



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Tom Ansbro Presiding
October 19, 2023
9:00 A.M.

Staff Present:

Diana Cahill, Administrative Assistant
Carmen Thompson, Permit Services Tech
Felicia Ritchey, PT Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alejandro DelRio, Senior Building Inspector
Justin Drechsel, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Preston Mark, Building Inspector
Leonardo Martinez, Senior Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Wilson Quintero, Code Compliance Officer
Jose Saragusti, Sr. Building Inspector

Respondents and witnesses

BE23070255: Eugene Popow; Thomas Purdo; Avrohom Steinmetz
BE23060133: Glen Masere
BE23060052: Nathan Miller
BE23030194: Eric Pitchman
BE22080305: John Seiler
BE20070083: Jonathan Nunn Esq.
BE23030247: Franklin Chapman
BE23060016; BE23060019; BE23060018: Antonio Sanchez
BE21100100: Luciano Cacciamani
BE23030142: Kim Nothard; Estefania Mayorga
BE22040102: Frederick Reddy; Jeffrey Green Esq.
BE22080121: Theresa Pyle; Vincent Pyle
BE21110051: Anthony Giondola
BE21090202: Belinda Chung; Crystal Chung
BE21090160: Vincent Buchan
BE22050222: Jefferson Knight; Adina Eisenstadt
BE23060203: Natassicia Pemberton
BE22050063: Tandressa Abou
BE23060081: Michael Friedman
BE21070192: Fernando Calvo; Leroy Chisolm
BE23050171: Cibele DeAvelar
BE23050185: Roberto Huguet
BE23040048: Lisette Perazelli
BE23080378: Kirk Smith; Gloricar Urbina
BE23030242: Michael Gibson
BE22090117: Gregg Spitzer
BE21100180: William Salim Esq.; Arthur Meccia
BE22080106: Crystal Ortega; John Baldwin
BE22050162: Eric Boma
BE21070189: Sivanthan Srithavian
BE21080064: Bruce Bromley

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

The meeting was called to order at 9:15 A.M.

Case: BE21100100 VACATE 8/17/23 OIF
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 in compliance, fines had accrued to \$33,000 and the City was requesting vacation of the Order Imposing the Fine dated 8/17/23 and reimposition of \$1,275.

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

Case: BE23030194

ORDER 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.

Eric Pitchman, project manager, said the association had taken action to address the violations and they had blocked access to the balconies. He said they were about to pay the permit fees. He stated their last extension had been granted with the condition that they apply for the permit, which they had done. He requested 90 days.

Jose Saragusti, Senior Building Inspector, suggested a 91-day extension.

Mr. Ansbro granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/18/24 hearing.

Case: BE21070192

VACATE 5/18/23 OIF

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

This case was first heard on 1/20/22 to comply by 7/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,900 and the City was requesting vacation of the Order Imposing the Fine dated 5/18/23 and reimposition of \$1,275.

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

Fernando Calvo agreed to the fine reduction.

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

Case: BE23080378

1633 NE 4 PL
SMITH, KIRK

Service was via posting at the property on 9/22/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector Trainee, 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.
COLLAPSED PRECAST CONCRETE JOIST FLOOR SYSTEM. DETERIORATED PRECAST CONCRETE JOIST FLOOR SYSTEM IN UNIT #3.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO DETERIORATED CONCRETE PRECAST FLOOR JOIST SYSTEM IN UNIT #3.

Kirk Smith said they were going to demolish the building and redevelop the property. The two units with the floor collapse were vacant.

Inspector Mark presented the case file into evidence and recommended ordering compliance with 9-208(b) by obtaining the permit and demolishing the building within 91 days or a fine of \$100 per day. Ms. Hasan requested the order be recorded.

Mr. Ansbro found in favor of the City and ordered compliance with 9-208(b) by obtaining the permit and demolishing the building within 91 days or a fine of \$100 per day and recorded the order.

Case: BE23050185

1117 MANDARIN ISLE
HUGUET, ROBERTO H/E; HUGUET, KELLY A

Service was via posting at the property on 9/13/23 and at City Hall on 10/5/23.

Alejandro DelRio, 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-17080523/PM-17080524/PM-17080526-
13000GALLONS NEW SWIMMING POOL AND 600 SQ DECK

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

Roberto Huguet 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: BE20070083

VACATE 7/20/23 OIF

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 in compliance, fines had accrued to \$46,000 and the City was requesting vacation of the Order Imposing the Fine dated 7/20/23 and reimposition of \$1,275.

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

Jonathan Nunn Esq., the owner's attorney, agreed to the fine reduction.

Mr. Ansbro vacated the Order Imposing the Fine dated 7/20/23 and imposed \$1,275.

Case: BE22050222

VACATE 8/17/23 OIF

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 in compliance, fines had accrued to \$26,400 and the City was requesting vacation of the Order Imposing the Fine dated 8/17/23 and reimposition of \$1,275.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,275.

Jefferson Knight agreed to the fine reduction.

Mr. Ansbro vacated the Order Imposing the Fine dated 8/17/23 and imposed \$1,275.

Case: BE21090202

701 NE 2 AVE
CHUNG, BELINDA

This case was first heard on 3/17/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$40,000 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

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

Belinda Chung said she received the engineering report in February 2022 but had neglected to submit it. She had hired an electrical company to pull a permit for the work and first submitted the application on 9/8/2022. The contractor had needed to resubmit the application because the City informed him they had lost the diagrams. She said this happened twice.

Chief Oliva said the permit must be dated within 90 days of the report, so a new report was needed. He recommended imposition of the fine. Her electrical contractor could call Joe Pasquariello, Assistant Building Official or Chief Oliva to get them in touch with the proper person to expedite the permit.

Mr. Ansbro imposed the \$40,000 fine, which would continue to accrue until the property was in compliance.

Case: BE22050162

3028 SEVILLE ST
ALTO BRISA LC

This case was first heard on 8/18/22 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,100 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.

Eric Boma, owner, agreed to the fine reduction.

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

Case: BE23060133

101 SE 16 AVE 1-6
SKY 1822 LLC

This case was first heard on 7/20/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$500.

Glen Masere, property manager, said they had tried their best to get the permit and requested a further reduction. Inspector Martinez agreed to a reduction to \$250.

Mr. Ansbro imposed \$250.

Case: BE23060081

900 MANDARIN ISLE 1-2
2400 DEL LAGO DRIVE LLC

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-18061755- #1-2 REPLC 16 WINDOWS WITH IMPACT

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He stated the contractor's insurance had expired.

Michael Friedman, manager, said the property owner had passed away and Mr. Friedman was trying to get the permit.

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

Mr. Ansbro took a brief recess.

Case: BE22080305

213 ROYAL PALM DR
MORI REV TR; CLAPS, LOUIS TRUSTEE ET AL

This case was first heard on 6/15/23 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 \$4,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Seiler, the owner's attorney, said the owner had passed away in 2021 and there had been litigation regarding the estate since then. His client, the trustee, had received title to the property on 9/26/23. He requested 91 days.

Leonardo Martinez, Senior Building Inspector, agreed to a 91-day extension.

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

Case: BE21080064

4100 GALT OCEAN DR
THE GALLEON CONDO APTS INC

This case was first heard on 1/20/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,700 and the City was requesting administrative costs of \$1,275 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,275.

Bruce Bromley, engineering company representative, agreed to the fine reduction.

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

Case: BE23070255

70 ISLE OF VENICE DR
VILLA CONTESSA CONDO ASSN

Service was via posting at the property on 9/27/23 and at City Hall on 10/5/23.

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:
BALCONY DEMOLITION RAILING INSTALLATION.

VIOLATIONS: 9-280(C) COMPLIED
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED (BALCONY).

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

Eugene Popow, property manager, said the work had been completed with permits. They had removed the protrusion and re-stuccoed the building. The engineer needed to write a letter stating the other two protrusions were not in danger of falling. The engineer had indicated he was busy until mid-November but would write a letter then.

Thomas Purdo, contractor, stated they had demolished the balcony and the engineer had signed off. He had submitted an application for a demolition permit and a railing permit.

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

Case: BE23060052

125 N BIRCH RD
SPRINGBROOK GARDENS INC A CONDO

Service was via posting at the property on 9/20/23 and at City Hall on 10/5/23.

Justin Drechsel, Code Compliance Officer, 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 CRACKS IN INTERIOR WALLS IN STAIRWELL, STEEL TUBE COLUMN/CONCRETE LANDING ON SOUTH SIDE OF PROPERTY.

Officer Drechsel presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Nathan Miller agreed to comply.

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

Case: BE22090117

2740 E OAKLAND PARK BLVD
CANAM OAKLAND PROPERTIES LLC

This case was first heard on 11/17/22 to comply by 5/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,500 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 no report or engineer's letter had been received and recommended imposition of the fine.

Gregg Spitzer, property manager, said he was working toward compliance but the owners had not accepted any of the proposals. He requested a 180-day extension. Chief Oliva said he could not grant an extension without an engineer's letter and an open permit.

Mr. Ansbro imposed the \$15,500 fine, which would continue to accrue until the property was in compliance.

Case: BE22080121

651 NE 19 AVE
PYLE, THERESA & VINCENT F JR

This case was first heard on 7/20/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended a 91-day extension.

Case: BE23060016

401 SE 14 CT 1-8
FLL CENTER LLC

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

Preston Mark, 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:
INSTALLATION OF WOOD FENCE AROUND THE PROPERTY

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the permit application had been submitted and asked that the order be recorded.

Alejandro DelRio, Senior Building Inspector, interpreted for the owner's representative, Antonio Sanchez. Mr. Sanchez indicated that the permit applications had been submitted and he hoped to comply within 60 days.

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: BE23060019

411 SE 14 CT 1-4
FLL CENTER LLC

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

Preston Mark, 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:
WOOD FENCE WITHOUT PERMIT

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the permit application had been submitted and asked that the order be recorded.

Alejandro DelRio, Senior Building Inspector, interpreted for the owner's representative, Antonio Sanchez. Mr. Sanchez indicated the permit applications had already been submitted

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: BE23060018

417 SE 14 CT 1-4
FLL CENTER LLC

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

Preston Mark, 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:
WOOD FENCE WITHOUT PERMIT

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the permit application had been submitted and asked that the order be recorded.

Alejandro DelRio, Senior Building Inspector, interpreted for the owner's representative, Antonio Sanchez. Mr. Sanchez indicated the permit applications had already been submitted

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: BE21070189

3233 NE 32 AVE
THE CONTINENTAL CONDO ASSN INC

This case was first heard on 12/16/21 to comply by 6/14/22 Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$30,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the case was opened in July 2021 and was not in compliance. He recommended imposition of the fine.

Sivanthan Srithavian, engineer, said the electrical engineer had identified some problems and the owner had hired contractors, who pulled three permits, two of which had already been closed. He requested 90 days. Chief Oliva said a letter relating to the open permits was required for an extension.

Mr. Ansbro imposed the \$30,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23040048

1620 NE 62 ST
PERAZZELLI, ELOINA N EST

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

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

VIOLATIONS: 9-280(C)
SOFFITS AND SUPPORT IN DISREPAIR.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Lisette Perazelli, the deceased owner's daughter, said she had already submitted the permit applications.

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

Case: BE23050171

1108 NE 16 TER
PIRGOUSIS, ANDREW; PIRGOUSIS, JUTBINA

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

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

VIOLATIONS: FBC(2020) 111.1.1
PROPERTY WAS CONVERTED FROM FOUR UNITS TO FIVE UNITS WITHOUT OBTAINING A
CERTIFICATE OF OCCUPANCY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and ordering the respondent to attend the 1/18/24 hearing.

Cibele DeAvelar said the owner had hired a contractor to pull the permits and agreed to comply within 91 days.

Mr. Ansbro found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 1/18/24 hearing.

Case: BE23030241
1559 W SUNRISE BLVD
IAG FOUNDATION INC

Service was via posting at the property on 9/29/23 and at City Hall on 10/5/23.

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

VIOLATIONS: 9-259

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED. THE ROOF HAS COLLAPSED.

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

Mr. Ansbro found in favor of the City and ordered compliance by applying for permits to bring the property into compliance or permits to demolish the property and all accessory structures within 60 days or the City would demolish the structure and all accessory structures at the owner's expense.

Case: BE23080113
401 NW 7 TER
MT HERMON AFRICAN METHODIST
EPISCOPAL CHURCH INC

Service was via posting at the property on 9/20/23 and at City Hall on 10/5/23.

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: BE23050099
545 S FORT LAUDERDALE BEACH BLVD
ILLINI ASSOCIATION INC

Personal service was accepted on 9/18/23. Service was also via posting at City Hall on 10/5/23.

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: BE23070027

2600 E COMMERCIAL BLVD
MATOUK-BROWN FAM MGMT CO LLC

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

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: BE23070142

6301 NW 5 WAY
LAKESIDE 6301 LLC

Personal service was accepted on 9/21/23. Service was also via posting at City Hall on 10/5/23.

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: BE23080267

721 E LAS OLAS BLVD
THE LAS OLAS COMPANY INC

Service was via posting at the property on 9/27/23 and at City Hall on 10/5/23.

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:

ELECTRICAL, PLUMBING AND MECHANICAL WORKS IN THE CENTRAL COUNTER.
NEW BOOTHS WITH NEW STRUCTURE. NEW STRUCTURE FOR CENTRAL COUNTER.

Inspector Saragusti 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: BE23060058

733 NW 6 ST

REGAL DEVELOPMENT INC

Service was via posting at the property on 9/27/23 and at City Hall on 10/5/23.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. STUCCO AND WALKWAYS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day and ordering the respondent to attend the 11/16/23 hearing.

Mr. Ansbro found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day and ordered the respondent to attend the 11/16/23 hearing.

Case: BE23050192

700 SW 13 ST

MACDONALD, LAUREN C; MARTIN, NICHOLAS

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

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:

REBUILDING/REPLACEMENT OF WOOD FRAME WALLS WITH CINDER BLOCK.
INSTALLATION OF 2 GLAZED DOORS IN FRONT OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He had posted a Stop Work Order on the property.

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

Case: BE23050059

4143 N OCEAN BLVD 209

MAXWELL, JASON

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

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

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN AND BATHROOM FIXTURES. NEW ELECTRICAL PANEL AND KITCHEN OUTLETS. NEW WATER HEATER.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and recording the order. He said permits were in process.

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

Case: BE23080070

17 S FORT LAUDERDALE BEACH BLVD
THOR GALLERY AT BEACH PLACE LLC;
%RYAN LLC - DIVINA TAVERAS

Personal service was accepted on 9/18/23. Service was also via posting at City Hall on 10/5/23.

Wilson Quintero Jr., 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 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: BE23080046

20 W LAS OLAS BLVD
LAS OLAS RIVERFRONT LP

Service was via posting at the property on 9/18/23 and at City Hall on 10/5/23.

Wilson Quintero Jr., 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 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: BE23070294

3000 NE 30 PL
CLARIDGE HOMES 3000 WATERSIDE LP

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

Wilson Quintero Jr., 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:
CHAIN LINK FENCE WITHOUT PERMIT

VIOLATIONS: 47-19.5.E.7. COMPLIED

CHAIN LINK FENCE IN DISREPAIR, SECTIONS ARE NOT SECURED AND LEANING

Officer Quintero presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

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

Case: BE23060113

900 NE 18 AVE 1201

MASCIA, MARIA F

Service was via posting at the property on 9/26/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18031488 PM-18031489 # 1201 R AND R MOLDED DRYWALLS W/CLEAN DRYWALLS

Inspector Mark 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: BE23060086

1521 NW 6 AVE

OLMO, JORGE

Service was via posting at the property on 9/19/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18053023-PM-18053026-ATF INTERIOR RENOVATIONS

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. Ms. Hasan requested a \$100 per day fine because the owner was not present and because these were expired after-the-fact permits.

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

Case: BE23050191

5910 NE 28 AVE

UDELSON, TARA S

Service was via posting at the property on 9/26/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-17030797-INSTALL UG LP TANK

Inspector Mark 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: BE23050188

6501 NW 12 AVE
COLT SOUTH FLORIDA OWNER LP
% EQUUS CAPITAL PARTNERS LTD

Service was via posting at the property on 9/26/23 and at City Hall on 10/5/23.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
INTERIOR TENANT IMPROVEMENT- PM-17041107

Inspector Mark 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: BE23020162

101 SE 23 ST
BUNKHOUSE HOLDINGS LLC

This case was first heard on 6/15/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Building Inspector, said the permits were in process and recommended a 91-day extension.

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

Case: BE22080065

616 NW 10 TER
YAKOV HOLDING INC

This case was first heard on 7/20/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Mr. Ansbro imposed the \$350 fine.

Case: BE22050213

2910 E OAKLAND PARK BLVD
CLARIDGE HOMES 3000 WATERSIDE LP

VACATE 8/17/23 OIF

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 \$15,900 and the City was requesting vacation of the Order Imposing the Fine dated 8/17/23 and reimposition of \$1,275.

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 11:20 A.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate