



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose Ann Flynn Presiding
February 20, 2025
9:00 A.M.

Staff Present:

Marie Arias, Administrative Assistant
Diana Cahill, Administrative Assistant
Kailly Linares, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Brenda Torres-Flores, 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
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE24070210: Carol Facey	BE24060011: Michael Grandia
BE24070028: Kyle Hiersche	BE23080289: Claire Louisville
BE24090037: Joshua Lockerd; Dulak Gruerrier; Max Mulka	BE24050095: Michael Devlin
BE24070066: Joshua Lockerd; Max Mulka	BE24080267: Eliz Noyes
BE23090343: John Gioseffi; Josephine Gioseffi	BE24080063: Rosario Troia; Giancarlo Troia; Audrey Rendon
BE23030079: Jakisa Cooper	BE 24080369: Cherisol Bernard; Mohammed Islam
BE23100067: Heather Edelman Esq.; Kristine Mikdajezyk	BE24040096: Johan DuToit; Christopher Venable
BE24070293: Michael Balke	BE23050111: Jason Harris; William Harris
BE23100113; BE24070310: Joseph El Sheikh	BE24080136: Jorge Fernandes; Ana Fernandes
BE24090017: Carla Martinez	BE24030146: Ginette Willis
BE24070235: Ziomara Ibarra	BE24080024: Jessica Dadlani
BE23080331: John Halliday	BE23070237: Peter O'Connell; Kevin Dubrey
BE24070093: Abdullah Rubiyath	BE24070176: Robert Flowers
BE23100227: Edmond Baptista	BE24070153: Eddy Delva
BE23120074: Desiree Basanta	BE24040103: Vincent Valldepeas
BE24040166: James Mcowen	BE24090177; BE24060170: Mabel McCoy; Anthony Jackson
BE24050080: Diva Name Vega	BE22050198: Matthew Elias
BE24070278: Zsolt Kovacs	BE24040009: Peter Snyder Esq.
BE24080285: Sierra Sandra	BE24070196: David William
BE24040209: Charles Fernandez	
BE24080323: Robert Pitter	

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: BE23100067

Address: 611 NE 14 AVE

Owner: PARK COURT CONDO APTS INC

This case was first heard on 5/23/24 to comply by 11/19/24. 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.

Leonardo Martinez, Chief Building Inspector, recommended imposition of the fine.

Heather Edelman Esq., the association's attorney, said they had needed to address leaks first. They had signed a contract, work would begin on February 24 and should be done in two weeks. Chief Martinez did not recommend an extension.

Ms. Hasan noted the City was audited by the County and they could not grant an extension without a letter from the engineer.

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

Case: BE24060170

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: 9-259

THIS BUILDING IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days by applying for the required permit, including sealed documents from a licensed design professional, including an itemized list of costs to restore the structure to meet minimum housing standards OR by applying for a permit to demolish the property, including all accessory structures or the City will demolish the property at the owner's expense. He also requested and ordering the respondent to attend the 4/17/25 hearing.

Mabel McCoy said she had already spent \$24,000 fixing the house. Anthony Jackson, Ms. McCoy's son, said the photos shown were a year old. He stated they had a "letter of occupancy." Inspector Saragusti and a detective who had accompanied him conceded that the photos were taken last year. Inspector Saragusti said only electrical work had been done, with a permit. Ms. Flynn said the document Mr. Jackson provided was not a Certificate of Occupancy; it was a Notice of Violation. Ms. Hasan noted the repairs that were needed would require several permits. Inspector Saragusti said the owners were not allowing access to the property to inspect again.

Ms. Flynn found in favor of the City and ordered the property inspected by the City within 14 days and repairs made or a demolition permit pulled within 56 days. She also ordered the respondent to attend the 4/17/25 hearing.

Case: BE24090177

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: FBC(2023) 111.1.1

BOARDING HOUSE IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO BOARDING HOUSE.

Inspector Saragusti presented the case file into evidence and said there was a previous case for an assisted living facility. That case was closed and this case, for a boarding house, was opened. The detective who inspected the house with Inspector Saragusti could not say exactly how many people were living there, and said Ms. McCoy had indicated they were all "family and friends." Inspector Saragusti stated there were more than 10 people living there and there were more than 30 beds. Joe Pasquariello, Assistant Building Official, said when they had visited the property, a State representative was also there and had determined the house was used for boarding.

Inspector Saragusti recommended ordering compliance within 56 days or a fine of \$100 per day.

Mabel McCoy said this was not a boarding house.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the respondent to attend the 4/17/25 hearing.

Case: BE23070237

Address: 1900 N OCEAN BLVD

Owner: VILLA OCTAGON CONDO ASSN INC

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 \$17,400 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, recommended imposition of the fine.

Peter O'Connell said they had hired an engineering firm and noted it was difficult to find someone to work on such a small building. He said the engineer had provided a letter indicating there were no safety issues. Chief Martinez said once they had the permit and a letter from the engineer requesting an extension, they could get an extension.

Kevin Dubrey, engineer, said they were working diligently, had the plans and a contractor.

Ms. Flynn imposed the \$17,400 fine, which would continue to accrue until the property was in compliance.

Case: BE23080331

Address: 805 E BROWARD BLVD

Owner: 805 BROWARD 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 not in compliance, fines had accrued to \$14,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Halliday said structural issues had been addressed and documents sent to the City but he had not provided a letter.

Leonardo Martinez, Chief Building Inspector, said the property was not in compliance and recommended imposing the fines and allowing 15 days to provide the report. Mr. Halliday agreed.

Ms. Flynn imposed the \$14,500 fine.

Case: BE22050198

Address: 3100 E COMMERCIAL BLVD

Owner: ELIAS FAMILY HOLDINGS LLC

This case was first heard on 10/20/22 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$47,900 and the City was requesting \$1,275 be imposed.

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

Matthew Elias agreed to the fine reduction.

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

Case: BE24040209

Address: 1040 LONG ISLAND AVE

Owner: HI-LAND PROPERTIES LLC

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 2/6/25.

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:
INTERIOR REMODEL - KITCHEN AND BATHROOM, WINDOWS/DOORS, AC CHANGEOUT, WATER HEATER CHANGEOUT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Charles Fernandez agreed to comply.

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

Case: BE23100227

Address: 825 NE 18 ST

Owner: BAPTISTA, EDWARD

This case was first heard on 6/20/24 to comply by 8/1/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting \$906.55 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$906.55.

Edmond Baptista agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$906.55.

Case: BE23090343

Address: 580 SW FLAGLER AVE

Owner: GIOSEFFI FAM REV TR;

This case was first heard on 5/23/24 to comply by 11/19/24. 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.

Leonardo Martinez, Chief Building Inspector, recommended imposition of the fine.

John Gioseffi said they had the follow-up inspection and the electrical repairs had been done. He had sent the final report to an administrator via email by the compliance date but had not received confirmation. Chief Martinez said there was still a structural deficiency. He stated the issue was with a small storage loft. Chief Martinez said the engineer would determine what must be done, not the City. Joe Pasquariello, Assistant Building Official, said they did not know if the storage mezzanine was part of the structural integrity of the building; he must consult the engineer. Josephine Gioseffi said it was not clear what was needed to comply.

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

Case: BE24050095

Address: 1421 NW 2 AVE

Owner: DEVLIN TRINITY REV TR;
DEVLIN, LARA K TRUSTEE

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, 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.

Andrew Gebbia, Building Inspector, recommended an 84-day extension.

Michael Devlin agreed to the extension.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue.

Case: BE24040009

Address: 3300 NE 37 ST

Owner: FLEURANT, GUY

This case was first heard on 9/19/24 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 \$15,300 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.

Peter Snyder Esq., the owner's attorney, stated on 9/19/24, the owner had been granted 63 days, until 11/21/24, to comply.

Ms. Hasan stated the original order on 9/19/24 was to vacate the property immediately and obtain a certificate of occupancy or a fine of \$100 per day. Mr. Snyder said when the owner had tried to close the permits, the City added new requirements. Then the City indicated he needed a variance but at a subsequent meeting indicated he did not.

Ms. Flynn imposed the \$15,300 fine, which would continue to accrue until the property was in compliance.

Case: BE24040166

Address: 904 SE 12 ST

Owner: MCOWEN, JAMES DOUGLAS

This case was first heard on 10/17/24 to comply by 11/21/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting \$900.31 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$900.31.

James Mcowen requested a further reduction. He said he had invested a couple thousand dollars in order to comply.

Ms. Flynn imposed administrative costs of \$900.31.

Case: BE24040096

Address: 1617 POINSETTIA DR

Owner: DU TOIT, JOHAN CHRIS

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 2/6/25.

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:
POOL AND POOL DECK.

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

Christopher Venable agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: BE24070093

Address: 823 NE 19 AVE 1-3

Owner: RUBIYATH, ABDULLAH

Service was via posting at the property on 12/20/24 and at 1 East Broward Blvd. on 2/6/25.

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:
INTERIOR REMODEL - KITCHEN, BATHROOM AND BEDROOM WITH A KITCHEN.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the permits were in process.

Abdullah Rubiyath agreed to comply.

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

Case: BE24080323

Address: 1115 SW 21 ST

Owner: PITTER, ROBERT

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 2/6/25.

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:
TRELLIS ATTACHED TO THE REAR OF THE BUILDING

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the final order.

Robert Pitter agreed to comply.

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

Case: BE24080024

Address: 1804 SW 20 ST 1-2

Owner: SAGE COMMUNITY LLC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 2/6/25.

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:

MINI SPLIT A/C INSTALLED IN BOTH DWELLING UNITS. KITCHEN RENOVATION.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order.

Jessica Dadlani agreed to comply.

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

Ms. Flynn took a brief recess.

Case: BE24070066

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, fines had accrued to \$4,050 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.

Dulak Gruerrier, project manager, said they were in the permitting process. He requested 60 days. Officer Holloway did not object.

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

Case: BE24090037

Address: 408 NE 6 ST

Owner: SE SOLMAR LLC

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, 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.

Alexander Albores, Senior Building Inspector, aid the permit was in process for the electrical panel. He did not support another extension, noting there were complaints.

The representative said there was no more water intrusion into units and the roof was done. He said they were still awaiting the permit for the electrical panel. Joe Pasquariello, Assistant Building Official, informed the representative that emergency repairs did not require an active permit, just an application and notification.

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

Case: BE23030079

Address: 610 NE 14 PL
Owner: WRIGHT, JAKISHA
JAKISHA WRIGHT REV LIV TR

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 in compliance, fines had accrued to \$13,850 and the City was requesting \$1,419 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,419.

Jakisa Cooper requested a further reduction because addressing the violations had cost over \$10,000.

Ms. Flynn imposed a fine of \$900.

Case: BE24060011

Address: 1150 SW 24 AVE
Owner: MCO HOLDINGS LLC

This case was first heard on 10/17/24 to comply by 12/19/24. 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.

Andrew Gebbia, Building Inspector, recommended imposition of the fine.

Michael Grandia explained his efforts to comply and said he had just replied to comments on the application. He said he had purchased the property with the violations. He requested 60 days and officer Gebbia did not object.

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

Case: BE24090017

Address: 715 NW 15 TER
Owner: SFL CAPITAL INVESTMENT LLC

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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:
NEW ELECTRICAL PANEL

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

Carla Martinez agreed to comply.

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

Case: BE24070196

Address: 3381 SW 11 AVE
Owner: HUNTER, DAVID WILLIAM JR;
LYLE BOYER REAL ESTATE TR ETAL

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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. He said the property required a safety letter from the engineer of record.

David William agreed to comply.

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

Case: BE24070028

Address: 317 SW 9 AVE

Owner: HIERSCHE, KYLE

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 2/6/25.

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:
KITCHENS AND BATHROOMS RENOVATION, NEW A/C MINI-SPLIT UNITS.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Kyle Hiersche said he was awaiting an insurance settlement to afford the repairs. He said the work for which he had been cited had been removed after the property flooded. Inspector Gebbia stated he must reinspect to confirm.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

Case: BE23080289

Address: 1400 NE 57 ST

Owner: CASA DEL SOL OF BRWD CO CONDO ASSN

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 \$19,000 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, recommended imposition of the fine.

Claire Louisville said they had already filed for the permit but needed a special assessment for the work.

Ms. Flynn imposed the \$19,000 fine, which would continue to accrue until the property was in compliance.

Case: BE23050111

Address: 1701 NW 27 TER
Owner: HARRIS, JASON

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: 9-259

THIS BUILDING WAS SUBSTANTIALLY DAMAGED BY FIRE, HAS BEEN IN DISREPAIR FOR OVER A YEAR AND HAS BEEN DEEMED BY THE BUILDING OFFICIAL TO BE UNSAFE. THE BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 60 days by applying for the required permit, including sealed documents from a licensed design professional, including an itemized list of costs to restore the structure to meet minimum housing standards OR by applying for a permit to demolish the property, including all accessory structures or the City will demolish the property at the owner's expense.

Jason Harris said he understood and said a structural engineer had inspected the property in August and he had identified what needed to be done. He stated Inspector DelRio was aware of their efforts.

Ms. Flynn found in favor of the City and ordered compliance within 60 days by applying for the required permit, including sealed documents from a licensed design professional, including an itemized list of costs to restore the structure to meet minimum housing standards OR by applying for a permit to demolish the property, including all accessory structures or the City will demolish the property at the owner's expense.

Case: BE24050080

ORDER TO REAPPEAR

Address: 925 N ANDREWS AVE
Owner: LA MEXICANA HOLDINGS LLC

This case was first heard on 11/21/24 to comply by 2/20/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the owner was working with an architect. He recommended an 84-day extension and ordering the respondent to attend the 5/15/25 hearing.

Diva Name Vega said she needed to identify funding and find a contractor and requested 84 days.

Ms. Flynn granted an 84-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

Case: BE24070153

Address: 2110 NW 28 TER
Owner: DELVA, EDDY; JEAN FRANCOIS, WISLENE

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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 DOOR REPLACEMENT, WINDOW OPENINGS CLOSED OFF AT FRONT OF BUILDING.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order. He said permits were in process.

Eddy Delva agreed to comply.

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

Case: BE24070210

Address: 111 SW 23 ST

Owner: ANDREWS WAREHOUSE LLC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 2/6/25.

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.

Carol Facey agreed to comply.

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

Case: BE24080063

Address: 1500 NE 15 ST 1-2

Owner: TROIA, GIANCARLO H/E;
TROIA, ROSARIO

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: 25-13.

THE SWALE OUT FRONT OF THIS RESIDENTIAL ZONED OCCUPIED PROPERTY HAS STONES/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Rosario Troia agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

Case: BE24070278

Address: 936 INTRACOASTAL DR
Owner: THE CORINTHIAN CONDOMINIUM
ASSOCIATION INC

Personal service was accepted on 12/20/24. Service was also via posting at 1 East Broward Blvd. on 2/6/25.

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.

Zsolt Kovacs, association manger, said they were undergoing concrete restoration and refinishing the pool. He stated they had a letter from the engineer stating the building was safe to occupy and the 50-year certification.

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

Case: BE23120074

Address: 825 SW 26 ST
Owner: BANGE, DAVID WAYNE

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, 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.

Preston Mark, Senior Building Inspector, recommended imposition of the fine.

Desiree Basanta described their efforts to comply and requested additional time.

Ms. Flynn 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, said no permit application had been submitted.

Mohammed Islam, general contractor, said the City had requested changes to the plans, which he had sent to the architect. He explained issues he had encountered trying to submit digital plans. He requested additional time. Inspector Albores noted that no application had been submitted for the permit. He and Mr. Islam continued to discuss what documents were needed. Inspector Albores recommended scheduling the case for a Massey hearing and if they had the permit in process, they could request an extension.

Ms. Flynn did not grant an extension, and the case would be scheduled for a Massey hearing.

Case: BE24030146

Address: 1800 NW 7 AVE
Owner: WILLS, GINETTE

This case was first heard on 9/19/24 to comply by 12/19/24. 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, recommended imposition of the fine.

GINETTE WILLIS said she had applied for a fence permit but she needed a contractor to apply for the door and window permit. Inspector Mark did not object to a 91-day extension.

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

Case: BE24090120

Address: 1612 NE 16 AVE
Owner: LI, RUOWEN; MA, WENRUI

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 2/6/25.

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: ATF-CONCRETE DRIVEWAY
BLD-RPAV-22040050 ATF: FENCE REPAIR/REPLACE (SAME LOCATION) BLD-FEN-22040060

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

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

Case: BE24060081

Address: 1001 INDIANA AVE
Owner: ANDERSON, ANTHONY JR
ANDERSON, M E & ANDERSON, J N

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 2/6/25.

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:
WINDOWS AND DOORS BLOCKED UP.

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. ROOFING FASCIA.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day, per violation.

Case: BE24110036

Address: 801 SW 4 CT

Owner: WEBER INVESTMENT PROPERTIES LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 2/6/25.

Alexander Albores, Senior Building Inspector, 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).

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

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

Case: BE24090181

Address: 2712 BAYVIEW DR

Owner: FERAZZI, PAUL & CAMILLE;
BAYVIEW PROPERTY TR ET AL

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 2/6/25.

Alexander Albores, Senior 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:
CONCRETE COLUMNS & ADDED TWO ROWS OF CINDER BLOCK TO EXISTING FENCE AT THE DWELLING ENTRANCE

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order.

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

Case: BE24080029

Address: 1508 NE 17 WAY

Owner: LABRIOLA, TANIA

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 2/6/25.

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:
METAL ROOF AND CONCRETE DRIVEWAY WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the driveway and patio permits had been issued and the roof permit was in the revision process.

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

Case: BE24070176

Address: 2021 SW 38 AVE

Owner: FLOWERS, ROBERT;
ROBERT FLOWERS REV LIV TR

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: 47-19.2.EE

CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CONSTRUCTION OF A TOOL SHED AT THE REAR OF THE PROPERTY WITHOUT PERMIT.
CONSTRUCTION OF A COVERED UTILITY STRUCTURE/CARPORT WITHOUT PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

Case: BE24040103

Address: 2624 SUGARLOAF LN

Owner: VALLDEPERAS, VINCENT

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 2/6/25.

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:
ENCLOSED CARPORT AND INSTALLED ELECTRICAL FOR EV WITHOUT A PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the electrical permit was pending and the master permit was in review.

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

Case: BE24070140

Address: 3131 SW 20 ST

Owner: LGINVESTMENTS LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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:
INTERIOR REMODEL - KITCHEN AND BATHROOM, WATER HEATER.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

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

Case: BE24070022

Address: 1225 NE 16 TER

Owner: TWELVE TWENTY FIVE HOSPITALITY LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 2/6/25.

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:

COVERED STRUCTURED ON THE SIDE YARD AT THE SOUTH SIDE OF PROPERTY. ILLEGAL DWELLING UNIT AT THE REAR OF THE BUILDING. ILLEGAL CHANGE OF USE/CONVERSION OF STORAGE ROOM INTO 2ND DWELLING UNIT.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order.

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

Case: BE24070085

Address: 1416 SW 33 CT

Owner: AVF INVESTMENTS GROUP LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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:

CHANGE OF USE WITHOUT A PERMIT. ILLEGAL CONVERSION-GARAGE (UTILITY) INTO A DWELLING UNIT.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order.

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

Case: BE24070422

Address: 2016 NW 3 CT

Owner: DOOLING, BRENDA B

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
RE-ROOF SHINGLE 3700 SF- BLD-ROOF-20090023

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day and recording the order.

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

Case: BE24070259

Address: 406 SW 22 AVE

Owner: MOLINA, KARLA M & WALKER

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 2/6/25.

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:
PAVED PATIO 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. He said the permit was in process.

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

Case: BE24080163

Address: 805 SW 22 AVE

Owner: RUIZ SANDOVAL, DIEGO D;
SANDOVAL SOTO, SANDRA

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 2/6/25.

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:
INTERIOR RENOVATION/, KITCHEN, BATHROOM, WINDOWS AND DOORS, NEW A/C AND GAZEBO

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

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

Case: BE24090028

Address: 815 MIDDLE RIVER DR 308

Owner: SCOTTO-REITH, DINA; REITH, DWAYNE J

Service was via posting at the property on 12/20/24 and at 1 East Broward Blvd. on 2/6/25.

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:
INTERIOR RENOVATION. STRUCTURAL AND ELECTRICAL

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 issued a Stop Work Order on the property and the permits were now in process

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

Case: BE24080285

Address: 1001 SW 19 ST

Owner: SIERRA SKY GLOBAL; ENTERPRISE 1 LLC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 2/6/25.

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:

INTERIOR RENOVATIONS - KITCHEN & BATH AND REAR ROOF STRUCTURE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He stated the owner had applied for permits for the shade structure and interior renovations.

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

Case: BE24090080

Address: 1305 SE 1 ST 1-4

Owner: DANGIE HOLDINGS LLC

Service was via posting at the property on 12/17/24 and at 1 East Broward Blvd. on 2/6/25.

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:

NEW METAL RAILINGS, KITCHEN AND BATHROOM RENOVATIONS

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

Case: BE24080267

Address: 1450 SW 29 ST

Owner: NOYES, ELIZ

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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:

NEW WINDOWS AND NEW REAR PATIO

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He stated the permit was in process.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

Case: BE24010111

Address: 2031 NE 52 ST
Owner: SENFT, SCOTT

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 2/6/25.

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:
EXPIRED PERMIT- #ATF KITCHEN & BATH REMODEL/REPLACE WINDOWS DOORS & GARAGE
DOOR- BLD-RALT-23020082-PLB-RES-23030009

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He stated there were expired permits for this property.

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

Case: BE24070332

Address: 609 NE 13 AVE
Owner: PARK PLACE CONDO INC

Service was via posting at the property on 12/20/24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070293

Address: 615 NE 12 AVE
Owner: LA CANCHA CONDO ASSN INC

Service was via posting at the property on 12/20/24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070310

Address: 680 TENNIS CLUB DR

Owner: TENNIS CLUB BROOKS CONDO INC

Service was via posting at the property on 1/9/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070197

Address: 790 SW 21 TER

Owner: ANGELUS PROPERTIES LLC

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070235

Address: 801 SW 15 AVE

Owner: INBAR 2 LLC

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070306

Address: 815 SW 30 ST

Owner: OAK TREE GARDEN CONDO ASSN INC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070238

Address: 1111 W BROWARD BLVD

Owner: NORTH BROWARD HOSPITAL DISTRICT;
ATTN: REAL ESTATE

Service was via posting at the property on 12/16/24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070291

Address: 1777 SE 15 ST

Owner: CROMWELL EAST INC

Service was via posting at the property on 12/18/24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070364

Address: 1800 NW 49 ST

Owner: NORTH BROWARD HOSPITAL DISTRICT;
ATTN: REAL ESTATE

Service was via posting at the property on 12/16//24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070345

Address: 2200 W CYPRESS CREEK RD

Owner: TRIVIDIA HEALTH INC

Service was via posting at the property on 12/17//24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070334

Address: 3105 NE 28 ST

Owner: J-MAR CONDO ASSN INC

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070305

Address: 3173 AUBURN BLVD

Owner: MELROSE PLACE CONDOMINIUM
ASSOCIATION INC

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070256

Address: 3500 GALT OCEAN DR
Owner: PLAYA DEL SOL ASSOC INC

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070250

Address: 3711 N OCEAN BLVD
Owner: 3711 N OCEAN BLVD LLC

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070297

Address: 5911 NE 14 LN
Owner: RIVIERA PARK CONDO ASSN INC

Service was via posting at the property on 1/15/25 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070209

Address: 6330 NW 31 AVE

Owner: CALVARY CHAPEL OF FT LAUDERDALE INC

Service was via posting at the property on 12/17//24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24070248

Address: 6600 NW 20 AVE

Owner: IDEAL INDUSTRIAL PROPERTIES LTD

Service was via posting at the property on 12/17/24 and at 1 East Broward Blvd. on 2/6/25.

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

Case: BE24060116

CITATION

Address: 460 SW 4 AVE
Owner: RIVER LOFTS PARK LLC

This case was cited on 6/24/24 to comply by 6/26/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,800 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: BE24040029

Address: 905 SW 22 ST
Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

This case was first heard on 10/17/24 to comply by 12/19/24. 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: BE24050066

Address: 511 SW 31 AVE
Owner: ROSCOE, CLARA B

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, 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: BE24030190

Address: 828 SE 12 ST
Owner: BELLAMY, ANN M

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, 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: BE24050092

Address: 1203 N ANDREWS AVE
Owner: EMPIRE PROPERTY PROS LLC
CONTRERAS, DANIEL & BARBAGALLO, F

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, 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: BE22080305

ORDER TO REAPPEAR

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 in compliance, fines had accrued to \$15,700 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE23100041

Address: 122 SW 22 ST
Owner: AN COLLISION CENTER FTL S INC
% AUTONATION

This case was first heard on 5/23/24 to comply by 11/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting \$1,275 be imposed.

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

Case: BE23080244

Address: 312 NW 7 ST
Owner: 312 NW 7TH STREET 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 not in compliance, fines had accrued to \$14,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$14,800 fine, which would continue to accrue until the property was in compliance.

Case: BE23100113

Address: 660 TENNIS CLUB DR
Owner: TENNIS CLUB JOHNSTON COND ASSN

This case was first heard on 5/23/24 to comply by 11/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting \$1,275 be imposed.

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

Case: BE21060170

Address: 801 NE 18 CT
Owner: CAMELOT SHORES CONDO ASSN INC

This case was first heard on 11/18/21 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$64,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$64,400 fine, which would continue to accrue until the property was in compliance.

Case: BE23090039

Address: 1500 SE 17 ST
Owner: S3 HOSPITALITY LLC % HOLIDAY INN EXPRESS

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 \$10,800 and the City was requesting \$1,275 be imposed.

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

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:

BE24080378 BE24080136

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

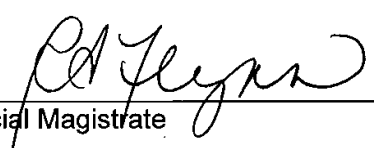
None

Respondent Non-Appearance

Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

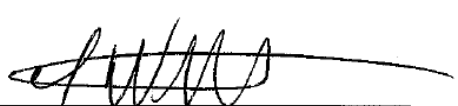
None

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



Special Magistrate

ATTEST:



Clerk, Special Magistrate