



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose-Ann Flynn Presiding
November 21, 2024
9:00 A.M.

Staff Present:

Marie Arias, Administrative Assistant
Diana Cahill, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Andrew Gebbia, Building Inspector
Linda Holloway, Code Compliance Officer
Preston Mark, Senior Building Inspector
Leonardo Martinez, Chief Building Inspector
Jorge Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Wilson Quintero, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Katie Williams, Code Compliance Officer

Respondents and witnesses

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| BE23070189: Michael Linger | BE23070079: Karen Finger |
| BE23060052: Lauren Schwartzfeld Esq. | BE23010100: Christopher Barone |
| BE22080305: John Seiler Esq.; Michael Burke, neighbor | BE24090110: Max Marcellus |
| BE23100216: Saar Amit | BE24080369: Cherisol Bernard; Jemil Abedin |
| BE23080371: Jacob Nunez Esq. | BE24020091: Kristiann Galati; Tina Rosewell; David Milian Esq. |
| BE24070066; BE24090037: Joshua Lockard; Dulack Guerrier | BE23100226: Wesly Blanc |
| BE23080329: Michael Rahael | BE23070372: Regla Crocamo |
| BE23010147: Betty Taylor; Cedric Taylor | BE23060204: Thomas Stevens; Macalister Hodge |
| BE24060071: Kevin Eutsey; Marco Rodriguez; Anwar Khan | BE24050196: Francisco Zepeda |
| BE23090079: Pastor Ryan Amos | BE24070044: Geraldine James; Melany James |
| BE23060093: Nicole Bloom Diaz Esq. | BE24040106: Carmen Caamano |
| BE24050080: Sydney Moore | BE23080031: Paul Milberg Esq. |
| BE23080151: Regina Johnson | BE24070014: Josue Toussaint |
| BE24020138: Rod Feiner Esq.; Thuy Turner | BE24020159: Nancy Lawville; Forbes Carlton George |
| BE23120132; BE23120154: Saeed Tasharofi | |

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

The meeting was called to order at 9:00 A.M.

Case: BE23090079

Address: 850 DAVIE BLVD
Owner: FLORIDA CONFERENCE ASSN
OF SEVENTH DAY ADVENTISTS

This case was first heard on 2/15/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, confirmed the property was not in compliance.

Pastor Ryan Amos said more work than they had anticipated was needed. Chief Martinez said he had informed Pastor Amos that a permit and a letter from an engineer were needed in order to get an extension. He recommended imposition of the fine.

Ms. Flynn imposed the \$5,400 fine, which would continue to accrue until the property was in compliance.

Case: BE24050196

Address: 2436 OKEECHOBEE LN

Owner: ZEPEDA, FRANCISCO

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL - KITCHEN AND BATH. NEW SOFFIT AND LIGHTING,
BOAT DOCK AND PAVER DECK/CONCRETE SLABS.

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

Francisco Zepeda agreed to comply.

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

Case: BE24020159

ORDER TO REAPPEAR

Address: 6201 BAY CLUB DR

Owner: BAY COLONY CLUB CONDO INC

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance.

Forbes Carlton George, engineer, described their efforts to address the violation and what they needed to do and requested 56 days. Inspector Albores agreed to a 56-day extension and ordering the respondent to attend the 1/16/25 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Case: BE24020091

Address: 1627 E BROWARD BLVD

Owner: GALATI, KRISTIANN M

Service was via posting at the property on 11/1/24 and at 1 East Broward Blvd. on 11/7/24.

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:
WOOD FENCE

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

David Milian Esq., the owner's attorney, said the fence was not on his client's property and every survey showed this. Joe Pasquariello, Assistant Building Official, said the City was aware of this issue and had requested a final survey be submitted and Ms. Galati agreed.

Tina Rosewell, neighbor, said she had reported the fence to Code Enforcement. She stated she had pulled a permit for the fence in 2023 and then reported the fence in 2024. Mr. Milian said there were several fences. The portion related to the violation was from seven to fifteen inches on Ms. Rosewell's property. A contractor for Ms. Galati had tried to remove that fence but Ms. Rosewell had told him not to because it belonged to her. Ms. Hasan encouraged Ms. Rosewell and Ms. Galati to resolve this.

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

Case: BE23060204 ORDER TO REAPPEAR
Address: 2314 E SUNRISE BLVD ZONE2
Owner: KEYSTONE-FLORIDA PROPERTY HOLD
% BURDINES TAX DEPT

This case was first heard on 8/17/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance.

Thomas Stevens said they were waiting for FPL to install temporary service so Keystone could make the repairs. He requested 180 days. Inspector Saragusti recommended 56 days and ordering the respondent to attend the 1/16/25 hearing.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Case: BE23070372
Address: 1850 NW 49 ST
Owner: EWE WAREHOUSE INVESTMENTS XXVI LTD

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, confirmed the property was not in compliance.

Regla Crocamo said a permit had been pulled and most repairs were complete. She requested 120 days. Chief Martinez said a permit and a letter from an engineer were needed in order to get an extension.

Ms. Flynn imposed the \$9,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23080371
Address: 400 SW 3 AVE
Owner: DFW 18 LLC

This case was first heard on 3/21/24 to comply by 9/17/24. Violations and extensions were as noted in the agenda. The

property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, confirmed the property was not in compliance.

Jacob Nunez Esq., the owner's attorney, described their efforts to comply and said the permit was in process. He requested an extension. Chief Martinez stated a permit and a letter from an engineer were needed in order to get an extension. Ms. Hasan noted the County audited municipalities to ensure they were enforcing this requirement; they had no discretion.

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

Case: BE24040106

Address: 2630 SUGARLOAF LN
Owner: CAAMANO, CARMEN

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:
AWNINGS FRONT, LEFT SIDE AND REAR OF HOME. CARPORT ENCLOSED WITHOUT A PERMIT.

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

Carmen Caamano requested 180 days because she had a medical issue she needed to address. Inspector Marks recommended 181 days.

Ms. Flynn found in favor of the City and ordered compliance within 181 days or a fine of \$50 per day.

Case: BE23100216

Address: 334 SW 13 ST
Owner: FERN LEAF PROPERTIES LLC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Saar Amit, property manager, said the permits had been issued and requested 90 days.

Joe Pasquariello, Assistant Building Official, checked the City's computer system and confirmed the permits had been issued and the property was in compliance. Mr. Amit said they had acted as soon as they were cited but it had taken time for the contractor and City to agree. Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,750.

Ms. Flynn imposed administrative costs of \$1,750.

Case: BE24070014

Address: 3420 DAVIE BLVD
Owner: EMMANUEL BAPTIST CHURCH OF HOLINESS INC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: INT. RENOV.;"CHURCH"- PM-09040565

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

Josue Toussaint was unclear about what needed to be done. Inspector Gebbia said this had been going on since 2010 and confirmed a contractor must reopen the permit for inspections.

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

Case: BE23060052

Address: 125 N BIRCH RD

Owner: SPRINGBROOK GARDENS INC A CONDO

This case was first heard on 10/19/23 to comply by 1/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, said the respondent would request an extension.

Lauren Schwartzfeld Esq., the association's attorney, said the building had been vacated and the owners intended to sell the property and had already hired a broker. She requested an extension and Officer Rich did not object.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: BE23080031

Address: 3051 NE 47 CT

Owner: WAYNE HOUSE ASSOCIATION INC

Service was via posting at the property on 10/18/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: 9-280(C)

DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN DISREPAIR

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He noted that the individual owners had been cited as well.

Paul Milberg Esq., the association's attorney, said they had a new report and were in the process of obtaining bids. He requested an extension. Inspector Albores recommended ordering the respondent to attend the 1/16/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and ordered the respondent to attend the 1/16/25 hearing.

Case: BE23080151

Address: 1050 SEMINOLE DR

Owner: THE VILLAS OF SUNRISE BAY ASSN INC

This case was first heard on 2/15/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,600 and the City was requesting \$1,275 be imposed.

Leonardo Martinez, Chief Building Inspector, confirmed the property was in compliance.

Regina Johnson agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE24090037
Address: 408 NE 6 ST
Owner: SE SOLMAR LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO UNIT 314 ELECTRICAL PANEL IN DISREPAIR DUE TO WATER INTRUSION INTO THE ELECTRICAL PANEL.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS WATER INTRUSION INTO THE ELECTRICAL PANEL IN UNIT 314.

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

Dulack Guerrier, construction project manager, requested 63 days and Inspector Albores agreed, provided the unit was not occupied and the power was not energized. Mr. Gurrier agreed.

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

Case: BE24070066 REQUEST EXTENSION
Address: 408 NE 6 ST
Owner: SE SOLMAR LLC

This case was first heard on 9/19/24 to comply by 11/21/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Linda Holloway, Code Compliance Officer, confirmed the property was not in compliance.

Dulack Guerrier, construction project manager, requested 63 days and officer Holloway did not object.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: BE24090110
Address: 1506 SW 32 ST
Owner: MR MAX LLC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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:
ACCESSORY STRUCTURES IN REAR YARD. INTERIOR RENOVATION-KITCHEN AND BATHROOM

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

Max Marcellus said the work he had done did not require a permit and someone at the City had agreed. He said Lowes had informed him the pergola did not require permit either because it was removable. Joe Pasquariello, Assistant Building Official, said they would need to inspect to verify that the type of interior work done did not require permit. He stated this pergola did require a permit. Mr. Marcellus agreed to remove the pergola.

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

Case: BE23010100

Address: 1501 SE 15 ST

Owner: THE ISLAND CLUB CONDO ASSN INC

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance. He said permits had been issued.

Christopher Barone, HOA president, requested 180 days to do the work and Inspector Albores did not object.

Ms. Flynn granted a 180-day extension, during which time no fines would accrue.

Ms. Flynn took a brief recess.

Case: BE22080305

VACATE OIF 9/19/24

Address: 213 ROYAL PALM DR

Owner: MORI LEGACY FOUNDATION INC

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 \$15,700 and the City was requesting to vacate the Order Imposing the Fine dated 9/19/24 and impose the full amount, which would continue to accrue until the property was in compliance.

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

John Seiler Esq., the owner's attorney, requested 60-90 days and Chief Martinez recommended 91 days.

Michael Burke, neighbor, said the property had been in disrepair for many years and they were concerned it was also unsafe. Ms. Hasan said the City would inspect the property for safety.

Ms. Flynn vacated the Order Imposing the Fine dated 9/19/24 and granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/20/25 hearing.

Case: BE23120132

Address: 1405 NE 4 CT

Owner: TASHAROFI, SAEED

This case was first heard on 6/20/24 to comply by 9/19/24. 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, Senior Building Inspector, confirmed the property was not in compliance and recommended imposition of the fine.

Saeed Tasharofi said the permit applications were in review and requested three to four months. Inspector Mark recommended 181 days.

Ms. Flynn granted a 181-day extension, during which time no fines would accrue.

Case: BE23120154

Address: 1409 NE 4 CT 4

Owner: TASHAROFI, SAEED

This case was first heard on 6/20/24 to comply by 9/19/24. 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, Senior Building Inspector, confirmed the property was not in compliance and recommended a 180-day extension.

Saeed Tasharofi agreed to the extension.

Ms. Flynn granted a 181-day extension, during which time no fines would accrue.

Case: BE23100226

Address: 1628 NE 7 AVE

Owner: WESLY R BLANC LLC

This case was first heard on 7/18/24 to comply by 9/19/24. 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, Senior Building Inspector, confirmed the property was not in compliance and recommended imposition of the fine.

Wesly Blanc said there had been issues with the engineer and contractor and said the permits were in process. Inspector Mark recommended a 181-day extension.

Ms. Flynn granted a 181-day extension, during which time no fines would accrue.

Case: BE23060093

Address: 909 BREAKERS AVE

Owner: BREAKERS OF FT LAUD CONDO ASSOC

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, said the permit was about to be issued and recommended a 56-day extension and ordering the respondent to attend the 1/16/25 hearing.

Nicole Bloom Diaz Esq. agreed to the extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Case: BE24020138

Address: 1104 MANGO ISLE

Owner: MCGARRY, NEAL A & LORI A

Service was via posting at the property on 10/18/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:

JACUZZI, DECK AND DOCK INCLUDING ELECTRICAL AT REAR OF HOME.

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

Rod Feiner Esq., the owner's attorney, requested a continuance with no find of fact. He described their efforts to comply. Ms. Flynn said the violations did exist and Ms. Hasan concurred.

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

Case: BE24050080

Address: 925 N ANDREWS AVE

Owner: LA MEXICANA HOLDINGS LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 105.1

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

INTERIOR ALTERATION INCLUDING FRAMING. EXTERIOR WINDOW AND DOOR REMOVED AT WEST AND SOUTH EXTERIOR WALL. EXTERIOR WALL OPENING INFILL AT SOUTH WALL.

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

Sydney Moore said the property was undergoing a change of occupancy and was in the permit process. She requested 91 days, with an order to attend the 2/20/25 meeting.

Ms. Flynn 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 2/20/25 hearing. She also recorded the order.

Case: BE23010147

Address: 601 NW 22 RD

Owner: BETTYS SOUL FOOD INC

This case was first heard on 9/21/23 to comply by 11/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, confirmed the property was not in compliance and recommended a 35-day extension.

Cedric Taylor requested 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: BE23080329

Address: 511 E BROWARD BLVD

Owner: WEST PAVILION LTD

This case was first heard on 2/15/24 to comply by 3/21/24. 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.

Jose Saragusti, Senior Building Inspector, said there was an open permit and recommended a 56-day extension.

Michael Rahael, owner, agreed to the extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: BE24060071

Address: 712 NW 2 ST

Owner: SATOR INVESTMENTS LLC

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: 25-7(a)

IT SHALL BE UNLAWFUL FOR ANY PERSON TO ERECT, BUILD, CONSTRUCT, DEPOSIT OR PLACE UPON OR IN ANY STREET OR ANY PLACE WHERE THE PUBLIC HAS THE RIGHT OF PASSAGE ANY BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WHATSOEVER OR TO ENCLOSE ANY STREET, PARK OR OTHER PUBLIC PROPERTY WITHOUT THE EXPRESS CONSENT AND PERMISSION OF THE CITY COMMISSION. CHAIN-LINK FENCE GATES INSTALLED IN ALLEYWAY

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

Kevin Eutsey, representative, said the former City Manager was going to allow them to keep the fence. He noted the fence prevented serious crimes in the alley. He said they now intended to apply for a variance and requested 60 days. Officer Quintero said this had been going on since August 2023 and Mr. Eutsey had been saying they would apply for a variance since then but there had been on progress. Mr. Eutsey noted there were other property owners involved. He said someone at the Building Department had advised him to speak with the City Manager. Mary Rich, Senior Code Compliance Officer, said they should request vacation of the alleyway, not a variance, which had been done in other nearby alleys. Joe Pasquariello, Assistant Building Official, advised Mr. Eutsey to email the Building Official. He did not support an extension. Officer Quintero read from a document indicating the owners must petition the City to vacate the alleyway. This would be reviewed by Engineering and approved by the City Commission.

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

Case: BE24080369

Address: 1560 NE 4 AVE

Owner: CHERISOL, BERNARD

Service was via posting at the property on 11/1/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:

CHANGE OF USE WITHOUT THE REQUIRED PERMITS IN UNIT 1546, 1548, 1550, 1552 AND 1554. WORK WITHOUT PERMIT INCLUDING INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO TENANT SEPARATION WALLS PARTIALLY REMOVED BETWEEN UNITS 1552/1550, 1550/1548, 1548/1546, WALK IN COOLER IN UNIT 1546

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

Bernard Cherisol described his efforts to comply and said the architect had written a letter indicating there was no immediate danger. Inspector Albores said this was a copy and he needed a signed, sealed letter from the engineer.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 1/16/25 hearing. She also recorded the order.

Case: BE23070189

Address: 39 NE 16 CT

Owner: LINGER, MICHAEL ARRON
WIESENBERGER, CHRISTOPHER DALLAS

This case was first heard on 7/18/24 to comply by 9/19/24. 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, Senior Building Inspector, confirmed the property was not in compliance.

Michael Linger said the contractor who did the work was putting him off and not doing the work. Mr. Linger noted the prior owner had the work done, not him. Inspector Mark recommended hiring a different contractor and did not recommend an extension.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

Case: BE23070079

Address: 1451 NW 62 ST

Owner: FORT LAUDERDALE CROWN CENTER INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, confirmed the property was not in compliance.

Karen Finger said they were working on the fire alarm. She requested an extension but Chef Martinez explained that a permit and a letter from an engineer were needed in order to get an extension.

Ms. Flynn imposed the \$12,700 fine, which would continue to accrue until the property was in compliance.

Case: BE24070044

Address: 2551 NW 16 CT

Owner: JAMES, GERALDINE D

Service was via posting at the property on 10/31/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, 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:
FENCE AND SHED ENCROACHING ONTO ADJACENT PROPERTY

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

Melany James, the owner's daughter, said the shed and fence had already been removed but they still needed a permit.

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

Case: BE24020140

Address: 720 NE 4 AVE

Owner: HTG FORT LAUDERDALE LLC

Service was via posting at the property on 10/30/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: 47-19.5

GATES SWING OR SLIDE OUT AND OBSTRUCT PUBLIC WAYS.

VIOLATIONS: FBC(2023) 105.6.2

THE WORK FOR WHICH THE PERMIT WAS ISSUED, DOES NOT COMPLY WITH APPROVED PLANS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation and ordering the respondent to attend the 1/16/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 1/16/25 hearing.

Case: BE24020040

Address: 501 SE 17 ST

Owner: AVALON FT LAUDERDALE LLC

Service was via posting at the property on 11/1/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BLD-CALT-23030010/ELE-COM-23040026
WFM-FFH (COUNTER) INSTALL AMAZON PACKAGE PICK/RETURN AREA

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

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

Case: BE24070425

Address: 3470 JACKSON BLVD

Owner: CHOUTE, WALTER; PETIT, PAULETTE

Service was via posting at the property on 11/1/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

SERVICE PANEL UPGRADE- TIE INTO CITY SEWER LINE AND ABANDON SEPTIC TANK

PLB-RES-22040051- ELE-SERV-22040008

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

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

Case: BE24070160

Address: 2415 SW 3 AVE

Owner: CIRCLE HOLDINGS OF FLORIDA LLC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC (2023) 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE24070382

Address: 3541 NW 53 ST

Owner: RKS-LAUDERDALE PROPERTIES LLC

Service was via posting at the property on 10/31/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC (2023) 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE24070027

Address: 2800 NE 21 CT

Owner: DASSA FL INVESTMENTS LLC

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 11/7/24.

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:
FENCE AND GATES

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

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

Case: BE24080355

Address: 1037 SE 2 CT

Owner: GLENN RICE & CYNTHIA HOY REV TR;
RICE, GLENN & HOY, CYNTHIA TRUSTEE

Service was via posting at the property on 11/5/24 and at 1 East Broward Blvd. on 11/7/24.

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:
THE ROOF OVERHANG REPLACED WITH NO PERMIT ON FILE.

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

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

Case: BE24080186

Address: 6131 NE 14 AVE

Owner: PS FT LAUDERDALE 14 AVE 2013 LLC;
DEPT PT FL 25965

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

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.

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

Case: BE24050154

Address: 3451 BERKELEY BLVD
Owner: DUGUE, GERALDA

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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 STRUCTURE AT THE REAR OF THE PROPERTY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He also requested the order be recorded.

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

Case: BE24040067

Address: 500 E LAS OLAS BLVD
Owner: LOYCA PROPERTY OWNER LLC

Personal service was accepted on 11/5/24. Service was also via posting at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
SUSHI GARAGE OUTDOOR DINING- BLD-OD-23030008
OUTSIDE DINING/RESTAURANT/ADD TABLE AND CHAIRS OUTSIDE -BLD-SWC-21030003

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

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

Case: BE24010040

Address: 911 SW 11 AVE
Owner: NOBSMARINA INC

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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 REMODEL, STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATION. WINDOW & DOOR REPLACEMENT.

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

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

Case: BE24100048

Address: 1300 BRICKELL DR
Owner: 1300 BRICKELL LLC

Service was via posting at the property on 10/22/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:
MODIFICATION OF MASONRY FENCE.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day. He said a Stop Work Order had been posted on the property.

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

Case: BE24030037

Address: 2230 NE 56 PL 205
Owner: MARTEL, KEVIN

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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 REMODEL INCLUDING DRYWALL, PLUMBING AND ELECTRICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said two contactors had taken the owner's money and not done the work.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

Case: BE24060107

Address: 2750 DAVIE BLVD
Owner: LA SEGUNDA REALTY CORP

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:
A UTILITY STRUCTURE BEING BUILT AT THE SOUTHWEST REAR CORNER OF THIS PROPERTY WITHOUT PERMIT.

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

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

Later in the meeting, Ms. Hasan recommended a \$100 per day fine and Ms. Flynn amended her order to reflect that.

Case: BE24050071

Address: 2760 DAVIE BLVD

Owner: LA SEGUNDA REALTY CORP

Service was via posting at the property on 10/15/24 and at 1 East Broward Blvd. on 11/7/24.

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

VIOLATIONS: FBC(2023) 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:

FLOOR SLAB REPLACEMENT, ELECTRICAL, PLUMBING AND MECHANICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. Ms. Hasan noted this property had been cited for a number of violations over the years and recommended a \$100 per day fine. Officer Mark did not object.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: BE24060087

Address: 972 PENNSYLVANIA AVE

Owner: TALERAND, ESPOVERT H/E

TALERAND, LAUNA

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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 CONSTRUCTED.

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

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

Case: BE24060196

Address: 1311 NW 44 CT

Owner: CHARLES, SPENCER; LOUIS, SHERLY

Service was via posting at the property on 10/31/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: 47-19.2.P

PERGOLA LOCATED IN BACK YARD WITHOUT A PERMIT.

VIOLATIONS: FBC(2023) 105.3.1.4.

AWNING COVERING DECK ATTACHED TO THE BACK OF THE HOUSE.

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

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

Case: BE24080036

Address: 1401 RIVERLAND RD
Owner: RONDON, IRIS V H/E; ARIAS, SILVERIO

Service was via posting at the property on 10/18/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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, METAL AWNING/SHADE STRUCTURE, SHED

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

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

Case: BE24080027

Address: 1612 NW 8 ST
Owner: PEREZ CASTELLANOS, ISLENA G H/E
PEREZ, ARTURO

Service was via posting at the property on 11/4/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 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:
METAL FENCE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He stated he had posted a Stop Work Order on the property.

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

Case: BE24070335

Address: 1713 SW 11 ST 1-2
Owner: SOMMERS, JOEL C

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR RENOVATIONS, WINDOWS, AND CONCRETE DRIVEWAY

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

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

Case: BE24070281

Address: 1949 RIVERSIDE DR 1-2
Owner: JIMENEZ, EDDY

Service was via posting at the property on 10/14/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.1

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

INTERIOR RENOVATIONS, KITCHEN, BATH, DOORS, ELECTRIC AND NEW ELECTRICAL PANEL, A/C UNIT AND METAL FENCE

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

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

Case: BE24070147

Address: 2109 NE 62 ST
Owner: DACASA & CO LLC

Service was via posting at the property on 10/16/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2023) 107.4

WORK BEYOND SCOPE OF PERMIT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a Stop Work Order had been posted on the property.

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

Case: BE24090204

Address: 2115 N OCEAN BLVD
Owner: GINIS QUARTERS LLC

Service was via posting at the property on 10/18/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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

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

Case: BE24050084

Address: 3000 E OAKLAND PARK BLVD
Owner: CLARIDGE HOMES 3000 WATERSIDE LP

Service was via posting at the property on 10/21/24 and at 1 East Broward Blvd. on 11/7/24.

Andrew Gebbia, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BLD-PHZ-22070002, ELE-COM-22070077, PLB-COM-22070035, LND-TREE-23020071,
ENG-SITE-22070003

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

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

Case: BE24050190

CITATION

Address: 1308 AVOCADO ISLE

Owner: 1308 & 1212 AVOCADO ISLE LLC

This case was cited on 6/5/24 to comply by 6/6/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting \$500 be imposed. No appeal had been received.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: BE23120105

Address: 2175 W STATE ROAD 84

Owner: FALLS AT MARINA BAY LP

This case was first heard on 6/20/24 to comply by 8/22/24. 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.

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

Case: BE23120094

Address: 2060 NE 62 CT

Owner: ZIEL, TED J & ELIZABETH A

This case was first heard on 7/18/24 to comply by 9/19/24. 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.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

Case: BE24030005

Address: 2900 NE 30 ST G-5

Owner: RESIDENTIAL CREDIT OPPOR TR;
WILMINGTON SAVINGS FUND TRUSTEE

This case was first heard on 9/19/24 to comply by 10/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,400 fine, which would continue to accrue until the property was in compliance.

Case: BE23100122

Address: 5591 NE 29 AVE
Owner: BECERRA, MARCO; ROBLES, PEDRO &
VENTURO, PEDRO

This case was first heard on 6/20/24 to comply by 8/22/24. 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.

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

Case: BE23030001

Address: 815 NW 4 AVE
Owner: GUTZMER, TIMOTHY

This case was first heard on 1/18/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting \$1,275 be imposed.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE23080270

Address: 601 E SUNRISE BLVD
Owner: SUNFLAGLER INC

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23080233

Address: 806 NW 8 AVE
Owner: NESS PAPER INDUSTRIES LLC
%SHALOM ANDRUSIER

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE21100194

Address: 1201 RIVER REACH DR
Owner: RIVER REACH 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 \$20,900 and the City was requesting \$1,275 be imposed.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE23080131

Address: 2350 N FEDERAL HWY
Owner: ROBERT RICKEL TR A;
ANTWEILER, JUDITH TRUSTEE %EDENS

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting \$1,275 be imposed.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE22040055

Address: 2414 E SUNRISE BLVD
Owner: KEYSTONE-FLORIDA PROPERTY HOLD

This case was first heard on 9/15/22 to comply by 4/1/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,600 and the City was requesting \$1,275 be imposed.

Ms. Flynn imposed administrative costs of \$1,275.

City staff entered page 30 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:
BE24070013

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:
BE23080331

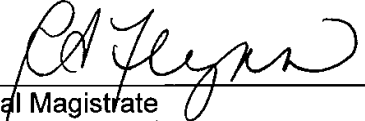
Cases with No Service

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

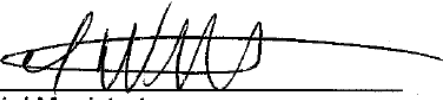
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:55 AM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate