



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING**  
**2<sup>nd</sup> Floor Meeting Room**  
**Marine Industries, 221 SW 3<sup>rd</sup> Ave**  
**Annette Cannon Presiding**  
**March 20, 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  
Severian Ionescu, Building Inspector  
Preston Mark, Senior Building Inspector  
Leonardo Martinez, Chief Building Inspector  
Jorge Martinez, Senior Building Inspector  
Joe Pasquariello, Assistant Building Official  
Mary Rich, Senior Code Compliance Officer  
Jose Saragusti, Senior Building Inspector

**Respondents and witnesses**

BE23090145; BE23090141: Stephen Tilbrook Esq.; Blake Stranz	BE24090087: William Walker
BE24100193: Samuel Epstein Esq.	BE24080296: Heather Yurovsky; Vladislav Yurovsky
BE24080252: Lisa Willis	BE24080016: Jeremy Apisdorf Esq.
CE19042550: Frank Smith	BE24080059: Paolo Arias Torres
BE24080294: Matt Baker; Roger Templeton	BE23120148: Sergio Rojas Segura
BE24030020: Jennifer Murry; Charles Murry	BE25010046: Jonathan Taylor; Kirk Smith
BE24080262: Enrique Talmos	BE24010039: Cibele Nascimato
BE24060127: Samuel Gonzalez	BE24080060: Miguel Bello
BE24080154: Tatiana Budzko	BE23080031: Paul Milberg Esq.
BE23120078: Kyle Hough	BE21070128: Robert O'Keefe; Akeo Bailey; Kristen Foreman
BE24080221: Andrew Blanchard	BE23060035: William Asta; Wendy Darling
BE24080139: Juan Poch Llorente	BE24030006: Christopher Chen
BE24080233: Rodek Hamrsky	BE24070169: Liza Del Castillo; Lucas Nieto Zapata
BE24080368: Michael Bennet	BE24070106: Joseph Lomanaco; Louis Licameli; Lori Russ
BE24100039: Ryder Gaenz Esq.	
BE23090233: Gil Levi	

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

The meeting was called to order at 9:06 A.M.

**Case: BE24030006**

Address: 3343 NE 40 ST

Owner: CHEN, CHRISTOPHER T

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 in compliance, fines had accrued to \$3,000 and the City was requesting \$1,228 be imposed.

Jose Saragusti, Senior Building Inspector, confirmed the property was in compliance.

Christopher Chen agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,228.

**Case: BE24100193**

Address: 105 N FEDERAL HWY

Owner: JCHS 105 PROPERTY LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: FBC(2023) 111.1.1

THE REQUIRED CERTIFICATE OF OCCUPANCY (C.O.) RELATED TO CHANGE OF USE PERMIT  
BLD-CU-24050793 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING  
OCCUPIED

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day and ordering the respondent to attend the 5/15/25 hearing.

Samuel Epstein Esq., the owner's attorney, requested a 90-day extension, until the end of the school year. He said their engineer was addressing the City's comments. Inspector Albores said the current Certificate of Occupancy was not for the current use and would expire in April.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and ordered the respondent to attend the 5/15/25 hearing.

**Case: BE24080016**

Address: 2100 N OCEAN BLVD

Owner: PALMS 2100 MASTER ASSOCIATION INC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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.

Jeremy Apisdorf Esq., the association's attorney, agreed to comply.

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

**Case: BE23090233**

Address: 1935 SW 5 PL 1-8

Owner: LIAD INVESTMENTS LLC

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 not in compliance, fines had accrued to \$11,000 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.

Gil Levi presented an engineer's letter showing the property was in compliance. Chief Martinez said they also needed an updated report. Mr. Levi discussed his issues with the engineer and said he thought the large fine was unfair.

Ms. Cannon imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

Later in the meeting, Inspector Martinez informed staff that the property was in compliance and recommended reducing the fine to administrative costs of \$1,275.

Ms. Cannon amended her prior order and imposed administrative costs of \$1,275.

**Case: BE24080262**

Address: 625 CORAL WAY

Owner: VALERIO, THOMAS A

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:

BLD-BDSP-20120005 100' X 6' WOOD DOCK, 100' SEAWALL CAP OVERPOUR

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

Enrique Talmos said the contractor had retired and the subcontractor had taken a lien out on the house. They needed to find a new contractor.

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

**Case: BE21070128**

Address: 3051 NE 48 ST

Owner: RIDGEVIEW TOWERS INC

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$37,800 and the City was requesting \$1,275 be imposed.

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

Kristen Foreman, engineer, agreed to the fine reduction.

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

**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, said one issue remained.

Paul Milberg Esq., the association's attorney, said they had taken multiple bids. He noted the financial strain this would put on the owners. He requested a 60-day extension. Inspector Albores recommended a 56-day extension and ordering the respondent to attend the 5/15/25 hearing for an update.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

**Case: BE24100039**

Address: 1736 SE 13 ST

Owner: MOSS, ROBERT CHADWICK;  
ROBERT CHADWICK MOSS REV TR

Service was via posting at the property on 1/27/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
A/C CHANGE OUT 4.0 TONS -PM-19050732

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

Ryder Gaenz Esq., the owner's attorney, agreed to comply.

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

**Case: BE25010046**

Address: 2600 E MARINA BAY DR

Owner: FALLS AT MARINA BAY LP

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
TRUSS REPAIRS AT STORAGE/GARAGE UNITS AT REAR OF THE PROPERTY.

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

Jonathan Taylor agreed to comply.

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

**Case: BE24080060**

Address: 3041 NE 49 ST

Owner: BPL LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
COMPLETE APARTMENTS REMODELING INCLUDING STRUCTURAL AND M.E.P.  
WINDOWS AND DOORS REMOVED AND CONCRETE BLOCK INSTALLED.

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

Miguel Bello agreed to comply.

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

**Case: BE24070106**

Address: 4800 BAYVIEW DR

Owner: CORAL TOWERS CONDO ASSN INC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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.

Joseph Lomanaco, association president, said they were still working on the report and requested 90 days. Chief Martinez objected to any more than 42 days.

Ms. Cannon 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 5/15/25 hearing.

**Case: BE23060035**

**ORDER TO REAPPEAR**

Address: 3250 NE 28 ST

Owner: LE CERCLE BY THE BEACH CONDO ASSN INC

This case was first heard on 1/16/25 to comply by 3/20/25. 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.

Wendy Darling said the contracted just needed to update his insurance and the permit applications would be submitted. She requested 180 days.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/17/25 hearing.

**Case: BE24070169**

**ORDER TO REAPPEAR**

Address: 3401 SW 16 ST

Owner: DEL CASTILLO, LIZA M; NIETO, LUCAS

This case was first heard on 1/16/25 to comply by 3/20/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Lucas Nieto Zapata aid the permit was for an awning, not an accessory structure and Inspector Gebbia was helping to correct this.

Andrew Gebbia, Building Inspector, recommended a 56-day extension and ordering the respondent to attend the 5/15/25 hearing.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

**Case: BE24030020**

Address: 613 RIVERSIDE DR

Owner: MURRY, JENNIFER M

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 \$5,200 and the City was requesting \$754 be imposed.

Andrew Gebbia, Building Inspector, confirmed the property was in compliance.

Charles Murry, the owner's son, agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$754.

**Case: BE23120078**

Address: 808 SW 26 ST

Owner: HOUGH, KYLE & TRACY

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 \$7,300 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.

Kyle Hough said his home had experienced the flood disaster in 2022. He described his progress with compliance. Inspector Mark said there were two permits in process. Joe Pasquariello, Assistant Building Official, informed Mr. Hough that the City had a fund to help pay permit fees for those whose homes had been flooded. Inspector Mark recommended a 91-day extension.

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

**Case: BE24080294**

Address: 301 SW 21 ST

Owner: BAKER, MATT J

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 3/6/25.

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 - ENCLOSED FLORIDA ROOM WITHOUT PERMITS.

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

Roger Templeton, compliance advocate, said when the owner purchased the home, he was unaware of the violation. Mr. Templeton noted a Google Street View photo showing the Florida room already been enclosed before the owner purchased the property and he felt that put this issue outside a statute of limitations and requested an "equitable estop." Ms. Hasan said there was no statute of limitations that applied. She noted Mr. Baker may have issues with the title

company or home inspector he hired when he bought the home. Ms. Cannon confirmed that when one purchased a property, this included any violations; there was no statute of limitations or grandfathering for violations. Mr. Templeton claimed there was case law indicating that someone could rely on a municipality's past inaction to be exempt from being cited for violations. Inspector Mark suggested a site visit to review what needed to be done.

Ms. Cannon found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day and ordered the respondent to attend the 7/17/25 hearing.

**Case: BE24080059**

Address: 2109 NE 68 ST

Owner: TARA WEST ASSOCIATION INC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 3/6/25.

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.

Paolo Arias Torres agreed to comply.

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

**Case: BE24080296**

Address: 2033 SW 16 TER

Owner: YUROVSKY, VLADISLAV & HEATHER J;  
YUROVSKY FAM TR

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
ROOF AWNING OVER PATIO

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

Vladislav Yurovsky agreed to comply.

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

**Case: BE23120148**

Address: 2215 NE 19 ST

Owner: HOUSE OF DREAMS 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 in compliance, fines had accrued to \$1,350 and the City was requesting \$1,311 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,311.

Sergio Rojas Segura requested a further reduction. He said they had needed to tear down the unpermitted structure. Ms. Cannon imposed a fine of \$500 for the time the property was out of compliance.

**Case: BE23090141**

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

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 not in compliance, fines had accrued to \$11,000 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, stated the deadlines imposed were mandated by the Board of Rules and Appeals [BORA].

Stephen Tilbrook Esq., the owner's attorney, said they were working diligently and requested 120 days. He stated the permit had expired and they had requested renewal. Chief Martinez said a letter from the engineer and an active permit were required for an extension.

Blake Stranz, property manager, discussed their efforts to comply. Joe Pasquariello, Assistant Building Official, noted that it would only take a few days to renew the permit.

Ms. Cannon imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE23090145**

Address: 17 S FORT LAUDERDALE BEACH BLVD  
Owner: THOR GALLERY A BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

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 not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE24080139**

Address: 1508 SW 20 AVE  
Owner: POCH LLORENTE, JUAN PABLO;  
IBANEZ, XAVIER FRANCISCO

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
KITCHEN AND BATHROOM REMODEL

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

Juan Poch Llorente agreed to comply.

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

**Case: BE24080221**

Address: 1420 SW 31 ST

Owner: BLANCHARD, ANDREW MAXWELL

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
HOME RENOVATIONS - NEW AC UNITS, SERVICE PANEL, EXTERIOR WALL CLADDING, AND WINDOWS & DOORS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He had posted a Stop Work Order on the property and the owner had subsequently applied for permits, which were in process.

Andrew Blanchard agreed to comply.

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

**Case: BE24080233**

Address: 1525 SW 32 ST

Owner: HAMRSKY, RADEK

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
FENCE

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

Rodek Hamrsky said the permits were in process.

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

**Case: BE24080154**

Address: 736 NW 3 AVE

Owner: ECG INTERNATIONAL GROUP LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
ILLEGAL EFFICIENCY CONVERSION.

VIOLATIONS: FBC(2023) 111.1  
DUPLEX CONVERTED INTO TRIPLEX WITHOUT CERTIFICATE OF OCCUPANCY.

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

Tatiana Budzko said they had applied for permits and agreed to comply.

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

**Case: BE24080252**  
Address: 247 SW 21 ST  
Owner: WILLIS, LISA D

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 3/6/25.

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.

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

Lisa Willis said she would need to reduce the size of the shed or remove it.

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

**Case: BE24090087**  
Address: 1966 SW 28 AVE  
Owner: WALKER, WILLIAM; CAPTAIN'S LAND TR

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
WOOD PILINGS AND WOOD DECK/DOCK INSTALLED AT THE REAR OF THE PROPERTY. OVERSIZE STORAGE ACCESSORY BUILDING INSTALLED ON THE SOUTHEAST SIDE OF THE PROPERTY ENCROACHING INTO THE SOUTH PROPERTY LINE SETBACK. TWO SHEDS INSTALLED ON TOP OF THE FLAT ROOF AT THE REAR OF THE BUILDING. RIP RAP WALL REMOVED.

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

William Walker said he shed had been removed. He described his progress replacing the seawall.

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

**Case: CE19042550**

Address: 255 SW 24 ST

Owner: MCDONALDS FAMILY PROPERTIES LLC

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,900 and the City was requesting no fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended no fine be imposed.

Frank Smith, architect, described their efforts to comply.

Ms. Cannon imposed no fine.

**Case: BE24060127**

Address: 705 SW 20 ST

Owner: DUKE, MICHELLE JOY;  
GONZALEZ, SAMUEL JOSE

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 \$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 imposition of the fine.

Samuel Gonzalez said he needed a new survey. He requested an extension and Inspector Gebbia did not object.

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

**Case: BE24010039**

Address: 3020 N FEDERAL HWY 13

Owner: BANE PROPERTIES TIME SQUARE LLC

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 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.

Cibele Nascimato said the permits were in process and requested 30 days.

Ms. Cannon granted a 28-day extension, during which time no fines would accrue.

**Case: BE24080186**

Address: 6131 NE 14 AVE

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

This case was first heard on 11/21/24 to comply by 1/2/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended imposition of the fine.

Ms. Cannon imposed the \$2,400 fine.

**Case: BE24070378**

Address: 1021 SW 22 AVE

Owner: CEVALLOS NORONA, JOSE DAVID

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 3/6/25.

Jorge Martinez, 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 CONCRETE PATIOS, SHADE STRUCTURE AND POOL IN BACKYARD.

VIOLATIONS: 47-34.4.C.1.

THERE IS AN RV / MOBILE HOME PARKED AND OR BEING STORED AT THIS PROPERTY THAT IS BEING USED FOR LIVING OR SLEEPING.

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

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

**Case: BE25020238**

Address: 1055 N FEDERAL HWY

Owner: 1055 N FEDERAL LLC

Service was via posting at the property on 2/25/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: 9-259

THIS BUILDING IS VACANT AND HAD A FIRE , DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance by pulling permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

Ms. Cannon found in favor of the City and ordered compliance by pulling permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

**Case: BE24080196**

Address: 2102 NE 68 ST

Owner: NU HEIGHTS 2102 NE 68TH LLC

Service was via posting at the property on 1/30/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: 47-19.2.P

A TIKI HUT WAS BUILT AT THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMIT

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

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

**Case: BE24070404**

Address: 2813 NE 29 ST

Owner: CAPRIOTTI, NICHOLAS

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

Jorge Martinez, 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:  
PVC FENCE & ELECTRIC CHARGER

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

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

**Case: BE24090009**

Address: 715 SW 18 CT

Owner: AUDAIN, ALIX; BASSETT, TAMIE

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
ACCESSORY STRUCTURE AT THE REAR (NW CORNER) OF THE PROPERTY.

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

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

**Case: BE24080368**

Address: 1617 NE 18 AVE

Owner: BENNETT, MICHAEL A; WEISS, MICHAEL E

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
ACCESSORY STRUCTURE AT THE REAR OF THE PROPERTY ADJACENT TO THE POOL.

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

**Case: BE24090098**

Address: 2300 NE 33 AVE

Owner: EVERGLADES CLUB CONDO ASSN INC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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. THERE ARE CRACKS ON THE CONCRETE CEILING VISIBLE FROM THE GROUND FLOOR PARKING GARAGE ON THE EAST SIDE OF THE BUILDING. WATER FROM THE SECOND FLOOR PATIO APPEARS TO BE PENETRATING THROUGH THE CONCRETE SLAB AND LEAKING INTO THE PARKING GARAGE. WATER INTRUSION INTO THE NORTH STAIRWELL.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, recording the order and ordering the respondent to attend the 5/15/25 hearing.

Ms. Hasan recommended a \$150 per day fine.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$150 per day, recorded the order and ordered the respondent to attend the 5/15/25 hearing.

**Case: BE24100043**

Address: 1120 NE 9 AVE

Owner: APEX RESIDENCE LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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 FRONT DOOR FOR UNIT #4

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

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

**Case: BE24090191**

Address: 2572 NW 20 ST

Owner: RABATTIE LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 3/6/25.

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, ELECTRICAL, PLUMBING, MECHANICAL,  
AND AN INSTALLATION OF METAL FENCE

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

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

**Case: BE24120134**

Address: 701 SW 12 AVE

Owner: PALLADINO, GABRIEL

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
COMPLETE REMODEL OF THIS HOUSE INCLUDING MEP, WINDOWS AND DOORS. NEW SKYLIGHT. UPPER DECK AND CHIMNEY DEMOLISHED. ENCLOSED AREA IN THE COVER DECK IN THE BACK OF THE PROPERTY. NEW INSTANT WATER HEATER AND A/C UNIT. FENCE DEMOLISHED.

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

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

**Case: BE24090033**

Address: 771 NW 22 RD

Owner: FRANKLIN JACKSON CORP

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED: CORRIDOR WOOD FLOOR, PARTITION WALL NEXT TO THE EXTERIOR WALL AND BATHROOM.

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

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

**Case: BE24070118**

Address: 518 NW 13 AVE

Owner: TERRANOVA INVESTMENTS NORTH AMERICA LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
NEW SINGLE-FAMILY RESIDENCE - BLD-RNC-22070002 AND ALL RELATED SUB PERMITS

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

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

**Case: BE24080176**

Address: 536 NW 13 AVE

Owner: TRANS-FIRM PARTNERS LLC

Service was via posting at the property on 1/29/25 and at 1 East Broward Blvd. on 3/6/25.

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:

NEW CONSTRUCTION SINGLE FAMILY RESIDENCE- BLD-RNC-22070003

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

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

**Case: BE24080337**

Address: 824 NE 4 ST

Owner: 824 NE 4 STREET LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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:

REMODEL KITCHEN AND BATHROOM. ALSO INSTALL NEW MINI-SPLITS.

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

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

**Case: BE24080151**

Address: 825 SW 14 ST 1-2

Owner: LINCOLN SPORTS & ENTERTAINMENT LLC

Service was via posting at the property on 2/12/25 and at 1 East Broward Blvd. on 3/6/25.

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 KITCHEN AND BATHROOM REMODEL DUPLEX.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. Joe Pasquariello, Assistant Building Official, recommended 56 days or a fine of \$150 per day.

Ms. Cannon found in favor of the City and ordered compliance within 56 days or a fine of \$150 per day.

**Case: BE24080223**

Address: 900 SW 31 ST

Owner: TAL SHIAR PROPERTIES LLC

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
CONCRETE DRIVEWAY, WOODEN TRELIS (BACK YARD) AND COLUMNS AT COVERED ENTRY.

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

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

**Case: BE25010155**

Address: 1616 SE 7 ST

Owner: 1616SE7TH LLC

Service was via posting at the property on 2/4/25 and at 1 East Broward Blvd. on 3/6/25.

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

VIOLATIONS: FBC(2023) 111.1.1

THIS NEW HOME IS BEING OCCUPIED WITHOUT OBTAINING THE FINAL INSPECTIONS AND A CERTIFICATE OF OCCUPANCY.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. Joe Pasquariello, Assistant Building Official, recommended ordering immediate compliance. Ms. Hasan suggested 7 days or \$500 per day.

Ms. Cannon found in favor of the City and ordered compliance within 7 days or a fine of \$500 per day.

**Case: BE24080032**

Address: 1757 SW 30 PL

Owner: NILOV, MIKHAIL

Service was via posting at the property on 2/28/25 and at 1 East Broward Blvd. on 3/6/25.

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:  
COMPLETE INTERIOR REMODEL/ KITCHEN BATHS/REAR  
WOOD DECKS, DRIVEWAY.

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

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

**Case: BE24070049**

Address: 2730 SW 13 CT

Owner: BROWN, JUSTIN MICHAEL

Service was via posting at the property on 2/27/25 and at 1 East Broward Blvd. on 3/6/25.

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 BATHROOMS. HURRICANE STRAPS NOT TO CODE. ALSO INSTALLED A NEW ALUMINUM FENCE 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 permits were in process.

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

**Case: BE24070398**

Address: 340 SW 24 ST

Owner: WPA INVESTORS % WALGREEN CO

Service was via posting at the property on 2/13/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24080012**

Address: 350 E LAS OLAS BLVD 2

Owner: FT 350 LLC; SS 350 LLC

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070403**

Address: 527 SW 21 TER  
Owner: 527 STEEL LLC

Service was via posting at the property on 2/19/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070405**

Address: 606 E BROWARD BLVD  
Owner: SE BROWARD & FEDERAL LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070401**

Address: 866 NE 20 AVE  
Owner: WORTH 866 LLC

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070352**

Address: 1111 NW 51 ST

Owner: KENNETH F RUFF REV TR;  
JENNIFER RUFF LOESEL REV TR ET AL

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070362**

Address: 1700 NW 49 ST

Owner: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE

Service was via posting at the property on 2/14/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070355**

Address: 1801 NW 49 ST

Owner: BROWARD COUNTY BOARD  
OF COUNTY COMMISSIONERS

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070339**

Address: 1900 S OCEAN DR

Owner: BREAKWATER TOWERS CORP

Service was via posting at the property on 1/28/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070227**

Address: 2003 NW 62 ST 100

Owner: CAPITAL CYPRESS LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24080038**

Address: 2120 N OCEAN BLVD COMM

Owner: THE PALMS 2100 MASTER ASSOCIATION INC.

Service was via posting at the property on 1/31/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070368**

Address: 3100 NW 56 ST

Owner: FORT LAUDERDALE HOTEL CORP  
% PROPERTY TAX ADMINISTRATOR

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070351**

Address: 6001 NW 6 WAY

Owner: BRE/ESA FL PROPERTIES LLC  
%EXTENDED STAY-PROPERTY TAX 1563

Service was via posting at the property on 1/17/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24070350**

Address: 6221 NW 9 AVE

Owner: SAUDER PROPERTIES LLC

Service was via posting at the property on 1/24/25 and at 1 East Broward Blvd. on 3/6/25.

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

**Case: BE24060050**

Address: 1121 MANGO ISLE

Owner: DOMAINE LLC

This case was first heard on 10/17/24 to comply by 1/16/25. 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. Cannon imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE17120868**

Address: 2121 W PROSPECT RD

Owner: HYPERION COMMUNICATIONS OF FL

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE18102072**

Address: 3010 HOLIDAY DR

Owner: HARBOUR BEACH RESIDENCES LLC

This case was first heard on 1/15/19 to comply by 2/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,450 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: BE24080336**

Address: 2741 NE 56 CT

Owner: KAUFMAN, STUART & TAMMY

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 in compliance, fines had accrued to \$850 and the City was requesting \$808 be imposed.

Ms. Cannon imposed administrative costs of \$808.

**Case: BE23120155**

Address: 401 NE 14 AVE

Owner: DCL 401 LLC

This case was first heard on 7/18/24 to comply by 10/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

**Case: BE24040094**

Address: 1202 NE 3 AVE

Owner: PAPPAS, GEORGE ARVANITIS, BILL ET AL

This case was first heard on 10/17/24 to comply by 1/16/25. 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. Cannon granted a 63-day extension, during which time no fines would accrue.

**Case: CE11111798**

Address: 2300 NE 53 ST

Owner: CLARK, GARY R

This case was first heard on 6/7/12 to comply by 7/5/12. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,150 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE14090770**

Address: 550 BAYSHORE DR

Owner: BAYSHORE EMBASSY CONDO INC

This case was first heard on 3/5/15 to comply by 4/16/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$151,200 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE19081128**

Address: 1605 SW 13 CT

Owner: GLOVER, JAMES NATHANIEL

This case was first heard on 2/11/20 to comply by 8/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE14091208**

Address: 1800 SE 7 ST

Owner: PAPAY, TERRY L SCHULTZ, FRANCIS III

This case was first heard on 3/5/15 to comply by 4/16/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE18041390**

Address: 2415 SW 18 CT

Owner: AYCART, ALEX & CANELA, SARDIS

This case was first heard on 11/19/18 to comply by 11/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,350 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE19042513**

Address: 2500 W BROWARD BLVD

Owner: RIVERBEND WM LLC

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE15092026**

Address: 3100 N OCEAN BLVD # 701

Owner: ROBERT A YOLLES IRREV SPOUSAL TR  
YOLLES, ROBERT A & CAROL

This case was first heard on 4/21/16 to comply by 6/2/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: CE15011419**

Address: 3115 NE 32 AVE

Owner: P D K N P-4 LLC

This case was first heard on 12/17/15 to comply by 1/28/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$252,000 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: BE24070425**

Address: 3470 JACKSON BLVD

Owner: CHOUTE, WALTER; PETIT, PAULETTE

This case was first heard on 11/21/24 to comply by 1/2/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE15100069**

Address: 3937 DAVIE BLVD

Owner: DOMINGUEZ, MARIA TERESA

This case was first heard on 1/21/16 to comply by 3/3/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,150 and the City was requesting no fine be imposed.

Ms. Cannon imposed no fine.

**Case: BE23110141**

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 \$3,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$3,900 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070049**

Address: 817 SE 12 CT

Owner: TWELFTH COURT TOWNHOUSES CONDO ASSN

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 in compliance, fines had accrued to \$14,600 and the City was requesting \$1,275 be imposed.

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

**Case: BE23090306**

Address: 1240 NE 13 AVE

Owner: 1240 NE 13 AVENUE LLC

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 not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE23080100**

Address: 3598 W PROSPECT RD

Owner: UNIVERSAL PROPERTY &  
CASUALTY INSURANCE COMPANY

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 in compliance, fines had accrued to \$19,300 and the City was requesting \$1,275 be imposed.

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

**Case: BE23080101**

VACATE OIF 5/23/24

Address: 5080 N STATE ROAD 7

Owner: PARTNERS PREFERRED YIELD  
LTD DEPT PT FL 23104

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 in compliance, fines had accrued to \$18,200 and this was a request to vacate the Order Imposing the Fine dated 5/23/24 and reduce the fine to administrative costs of \$1,275.

Ms. Cannon vacated the Order Imposing the Fine dated 5/23/24 and imposed administrative costs of \$1,275.

City staff entered page 35 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

**Cases Complied**

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

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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

None

**Respondent Non-Appearance**

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

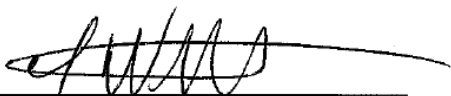
None

There being no further business, the hearing was adjourned at 11:45 AM.



\_\_\_\_\_  
Special Magistrate

ATTEST:



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