOORS W IMPACT

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

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

**Case: BE23030140**

2416 N ATLANTIC BLVD  
HURT, DANIEL MICHAEL

Service was via posting at the property on 7/13/23 and at City Hall on 8/3/23.

Mary Rich, Sr. 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 PLYWOOD SHEATHING, NEW EXTERIOR HI HATS, MINI SPLIT CHANGE OUT

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 recorded the order.

**Case: BE23040017**

2764 NE 15 ST  
BRENNAN, PATRICIA A

Service was via posting at the property on 7/24/23 and at City Hall on 8/3/23.

Wilson Quintero, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE /ADD EXPIRED PERMIT #PM-17111895 AC  
CHANGE OUT

Officer Quintero 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: BE23030183**

3000 RIVERLAND RD  
OSTROVSKY, STEVE

Service was via posting at the property on 7/19/23 and at City Hall on 8/3/23.

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:  
BUILT CARPORT

Officer Holloway presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and recording the order. She said the owner had applied for a variance and that case would be heard in October.

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

**Case: BE23030149**

3621 SW 12 CT  
R&B FLORIDA SERVICES LLC;  
168 EASTERN SHORES LLC

Service was via posting at the property on 7/12/23 and at City Hall on 8/3/23.

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:  
BUILT ILLEGAL BUILDING STRUCTURE ADDITION IN BACKYARD. NEW IMPACT WINDOWS INSTALLED IN MAIN STRUCTURE AND REAR STRUCTURE.

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

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

**Case: BE22050088**

901 W LAS OLAS BLVD  
THONUBOL, THITARI PHANITDASACK, VICHITH

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 \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE22090304**

225 SE 16 AVE  
LAS OLAS WALK CONDO INC

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 in compliance, fines had accrued to \$3,350 and the City was recommended reducing the fine to administrative costs of \$1,194.12.

Mr. Ansbro imposed administrative costs of \$1,194.12.

**Case: BE22110019**

520 NW 17 AVE  
3EYE POWER LLC

This case was first heard on 3/16/23 to comply by 5/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$22,500 fine, which would continue to accrue until the property was in compliance.

**Case: BE22110070**

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

This case was first heard on 3/16/23 to comply by 5/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$45,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$45,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE22100037**

2110 NW 28 TER  
FISH EIGHT INVESTMENTS 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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE22080270**

2348 SW 34 TER  
KANEMARU, JESSICA HISAYO  
NOGUCHI-SALAZAR, KRISTIAN

This case was first heard on 11/17/22 to comply by 12/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$61,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$61,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE22050194**

300 SW 1 AVE  
LIMERICK GROUP LLC

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The

property was in compliance, fines had accrued to \$16,700 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE22050195**

300 SW 1 AVE  
300 GROUP LLC  
% JOHN J O'SHAUGHNESSY

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,700 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE22050218**

300 SW 1 AVE 145  
O'SHAUGHNESSY, KEVIN MICHAEL  
% JOHN J O'SHAUGHNESSY

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,700 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE21100100**

**ORDERED TO REAPPEAR**

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 imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE22050063**

820 NE 17 AVE  
V P NE 17TH AVE LLC

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$25,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE14071470**

955 S FEDERAL HWY  
955 S FEDERAL LLC

This case was first heard on 4/2/15 to comply by 9/29/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$197,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$197,500 fine, which would continue to accrue until the property was in compliance.

**Case: BE21070320** VACATE OIF 5/18/23  
1200 W SUNRISE BLVD  
ITALIAN ARTISANS INC % JOE DI GIOVANNI

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 \$33,000 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose 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: BE22050069**  
1413 N DIXIE HWY  
RAM WILTON LLC % LEASING OFFICE

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,800 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE21100178**  
2500 S ANDREWS AVE  
PLUMBERS & STEAMFITTERS LOCAL UNION 719

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 \$5,200 and the City was requesting administrative costs of \$575 be imposed.

Mr. Ansbro imposed administrative costs of \$575.

**Case: BE22050213**  
2910 E OAKLAND PARK BLVD  
CLARIDGE HOMES 3000 WATERSIDE LP

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$25,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Ansbro imposed the \$25,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE22020073**  
3605 NE 32 AVE  
THE INTRACOASTAL RIVIERA INC

This case was first heard on 8/18/22 to comply by 9/29/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,000 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE22050098**

5990 N FEDERAL HWY  
5990 FEDERAL HWY PROPERTY LLC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting administrative costs of \$575 be imposed.

Mr. Ansbro imposed administrative costs of \$575.

**Case: BE22040053**

VACATE OIF 5/18/23

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 in compliance, fines had accrued to \$8,200 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$575.

Mr. Ansbro vacated the Order Imposing the Fine dated 5/18/23 and imposed administrative costs of \$575.

City staff entered page 32 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 12:10 PM.

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

ATTEST:

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