



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Annette Cannon Presiding
January 16, 2025
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
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE23030194: Steven Young	BE24080369: Bernard Cherisel; Mohammed Islam
BE23060167: Cecil Hinds	BE24040093: Ryan Tucker
BE24110019; BE24100040: Courtney Crush Esq.; David Cardaci	BE24080078: Jose Sigala
BE24050184: Tyler Flanzer	BE24070086: Sebaston Barrett
BE24040157: Mario Moeinifar; Beatriz Girgodo	BE24090064: Leighton James
CE19061201: Enrique Talomo	BE23050184: Carlos Rianda
BE24070379: Vinicius Diniz	BE23070372: Barbara Hall Esq.; Maria Crocano
BE23110141: Andrew Schein Esq.	BE24080157: Timothy Hartley Esq.
BE24020140: Monica Brooks; Eric Perez	BE24070135: Edred Conway Bryan
BE23090330: Ralph Thomas. Judith Day	BE23060204: Janiel Morgan Esq.; Macalister Hodge
BE24060016: Yolaine Petit-Frere	BE24040001: Hani Levy; Maikel Hernandez
BE23060093: Nicole Bloom Esq.	BE23080031: Charles Chase; Paul Milberg Esq.
BE24060062: Adam Feldman	BE23060035: Melissa Lepore; Wendy Darling; William Asta
BE24070143: Peter Rudolph	BE23090133: Carl Forbes
BE24090040: Steven Goldstein	BE24070169: Lucas Nieto
BE23090159: Tracey Schwartz; Christopher Albert	BE23080393: Laren Schwartzfeld Esq.; Jeffrey Martin
BE24080043: Matthew Levine	BE24020159: Nancy Lawville
BE24080237: Elmer Zelaya	BE24090006: Jim Hennigan

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: BE23090159

Address: 1380 W MCNAB RD COMM

Owner: MCNAB INDUSTRIAL CONDO ASSN INC

This case was first heard on 4/18/24 to comply by 10/15/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tracey Schwartz described their efforts to comply and said the plans had been resubmitted with corrections and the letter of intent from the engineer had also been submitted. She requested three to six months.

Leonardo Martinez, Chief Building Inspector, said the engineer must explain the request for an extension. Once this was done and they had a permit, they would receive a 180-day extension.

Ms. Cannon imposed the \$9,200 fine, which would continue to accrue until the property was in compliance.

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 \$11,000 and the City was requesting a 180-day extension, retroactive to 12/2/24.

Leonardo Martinez, Chief Building Inspector, recommended a 180-day extension.

Barbara Hall Esq., the owner's attorney, requested an extension, retroactive to 12/2/24.

Ms. Cannon granted a 180-day extension, from 12/2/24 to 5/31/25, during which time no fines would accrue.

Case: BE23080031

ORDER TO REAPPEAR

Address: 3051 NE 47 CT

Owner: WAYNE HOUSE ASSOCIATION INC

This case was first heard on 11/21/24 to comply by 1/16/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Paul Milberg Esq., the owner's attorney, described their efforts to comply, said they had four bids and requested an extension. Officer Albores recommended a 63-day extension and ordering the respondent to attend the 3/20/25 hearing for an update.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/20/25 hearing.

Case: BE23050184

Address: 1844 SE 1 AVE

Owner: MONIS, ANN

This case was first heard on 1/18/24 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 \$41,850 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, said the permit application had been awaiting client reply since June 2024. He did not recommend an extension.

Carlos Rianda described their efforts to comply and said they had hired a landscape architect

Ms. Cannon imposed the \$41,850 fine, which would continue to accrue until the property was in compliance.

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, said the project was ongoing.

Nancy Lawville described their progress and requested 90 days. Officer Albores did not object to the request and recommended ordering the respondent to attend the 4/17/25 hearing.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/17/25 hearing.

Case: BE23090330

Address: 820 NW 57 ST

Owner: RALPH, THOMAS M

This case was first heard on 4/18/24 to comply by 10/15/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judith Day said the work was in process and they were awaiting the window permit.

Leonardo Martinez, Chief Building Inspector, said the engineer must provide a letter requesting the extension.

Ms. Cannon imposed the \$9,200 fine, which would continue to accrue until the property was in compliance.

Case: BE24060062

Address: 1023 NW 2 AVE

Owner: LDA VENTURES 2 LLC

Service was via posting at the property on 12/2/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 111.1.1

PROPERTY CONVERTED FROM SINGLE FAMILY HOME TO DUPLEX WITHOUT OBTAINING A
CERTIFICATE OF OCCUPANCY.

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

Adam Feldman said they had purchased the property as a duplex. He described work they had done at the property and said they could not afford to do the needed work to comply so they were selling the property. He said the illegal portion was not occupied.

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

Case: BE24040093

Address: 1612 SW 12 CT

Owner: TUCKER, RYAN & CHRISTINA

Service was via posting at the property on 11/19/24 and at 1 East Broward Blvd. on 1/2/25.

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:

Leonardo Martinez, Chief Building Inspector, confirmed the property was not in compliance and recommended imposition of the fine.

Nicole Bloom Esq., the owner's attorney, described their efforts to comply and provided a timeline for compliance. She requested time to have the engineer submit the letter.

Ms. Cannon imposed the \$8,300 fine, which would continue to accrue until the property was in compliance.

Case: BE23080393

Address: 5200 NW 31 AVE

Owner: VILLAS AT LAKEVIEW CONDO ASSN IN

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 \$12,000 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.

Jeffrey Martin, general contractor, said they had a permit and had submitted a letter requesting an extension in October. Inspector Martinez requested a moment to research this and Ms. Cannon heard other cases. Upon returning to the case, Chief Martinez said the permits for this property were awaiting reply and were not yet issued. There was one expired permit. He recommended imposition of the fine.

Ms. Cannon imposed the \$12,000 fine, which would continue to accrue until the property was in compliance.

Case: BE24040001

ORDER TO REAPPEAR

Address: 2950 SW 17 PL

Owner: H&M HOUSING LAND DEVELOPMENT 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.

Andrew Gebbia, Building Inspector, did not recommend an extension. Hani Levy submitted a written request for an extension into the record. She described her efforts and said the property was now in compliance. Maikel Hernandez provided recent photos of the property. Officer Gebbia said he would visit the property to determine if it was in compliance.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/20/25 hearing.

Case: BE23090133

Address: 3251 SW 1 TER

Owner: FANTOM REALTY LLC

This case was first heard on 4/18/24 to comply by 4/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting \$1,275 be imposed.

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

Carl Forbes described their efforts to comply and agreed to the fine reduction.

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

Case: BE24070086

Address: 1661 SW 32 CT

Owner: BARRETT, SEBASTON

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/2/25.

Jose Saragusti, 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:

COMPLETE RENOVATION, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.

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

Sebaston Barrett said a previous owner had done the work.

Ms. Cannon 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 4/17/25 hearing.

Case: BE24070135

Address: 2098 NW 26 AVE

Owner: GRACE COVENANT CHURCH OF
FORT LAUDERDALE INC.

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

Pastor Edred Conway Bryan said the report had been done in October and he did not know why they had not provided it to the City.

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

Case: BE23110141

ORDER TO REAPPEAR

Address: 720 ISLE OF PALMS DR

Owner: QUARTERMAN, LISA M

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 \$2,750 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 that the property was not in compliance.

Andrew Schein Esq., the owner's attorney, said they were in the process of obtaining a variance and requested 60 days.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/20/25 hearing.

Case: CE19061201

Address: 625 CORAL WAY

Owner: VALERIO, THOMAS A

This case was first heard on 1/17/20 to comply by 2/28/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,950 and the City was requesting \$250 be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing the fines to \$250.

Enrique Talomo described their efforts to comply and agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$250.

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, recommended imposition of the fine.

Janiel Morgan Esq., the owner's attorney, provided an update and explained they were coordinating with FPL. She requested additional time. Ms. Hasan noted the case was first heard in August 2023.

Macalister Hodge, Senior Manager of Facilities for Macy's, explained that the FPL "vault" needed to be relocated before they could make the repairs.

Ms. Cannon imposed the \$11,900 fine, which would continue to accrue until the property was in compliance.

Case: BE24040157

Address: 517 COCONUT ISLE DR

Owner: MOEINIFAR, MARIO MEHRAN

Service was via posting at the property on 11/15/24 and at 1 East Broward Blvd. on 1/2/25.

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:
SWIMMING POOL INCLUDING PLUMBING AND ELECTRICAL.

VIOLATIONS: FBC(2023) 110.1

MISSING APPROVED INSPECTIONS FOR THE FOLLOWING WORK COMPLETED RELATED TO PERMIT BLD-RNC-22090038: SECOND FLOOR SLAB, THIRD FLOOR SLAB, ROOF DECK,

ALL REINFORCED CONCRETE COLUMN LIFTS, ALL BEAMS, CONCRETE MASONRY UNIT, WINDOW/DOOR BUCKS ETC., STAIRS. MISSING APPROVED INSPECTIONS FOR THE \ FOLLOWING WORK COMPLETED RELATED TO SUB PERMIT BLD-BDSP-20030014: BLD-COLUMNS STEEL, BLD-STEEL REBAR.

VIOLATIONS: FBC (2023) 107.4

WORK BEYOND SCOPE OF PERMIT INCLUDING BUT NOT LIMITED TO:

1. POURED CONCRETE DECK AT THE REAR OF THE PROPERTY (APPROXIMATELY @ F.F. ELEV) EXTENDS FROM THE REAR PORCH OVER THE SEAWALL CAP AND OVER THE DOCK. THE CONCRETE DECK APPEARS TO BE ENCROACHING INTO THE NEIGHBOR TO THE NORTH AND SITTING OVER THE NEIGHBOR'S RETAINING WALL. BOAT DOCK AND SEAWALL ELEVATION HAVE BEEN RAISED TO ABOUT FINISH FLOOR ELEVATION.
2. GRADE HAS BEEN RAISED AT THE NORTH SIDE OF THE PROPERTY AND THE LOAD FROM THE FILL MATERIAL IS BEING IMPOSED ON THE NEIGHBORS WALL.
3. EXTERIOR WALL MASONRY OPENINGS NOT PER PLANS MISSING MASONRY OPENINGS/WINDOWS.
4. REINFORCED CONCRETE STAIRS INSIDE THE BUILDING.

Inspector Albores presented the case file into evidence and said the case was begun pursuant to a complaint and a Stop Work Order had been posted at the property. He recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He also requested the order be recorded.

Mario Moeinifar requested 120 days because the seawall must be approved by the Army Corps of Engineers. Inspector Albores recommended 91 days and ordering the respondent to attend the 4/17/25 hearing.

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/17/25 hearing.

Case: BE24080157

Address: 1900 S OCEAN DR

Owner: BREAKWATER TOWERS CORP

Service was via posting at the property on 11/15/24 and at 1 East Broward Blvd. on 1/2/25.

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:
BALCONY RAILINGS SYSTEM REPLACEMENT DONE WITHOUT PERMITS.

VIOLATIONS: FBC(2023) 116.1.1 WITHDRAWN

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 (2023) 116.2.1.2.2 - THERE IS DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. ENTIRE BUILDING - BALCONY RAILING SYSTEM.
ENGINEERING REPORT REQUESTED.

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

Timothy Hartley Esq., the owner's attorney, said they were waiting for the permit to be issued.

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

Case: BE24080043

Address: 1528 NE 17 WAY

Owner: LEVINE, MATTHEW J H/E; LEVINE, MELISSA B

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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:
ROOF PATIO STRUCTURE

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

Matthew Levine described their progress.

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

Case: BE23030194

ORDER TO REAPPEAR

Address: 200 S BIRCH RD

Owner: 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 association was addressing the issue and recommended a 120-day extension and ordering the respondent to attend the 5/15/25 hearing.

Steven Young described their progress and said work was scheduled to be completed by the end of March or the middle of April.

Ms. Cannon granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

Case: BE23060035

Address: 3250 NE 28 ST

Owner: LE CERCLE BY THE BEACH CONDO ASSN INC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. POOL EQUIPMENT ROOM IN DISREPAIR INCLUDING BUT NOT LIMITED TO CONCRETE SPALLING, ELECTRICAL AND SWING METAL DOOR/FRAME.

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.

Wendy Darling, property manager, noted changes in management and representation which had delayed compliance. She requested 120 days. Inspector Albores recommended ordering the respondent to attend the 3/20/25 hearing for an update.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 3/20/25 hearing. She also recorded the order.

Case: BE24090040

Address: 1061 SW 30 ST

Owner: STEVEN A GOLDSTEIN REV TR;
SIMOY C GOLDSTEIN REV TR

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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:
SHED IN REAR YARD.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Steven Goldstein said he was unaware he needed a permit for the shed but he was working on it now. Ms. Hasan said a variance may be needed because of the shed's position in the setback. Joe Pasquariello, Assistant Building Official, suggested Mr. Goldstein consider having the shed moved.

Ms. Cannon 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 4/17/25 hearing.

Case: BE24080237

Address: 1541 SW 32 CT

Owner: ZELAYA, ELMER C

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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:
REAR SHADE ROOF STRUCTURE

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

Elmer Zelaya agreed to comply.

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

Case: BE24060016

Address: 820 SW 30 ST

Owner: PETITE-FRERE, YOLAINE

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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:
SHED IN REAR YARD

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

Yolaine Petit-Frere said the shed had been moved. Ms. Hasan said the shed also needed a permit.

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

Case: BE24070143

Address: 1041 W COMMERCIAL BLVD

Owner: TAXDOCTOR.BIZ LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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.

Peter Rudolph did not know what repairs were required, per the report.

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

Case: BE24090064

Address: 1713 NW 13 CT

Owner: JAMES, SELBY

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

Preston Mark, Senior 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, CEILING, KITCHEN AND BATHROOMS.

VIOLATIONS: 9-259
IN THE OPINION OF THE BUILDING OFFICIAL THIS BUILDING IS UNSAFE AND CONSIDERED TO BE UNFIT FOR HUMAN HABITATION. POSTED AS UNSAFE.

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

Leighton James, the owner's son, said his father had not let him know how bad things were. He was now in a nursing facility and Leighton and another sibling wanted to purchase the property and rehabilitate it. He said they had to wait until the end of the "mortgage extension."

Ms. Cannon found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/17/25 hearing. She also ordered that no one could occupy the property until it was in compliance.

Ms. Cannon took a brief recess.

Case: BE23060167
Address: 220 SW 30 AVE
Owner: HINDS, CESCILL MICHAEL

This case was first heard on 4/18/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,950 and the City was requesting \$575 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$575.

Cecil Hinds requested a further reduction.

Ms. Cannon imposed administrative costs of \$575.

Case: BE24050184 ORDER TO REAPPEAR
Address: 413 SW 3 AVE
Owner: WATER TAXI 18 LLC

This case was first heard on 7/18/24 to comply by 8/15/24. 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.

Tyler Flanzer described their efforts to comply and requested 63 days.

Linda Holloway, Code Compliance Officer, supported the extension request.

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

Case: BE24080369 ORDER TO REAPPEAR
Address: 1560 NE 4 AVE
Owner: CHERISOL, BERNARD

This case was first heard on 11/21/24 to comply by 1/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, confirmed that the property was not in compliance. the City had requested the building be assessed by an architect or engineer to determine if it was safe but he had not received anything from the owner.

Mohammed Islam, general contractor, said he had hired an engineer to assess the building and the engineer had provided a letter. He also had an architect look at the property and planned on reports from mechanical, electrical, and plumbing

teams. He requested 30 days to have all the plans and to apply for the permit and said the work would take another 120 days.

Inspector Albores said he needed the physical report.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/20/25 hearing.

Case: BE24110019

Address: 401 NE 5 TER

Owner: ROLLER PLACE LLC

Service was via posting at the property on 11/15/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 111.1.1

THE REQUIRED CERTIFICATE OF OCCUPANCY RELATED TO CHANGE OF USE PERMIT
PM-16021408 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING OCCUPIED

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day. He also requested the order be recorded.

Courtney Crush Esq., the owner's attorney, said the owner had changed the contractor so they could open the expired permit and call for inspections to close it out.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day. She also recorded the order.

Case: BE24100040

Address: 515 NE 4 ST

Owner: 515 INC

Service was via posting at the property on 11/15/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 111.1.1

THIS PROPERTY IS BEING USED FOR GATHERING AND OR AS EXTENSION OF ADJACENT
BUSINESS WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day. He also requested the order be recorded.

Courtney Crush Esq., the owner's attorney, said the property was going through a change of use.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day. She also recorded the order.

Case: BE24080078

Address: 1616 NE 16 AVE

Owner: COTOPERI REALTY LLC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

ATF: INTERIOR ALTER/ENCLOSURE OF PORCH TO CREATE NEW BATHROOM-
BLD-RADD-23050011-PLB-RES-23100201-MEC-RES-23100079-ELE-RES-23100215

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

Jose Sigala described problems with his contractor.

Ms. Cannon 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 4/17/25 hearing.

Case: BE24090006

Address: 5100 BAYVIEW DR

Owner: ROYAL LAUDERDALE LANDINGS INC

Service was via posting at the property on 12/3/24 and at 1 East Broward Blvd. on 1/2/25.

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 AROUND POOL AREA

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

Jim Hennigan, unit owner, said a new board would be elected in February and requested time to permit the work.

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

Case: BE24070228

Address: 401 NW 14 WAY

Owner: PEREZ, MIGUEL ANGEL

Service was via posting at the property on 12/2/24 and at 1 East Broward Blvd. on 1/2/25.

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:
WOOD AND METAL FENCE

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

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

Case: BE24080309

Address: 2901 NE 55 PL

Owner: TRAGERT, OLIVER HENRY

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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:
DRIVEWAY REPLACEMENT

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

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

Case: BE24080226

Address: 1050 SW 32 ST

Owner: CAYBERT PROPERTIES LLC

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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:
SHED IN THE REAR YARD

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

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

Case: BE24060013

Address: 1412 NW 12 ST

Owner: WILLIAMS, JETHRO JR

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-04072192 ENCLOSE CARPORT TO BEDROOM

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

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

Case: BE24070053

Address: 330 SW 29 AVE

Owner: TRIDENT REALTY GROUPS LLC

Service was via posting at the property on 11/19/24 and at 1 East Broward Blvd. on 1/2/25.

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:
WINDOW AND EXTERIOR DOORS REPLACEMENT. INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS.

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.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day. She also recoded the order.

Case: BE24060129

Address: 3400 GALT OCEAN DR 1906S

Owner: SUNSHINE SPECIALTY MANAGEMENT LLC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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:
FULL INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO
FLOORING/SOUNDPROOFING, KITCHEN, MASTER BATH.

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.

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

Case: BE24100042

Address: 515 NE 3 ST

Owner: ML FLAGLER OWNER LLC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
FOUNDATION ONLY-BLD-PHZ-22080002, ELE-COM-22090026, ENG-SITE-22090004,
PLB-COM-22090019-BLD-SIP-23010003

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

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

Case: BE24050159

Address: 702 NW 6 AVE

Owner: STARTED FROM THE GROUND UP LLC

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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:

PM-03031237, PM-05062890. ADDITION OF 2ND FL AND REMODEL OF FIRST FLOOR - FIRE
SPRINKLER FOR NEW ADDITION

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

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

Case: BE24070379

Address: 711 SW 17 ST

Owner: DINIZ, VINICIUS & EDUARDA

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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

VIOLATIONS: FBC(2023) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED

OCCUPANCY CLASSIFICATION TO A MULTI-FAMILY DWELLING BY CONVERTING A
CARPORT/GARAGE TO A SEPARATE DWELLING UNIT WITHOUT OBTAINING THE REQUIRED
PERMITS AND CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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

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

Case: BE24070121

Address: 2124 SW 3 TER

Owner: FAY PLASNIE CORP

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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:

NEW FENCE, WINDOWS, DOORS, KITCHEN & BATHROOMS AND AC UNITS.

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

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

Case: BE24030090

Address: 3075 SW 16 ST

Owner: RODRIGUEZ, JULIO H/E;
RODRIGUEZ, YENELYS ARTEGA

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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:
CONSTRUCTION OF DETACHED LAUNDRY AND UTILITY ROOM 11' x 30',
INSTALLATION OF TWO METAL SHEDS.

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

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

Case: BE24070083

Address: 1112 MANDARIN ISLE

Owner: INNOVAX GROUP LLC

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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:
WINDOWS AND DOORS REPLACEMENT, KITCHEN AND BATHROOM
RENOVATION, NEW EXTENDED DRIVEWAY, SHADE STRUCTURE AT THE REAR OF THE
PROPERTY.

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

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

Case: BE24080227

Address: 1120 SW 32 ST

Owner: MOLINA, WANDA

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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:
CHICKEE/TIKI HUT AND SHED

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

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

Case: BE24080257

Address: 1241 SW 29 ST

Owner: ARTECHE PAZO, CAMILA

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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:
ROOF OVER CARPORT, CONCRETE DRIVEWAY, DECK AROUND POOL AREA

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

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

Case: BE24080271

Address: 1347 SW 30 ST

Owner: HOLLAND, ANDREW

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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 AND GATES, BRICK PAVER DRIVEWAY.

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

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

Case: BE24050070

Address: 1919 SUNRISE KEY BLVD

Owner: D'ALESSIO, DENNIS; JOHNSON, GUY K

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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:
GARAGE CONVERTED INTO LIVING AREA (BEDROOM).

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

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

Case: BE24070105

Address: 225 NW 8 ST 1-8

Owner: 225 NW 8TH STREET LLC
% RTW RENTALS

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070126

Address: 645 NE 10 AVE

Owner: 645 NE 10TH AVE LLC

Service was via posting at the property on 11/15/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070102

Address: 805 NW 2 AVE 1-6

Owner: 805 NW 2ND AVENUE LLC % RTW RENTALS

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070104

Address: 925 NW 12 AVE

Owner: SPRINGFIELD MISSIONARY BAPTIST

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070088

Address: 1108 NE 15 AVE

Owner: SHEFA 101 LLC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070111

Address: 1115 SW 2 CT 1-5

Owner: OPTIMAL HEALTH PHARMACY LLC

Service was via posting at the property on 11/19/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070136

Address: 1336 NE 5 AVE

Owner: 1336 BLUE RIBBON PROPERTIES LLC

Service was via posting at the property on 11/18/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070116

Address: 1430 W BROWARD BLVD

Owner: GKYS HOLDINGS LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24070132

Address: 2101 SW 2 AVE

Owner: APONTE, VLADIMIR & MAYN

Service was via posting at the property on 11/22/24 and at 1 East Broward Blvd. on 1/2/25.

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. Cannon found in favor of the City and ordered compliance within 180 days or a fine of 100 per day.

Case: BE24070257

Address: 3400 GALT OCEAN DR

Owner: SOUTHPOINT CONDO ASSN INC

Service was via posting at the property on 11/13/24 and at 1 East Broward Blvd. on 1/2/25.

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. Cannon found in favor of the City and ordered compliance within 180 days or a fine of 100 per day.

Case: BE24070141

Address: 4950 W PROSPECT RD
Owner: SPEER LABORATORIES HOLDINGS LLC

Service was via posting at the property on 11/20/24 and at 1 East Broward Blvd. on 1/2/25.

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 42 days or a fine of \$100 per day.

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

Case: BE24010153

Address: 1316 SE 11 CT
Owner: BB SOUTHPORT HOLDINGS LLC

This case was first heard on 7/18/24 to comply by 8/29/24. 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.

Ms. Cannon imposed the \$6,950 fine, which would continue to accrue until the property was in compliance.

Case: BE23080184

CITATION

Address: 1240 SEMINOLE DR
Owner: 1240 SEMINOLE DR TR

This case was cited on 8/10/23 to comply by 8/10/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,650 and the City was requesting \$500 be imposed. No appeal had been received.

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

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, recommended a 63-day extension.

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

Case: CE12021671

ORDER TO REAPPEAR

Address: 3700 GALT OCEAN DR, # 1203
Owner: TRUONG, NGA T

This case was first heard on 5/21/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$153,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$153,750 fine, which would continue to accrue until the property was in compliance.

Case: BE24020102

Address: 4312 NE 22 AVE
Owner: COHEN, NATHALIE AHOVA; REBOH, GABRIEL

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 in compliance, fines had accrued to \$3,750 and the City was requesting \$954.22 be imposed.

Ms. Cannon imposed administrative costs of \$954.22.

Case: BE24020178

Address: 4500 N FEDERAL HWY
Owner: EDKAR INVESTMENTS INC

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 \$11,800 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, recommended a 63-day extension.

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

Case: BE23080443

Address: 1800 S FEDERAL HWY
Owner: SHELINI HOSPITALITY FT LAUDERDALE LLC

This case was first heard on 3/21/24 to comply by 5/2/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting \$1,275 be imposed.

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

Case: BE23080298

Address: 3700 N OCEAN BLVD
Owner: MSKP GALT OCEAN LLC

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 \$4,000 and the City was requesting \$1,275 be imposed.

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

Case: BE23080283

Address: 3800 N OCEAN BLVD
Owner: MSKP GALT OCEAN LLC

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 \$4,500 and the City was requesting \$1,275 be imposed.

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

Case: BE23070299

Address: 5050 NW 12 AVE 9
Owner: MESSI FLL LLC

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 \$18,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$18,300 fine, which would continue to accrue until the property was in compliance.

Case: BE23090160

Address: 5700 N FEDERAL HWY
Owner: LAKE EST MED CMLX CONDO ASSN INC

This case was first heard on 4/18/24 to comply by 4/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

City staff entered page 34 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-Appearence

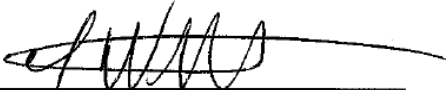
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 12:17 PM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate