



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose-Ann Flynn Presiding
April 17, 2025
9:00 A.M.

Staff Present:

Kailly Linares, Administrative Assistant
Diana Cahill, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Brenda Torres-Flores Part Time Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Linda Holloway, Code Compliance Officer
Severian Ionescu, Senior Building Inspector
Preston Mark, Senior Building Inspector
Leonardo Martinez, Chief Building Inspector
Jorge Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Katie Williams, Code Compliance Officer

Respondents and witnesses

BE23060052: Thomas Murphy; Jordan Ford	BE24080298: Shirlee Sandler; Matthew Sandler
BE24080375: Jacey Stornetta	BE24070086: Sebaston Barrett
BE24040157: Beatrice Girgado	BE24090064: Caleb Robert Hoelsing Esq.
BE23100045: Patricia Deakin	BE24110155: Robert Michael White
BE24070397: Ignacio David Palladino	BE24080264: Timothy Henry
BE24090032: Maria Cullen	BE24070281: Eddy Jimenez
BE25010219: Matan Zafri	BE24070147: Priscilla Vasconcellos
BE24070130: Melissa Diaz; Valnei Luis Santos	BE24050196: Yordan Dominguez
BE24060087: Espovert Talerand	BE24060170: Mabel McCoy; Ronald Kevin Dotson
BE24080288: Sharon Duncan	BE24070307: Jeremy Gerson
BE24080355: Elizabeth Shahady; Thomas Shaday Esq.	BE21070127: Joseph Compono
BE23120032: Klagy Gabor Istvan; William Mencarelli	BE23060035: William Andrew Asta
BE24080036: Iris Rondon; Silverio Arias	BE24060092: Jared Willaim Gasman Esq.; Matthew Blanshard
BE23090290: Yamile Rodriguez	BE24010078: David Ocon
BE24090110: Rickman Johnson	BE24020159: Robert David Jr.; Mary Liz Peralta; Robert Cole
BE24080369: Bernard Cherisol; Mohammad Islam	
BE24080078: Luis Eduardo Perez	
BE24070282: Anast Asiya Olegovau	

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

The meeting was called to order at 9:05 A.M.

Case: BE23100045

Address: 540 SW 27 AVE

Owner: ISTOREAGE PO LLC

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 \$14,800 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.

Patricia Deakin said the report had been turned in. Chief Martinez said the report had indicated that repairs were needed. The City needed the revised report indicating all repairs had been made. He noted the case was opened in 2023. Ms. Deakin said they were in the process of obtaining permits for the work and described the difficulties they were having. Joe Pasquariello, Assistant Building Official, said the owner must have a permit and a letter from an engineer in order to request an extension. He recommended Ms. Deakin email the contractor and himself and they would determine what the permit holdup was.

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

Case: BE24070307

Address: 2713 NE 15 ST

Owner: PRIMA VILLA CONDO ASSN INC

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

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 Gerson agreed to comply.

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

Case: BE24060170

ORDER TO REAPPEAR

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

This case was first heard on 2/20/25 to comply by 3/6/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance. He did not recommend an extension. He presented recent photos into the record.

Mabel McCoy did not understand why the house was unfit for habitation. She said the home had been cleaned and she did not understand what else needed to be done. Rhonda Hasan, Senior Assistant City Attorney said the home had already been found to be an illegal boarding house. Inspector Saragusti said the last time he had spoken on the phone with Ms. McCoy to review what must be done, she had informed him that she would not speak to him, he would talk to her attorney. Katie Williams, Code Compliance Officer, said she was on the call with Inspector Saragusti and Ms. McCoy and confirmed that Ms. McCoy had stated her attorney would call but he/she had not.

Ms. Flynn pointed out that the violations had been determined to exist. At the last hearing, she recalled informing Ms. McCoy that she should speak to the inspector about what must be done to comply but she had refused when they called. Ms. McCoy said she did not understand the remedies Inspector Saragusti talked about and then he told her she may need to vacate the premises.

Ronald Kevin Dotson, the owner's son, said his mother had done everything Inspector Saragusti asked and it had cost

over \$50,000. He stated the photos Inspector Saragusti showed were old. Inspector Saragusti said his photos were from 17 days after the last hearing.

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

Case: BE24090177 ORDER TO REAPPEAR
Address: 2680 NW 21 CT
Owner: MCCOY, MABLE J

This case was first heard on 2/20/25 to comply by 4/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance; it was still operating as a boardinghouse.

Ronald Kevin Dotson, the owner's son, said they did not understand what Inspector Saragusti was saying. Ms. Flynn explained they had been found to be operating a boardinghouse without the appropriate certificate. Mr. Dotson said everyone in the home was a family member.

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

Case: BE24020159 ORDER TO REAPPEAR
Address: 6201 BAY CLUB DR
Owner: BAY COLONY CLUB CONDO INC

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, said several permits had been issued and most of the repairs had been done; they were awaiting a final completion letter from the engineer. He recommended an extension.

Robert Cole requested 30 days.

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

Case: BE24060092
Address: 3645 SW 22 ST
Owner: 3645 SW 22 STREET LANF TR;
JOHNSON, BENJAMIN TRUSTEE

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 \$5,900 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, described progress at the property and said the demolition permit had been approved.

Jared Willaim Gasman Esq., the prior owners' attorney, described their progress and requested 91 days and Inspector Albores did not object.

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

Case: BE24080355

Address: 1037 SE 2 CT

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

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 in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended imposition of the fine. She said administrative costs totaled \$808.31.

Thomas Shaday Esq., the owner's attorney, described their efforts to comply. Elizabeth Shahady, property manager, said termite damage had caused the collapse and discussed what had been done to repair the building.

Ms. Flynn imposed administrative costs of \$808.31.

Case: BE25010219

Address: 831 NE 14 CT

Owner: ZAFRI, MATAN H/E
COHEN, ILAN & BORNSHTEIN, LIAT

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

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

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
MULTIPLE SHEDS INSTALLED WITHOUT REQUIRED PERMITS

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner was applying for a variance to be able to keep the sheds.

Matan Zafri agreed. He said they had purchased the property with the shed.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE23120032

Address: 1170 N FEDERAL HWY

Owner: EAST POINT TOWERS CONDO INC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

William Mencarelli said their engineering firm had submitted a report on time but they had not provided information about what must be done so they could hire contractors. They had hired a new engineering firm who had applied for a permit and provided a safety letter. Chief Martinez said an engineer's letter and a permit were required for an extension.

Klasy Gabor Istvan, engineer, thought they could get an extension with the safety letter. Chief Martinez said this was not possible after the initial report period and the determination that repairs were needed.

Ms. Flynn imposed the \$10,300 fine, which would continue to accrue until the property was in compliance.

Case: BE24070281

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

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 \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Ionescu, Senior Building Inspector, said permit applications had been submitted and recommended imposition of the fine.

Eddy Jimenez said permits were in process. Joe Pasquariello, Assistant Building Official, recommended the owner or his contractor communicate with the plan reviewers to determine what was causing the delay. Mr. Jimenez agreed.

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

Case: BE24090032

Address: 814 SW 26 CT
Owner: CULLEN, GLENN P & MARIA

Personal service was accepted on 3/6/25. Service was also via posting at 1 East Broward Blvd. on 4/3/25.

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:
REAR PATIO ROOF STRUCTURE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permit application was awaiting client reply.

Maria Cullen agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24090064

ORDER TO REAPPEAR

Address: 1713 NW 13 CT
Owner: JAMES, SELBY

This case was first heard on 1/16/25 to comply by 4/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance.

Caleb Robert Hoelsing Esq., the mortgage servicer's attorney, requested a 126-day extension and said the property was in foreclosure. He informed Inspector Mark that the mortgage servicer did not own the property and could not pull a permit until they did. Rhonda Hasan, Senior Assistant City Attorney, said the property was unsafe and the foreclosure process could take some time. She recommended setting the case for a Massey hearing. Mr. Hoelsing said the property was not occupied.

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

Case: BE24110155

Address: 1759 SE 10 ST

Owner: SALGADO, ALEXANDER;
SALGADO, EVELYN

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

Severian Ionescu, 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/EXTERIOR RENOVATIONS- KITCHEN, BATHROOMS,
WINDOWS, DOORS, ROOF, SIDING, STRUCTURAL, ELECTRICAL, PLUMBING, HVAC, POOL,
POOL PAVERS,

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Robert Michael White, architect, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24040157

ORDER TO REAPPEAR

Address: 517 COCONUT ISLE DR

Owner: MOEINIFAR, MARIO MEHRAN

This case was first heard on 1/16/25 to comply by 4/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, confirmed the property was not in compliance. He said the pool permit had never been issued.

Beatrice Girgado said they were waiting for the engineers to provide documents and requested 60 to 90 days. Inspector Albores did not support an extension, and noted neighbors were complaining. He stated the pool had already been filled, which should not have been done prior to inspections. There was therefore a safety concern.

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

Case: BE24080036

Address: 1401 RIVERLAND RD

Owner: RONDON, IRIS V H/E; ARIAS, SILVERIO

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 \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Ionescu, Senior Building Inspector, said there was an open fence permit and plans had been submitted for the pergola. He did not support an extension.

Iris Rondon requested an extension and said they had applied for a permit but a correction was needed.

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

Case: BE23090290

Address: 1455 HOLLY HEIGHTS DR
Owner: FUSION GARDENS CONDO ASSN INC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting \$1,275 be imposed.

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

Yamile Rodriguez agreed to the fine reduction.

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

Case: BE24080375

Address: 305 SW 19 ST
Owner: STORNETTA, JACEY; BURNS, PAUL JOSEPH

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 4/3/25.

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 TRELLIS/SHADED STRUCTURE AT THE REAR OF THE PROPERTY WITHOUT PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Jacey Stornetta agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

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, confirmed the property was not in compliance.

William Andrew Asta said they had applied for the permit. Inspector Albores recommended a 28-day extension. He reminded Mr. Asta that once they had the permit and an engineer's letter they could get a 180-day extension. Rhonda Hasan, Senior Assistant City Attorney, recommended ordering the respondent to attend the 5/15/25 hearing.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

Case: BE24060087

Address: 972 PENNSYLVANIA AVE
Owner: TALERAND, ESPOVERT H/E; TALERAND, LAUNA

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 in compliance, fines had accrued to \$1,250 and the City was requesting \$854 be imposed.

Severian Ionescu, Senior Building Inspector, recommended reducing fines to administrative costs of \$854.

Espovert Talerand agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$854.

Ms. Flynn took a brief break.

Case: BE24080078 ORDER TO REAPPEAR
Address: 1616 NE 16 AVE
Owner: COTOPERI REALTY LLC

This case was first heard on 1/16/25 to comply by 4/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance and did not recommend an extension.

Luis Eduardo Perez said they had submitted revisions to the permit application.

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

Case: BE21070127
Address: 3100 NE 49 ST
Owner: ROYAL MARINER OF FORT LAUD 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 \$44,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, said the permit had been allowed to expire. He recommended imposition of the fine.

Joseph Compono said they were in a lawsuit with the original window installer over the leaking windows, so that contractor could not renew the permit. He had been told by Victoria Bryant at the City that the permit had another 180 days on it and there were no fines. He presented an email he had received. He stated the new engineer was compiling a scope of work and then they would hire a new contractor to complete the work. Rhonda Hasan, Senior Assistant City Attorney said the email indicated that the respondent could request another extension, not that the permit had another 180 days now. Chief Martinez said the City had not received the engineer's safety letter and the permit was expired, so he did not support an extension.

Ms. Flynn imposed the \$44,600 fine, which would continue to accrue until the property was in compliance.

Case: BE24070147
Address: 2109 NE 62 ST
Owner: DACASA & CO 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 \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Ionescu, Senior Building Inspector, recommended imposition of the fine. He said the permit application was awaiting client reply.

Priscilla Vasconcellos said they were working toward compliance and said she though the digital signature was the last thing they needed. She said contractor did not always 'move quickly.' She thought they could comply within two weeks.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: BE23060052

Address: 125 N BIRCH RD

Owner: SPRINGBROOK GARDENS INC A CONDO

This case was first heard on 10/19/23 to comply by 1/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, confirmed the property was not in compliance.

Thomas Murphy said they had vacated the building in November because they felt the cost to remediate it was not worth it. He anticipated the association would be dissolved on April 24 at their annual meeting. He described their efforts to complete the process. Rhonda Hasan, Senior Assistant City Attorney, said once the association was dissolved, the individual unit owners owned the property, including the common areas.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

Case: BE24080288

Address: 1017 SW 19 ST

Owner: DUNCAN, SHARON

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 4/3/25.

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 COVERED UTILITY STRUCTURE WITHOUT PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner was in the permit process.

Sharon Duncan agreed.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080264

Address: 1826 SW 29 ST

Owner: HENRY, GLENN P; HENRY, TIMOTHY

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 4/3/25.

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 BATH, REAR TRELIS/ SHED AND NEW WINDOWS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Timothy Henry said he had inherited the violations and agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080298

Address: 1650 SW 20 ST

Owner: SANDLER, MATTHEW A & SHIRLEE A

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

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

VIOLATIONS: 47-19.2.A.

SEVERAL SHADE STRUCTURES IN THE BACKYARD.

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:
SHADE STRUCTURE WITHOUT PERMIT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Shirlee Sandler said Zoning has informed her that a permit was not needed for the shade structures. She stated Joe Pasquariello, Assistant Building Official had instructed Inspector Saragusti to confirm this months ago and the case had been closed. She then received notice of this hearing. She presented a copy of an email from Mr. Pasquariello and he explained that a permit could not be issued for these structures; they were not allowed. He explained that they would be considered temporary if they were up for a few days but these had been there for years. Ms. Sandler said there were structures like these all over the neighborhood to shade people's cars. Rhonda Hasan, Senior Assistant City Attorney, said these structures were not allowed and the City regularly cited people for them. Mr. Pasquariello agreed to speak to Ms. Sandler and the examiner.

Ms. Hasan withdrew the case.

Case: BE24070130

Address: 920 NW 1 ST

Owner: VICTORY INVESTMENTS & MORE LLC

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

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.

Melissa Diaz agreed.

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

Case: BE24090110

VACATE FO 11/21/24

Address: 1506 SW 32 ST

Owner: JOHNSON, ASHLEY TAI; JOHNSON, RICKMAN

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 \$4,150 and the City was requesting to vacate the Final Order dated 11/21/24.

Severian Ionescu, Senior Building Inspector, reported the property was in compliance.

Rickman Johnson agreed.

Ms. Flynn vacated the Final Order dated 11/21/24.

Case: BE24010078

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

This case was first heard on 6/20/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

David Ocon, prior owner, said the property had been sold on 2/24/25. He explained it had taken over a year to get ready to apply for permits and he had lost \$100,000 on the property. He said he was helping the new owner with the permit process. Mr. Ocon added that the property had been sold "as is" and he had disclosed everything to the new owner. Inspector Albores recommended a 91-day extension.

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

Case: BE24080369

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, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, said the owner had applied for a permit.

Mohammad Islam, general contractor, said he had responded to the City's comments on the permit application. Inspector Albores recommended a 28-day extension and ordering the respondent to attend the 5/15/25 hearing.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/15/25 hearing.

Case: BE24070397

Address: 720 SW 14 TER

Owner: PALLADINO, IGNACIO DAVID;
ROSERO, ALEJANDRA CRISTINA

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 4/3/25.

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:
FENCE AND DRIVEWAY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ignacio David Palladino agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070067

Address: 716 SW 16 AVE 1-5

Owner: DDD GLOBAL INVESTMENT LLC
% SAUL EWING ARNSTEIN & LEHR LLP

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 4/3/25.

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: BE24090045

Address: 470 BONTONA AVE

Owner: HERMAN, GORDON

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 4/3/25.

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:
DOCK AND RAILINGS

Inspector Albores presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. Rhonda Hasan, Senior Assistant City Attorney recommended a \$100 per day fine.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day.

Case: BE24080101

Address: 2417 E LAS OLAS BLVD

Owner: UNIQUE CRITIQUE II LLC

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

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

ADD POOL AN REMODEL- BLD-RADD-22050005, MEC-RES-22050036

ELE-RES-22050105, PLB-RES-22050105,

PLB-GAS-22070023

Inspector Albores presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24100155

Address: 300 NE 4 ST

Owner: DEPENDABLE EQUITIES LLC

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

Severian Ionescu, 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:

ASPHALT PARKING LOT AND INSTALLATION OF ARTIFICIAL TURF

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day.

Case: BE24100156

Address: 640 NE 17 WAY

Owner: WOODCOCK, THOMAS

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

Severian Ionescu, 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:

SHADE STRUCTURE/PERGOLA

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24090163

Address: 1420 SW 33 CT

Owner: HOWARD, JOHN

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 4/3/25.

Severian Ionescu, 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 FENCE AND ACCESSORY STRUCTURE IN REAR YARD

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080254

Address: 241 SW 21 ST

Owner: GARCIA, ISIDRO & CATHERINE M

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 4/3/25.

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

VIOLATIONS: 47-19.2.A.

MULTIPLE STRUCTURES THROUGHOUT THE PROPERTY.

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:
MULTIPLE STRUCTURES THROUGHOUT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day, per violation.

Case: BE24060049

Address: 804 SW 22 TER

Owner: WRIGHT-GRANT, SONIA

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 4/3/25.

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:
CARPORT ENCLOSED AND CONVERTED INTO A BEDROOM AND BATHROOM.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080125

Address: 1613 NW 11 AVE

Owner: MARTINEZ, CARLOS

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

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

VIOLATIONS: FBC(2023) 105.1

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

COMPLETE RENOVATION INCLUDING KITCHEN, BATHROOMS (3), M.E.P.; NEW PANEL, HIGH HATS ALL AROUND, HOOD IN ISLAND WITH STOVE, OVEN AND MICROWAVE. SHADE STRUCTURES WITH CONCRETE PAD.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070092

Address: 1709 NE 15 AVE 1-4

Owner: QUOCATION LLC

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

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

VIOLATIONS: FBC(2023) 111.1

CONVERTED A DUPLEX TO FOURPLEX WITHOUT A CERTIFICATE OF OCCUPANCY

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:

DUPLEX CONVERTED TO FOURPLEX.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation. He said permits were in process.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day, per violation.

Case: BE24040169

Address: 832 NE 16 TER

Owner: JFIVE1 LLC

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

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

VIOLATIONS: FBC(2023) 111.1.1

PROPERTY CONVERTED FROM TRIPLEX TO FIVE UNIT BUILDING WITHOUT OBTAINING A CERTIFICATE OF USE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080326

Address: 909 SW 16 ST

Owner: POPE, GEORGE R; WEIGLE, JOHN H JR

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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 WINDOWS AND A/C

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080064

Address: 1000 SW 29 ST 1-2

Owner: BAKER, LILTRELL

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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:
CARPORTS HAVE BEEN ENCLOSED, NEW WINDOWS AND DOORS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080206

Address: 1010 SW 30 ST 1-2

Owner: GREY, TEVIN D

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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 DRIVEWAY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080147

Address: 1021 SW 29 ST

Owner: MERCADO, ADRIANA P & ROBERT A

Service was via posting at the property on 3/24/25 and at 1 East Broward Blvd. on 4/3/25.

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:

BATHROOMS AND KITCHEN REMODEL, MULTIPLE MINI SPLITS, CLOSING OF EXTERIOR DOOR
OPENING, NEW WINDOWS AND DOORS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080208

Address: 1140 SW 30 ST A-C

Owner: HUAPI LLC

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 4/3/25.

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 A/C, NEW WINDOWS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080346

Address: 1415 SW 30 ST

Owner: HOLLAND, ANDREW

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 4/3/25.

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 PAVED DRIVEWAY AND SWALE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080273

Address: 1812 SW 30 ST

Owner: CEROS-LIVINGSTON, PATSY

Service was via posting at the property on 3/11/25 and at 1 East Broward Blvd. on 4/3/25.

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 WINDOWS AND DOORS, KITCHEN AND BATHROOM RENOVATION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070173

Address: 3461 SW 16 ST

Owner: SALAS, BARBARA C; VEGA, ALEJANDRO

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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:
SHADED STRUCTURE, FLAT ROOFS, SHED, PVC FENCE, CONCRETE ON BACK AND SIDE PATIO.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070415

Address: 6405 NE 18 TER

Owner: BLUESTEIN, JORDAN

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

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:
SHED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE25010049

Address: 641 NW 14 AVE

Owner: OASIS OF HOPE COMMUNITY
DEVELOPMENT CORP INC

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

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:
TEMPORARY FENCE PERMIT-BLD-FEN-24030596
TEMPORARY FENCE PERMIT-BLD-FEN-24030596

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080062

Address: 720 NW 22 RD

Owner: SHIRLEY, CARMEN ANITA

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

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT LIMITED TO: ROOF, RAILINGS, LANDINGS, DOORS AND WINDOWS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day.

Case: BE24070076

Address: 837 SW 26 ST

Owner: MALPAS, RACHEL; MCMANUS, STEPHEN

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

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.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080113

Address: 1004 SW 19 ST

Owner: COLLINS, PATRICK; COLLINS, ZACHARY A

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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:
COVERED PERGOLA, ELECTRIC PANEL CHANGE, KITCHEN AND BATHROOM REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said permits were in process.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080110

Address: 1139 N RIO VISTA BLVD
Owner: MEDITZ, JOHN C

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

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:
SEWER REPAIR, SIDEWALK REPLACEMENT AND REMODEL 2 BATHROOMS WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080037

Address: 1287 SW 25 AVE
Owner: RODRIGUEZ, JUAN ALBERTO H/E
RODRIGUEZ, NIVIA

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

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

VIOLATIONS: 47-19.2.EE

THIS PROPERTY CURRENTLY HAS MULTIPLY UTILITY STRUCTURES AND COVERED SHADES STRUCTURES THAT ARE IN VIOLATION OF THE CODE AND INSTALLED WITHOUT THE REQUIRED PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070086

ORDER TO REAPPEAR

Address: 1661 SW 32 CT
Owner: BARRETT, SEBASTON

This case was first heard on 1/16/25 to comply by 4/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, did not recommend an extension.

Sebaston Barrett said he was unaware of the permits when he purchased the property. He was trying to communicate with the contractors through the realtor. Inspector Saragusti recommended a 91-day extension and ordering the respondent to attend the 7/17/25 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/17/25 hearing.

Case: BE24070409

Address: 1412 SW 10 ST

Owner: INP INVESTMENTS LLC

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 4/3/25.

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 STRUCTURAL, ELECTRICAL AND PLUMBING FOR NEW WATER HEATER, KITCHEN AND BATHROOM. PARTS OF THE CEILING AND PARTITION WALL WAS ALSO REMOVED.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070329

Address: 1412 NE 15 AVE

Owner: EFRAIN CHEVERETT REV TR

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

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:
SHED, COVERED CAR AWNING, FENCE AND GATES.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24070282

Address: 1640 NW 5 AVE

Owner: AIM PARTNERS LLC

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

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 INCLUDING NEW FRONT DOOR, KITCHEN AND BATHROOM.
EXTERIOR WORK INCLUDING NEW PAVERS AND A HOT TUB.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24080044

Address: 1743 NE 15 ST
Owner: KELSEY, DAVID

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

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:
WORK WITHOUT PERMIT- REAR SHED.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said permits were in process.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE25020193

Address: 2017 NE 18 ST
Owner: LOGGERHEAD GARDENS LLC

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

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: ADD KITCHENETTE INCLUDING STOVE, VENT HOOD AND SINK TO 2 ILLEGAL STUDIO APARTMENTS.

VIOLATIONS: FBC(2023) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A 6 UNIT MULTI-FAMILY BUILDING TO AN 8 UNIT MULTI-FAMILY BUILDING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day, per violation.

Case: BE24050159

Address: 702 NW 6 AVE
Owner: STARTED FROM THE GROUND UP LLC

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, fines had accrued to \$1,350 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 a 63-day extension.

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

Case: BE24010040

Address: 911 SW 11 AVE

Owner: LOS POTROS REAL ESTATE LLC

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, 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 a 91-day extension and ordering the respondent to attend the 7/17/25 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/17/25 hearing.

Case: BE24050196

Address: 2436 OKEECHOBEE LN

Owner: ZEPEDA, FRANCISCO

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, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, recommended a 91-day extension and ordering the respondent to attend the 7/17/25 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/17/25 hearing.

Case: BE24060107

Address: 2750 DAVIE BLVD

Owner: LA SEGUNDA REALTY CORP

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, fines had accrued to \$9,000 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.

Ms. Flynn imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

Case: BE24050071

Address: 2760 DAVIE BLVD

Owner: LA SEGUNDA REALTY CORP

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, fines had accrued to \$9,000 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.

Ms. Flynn imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

Case: BE24060196

Address: 1311 NW 44 CT

Owner: CHARLES, SPENCER; LOUIS, SHERLY

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 in compliance, fines had accrued to \$4,000 and the City was requesting \$1,038 be imposed.

Ms. Flynn imposed administrative costs of \$1,038.

Case: BE24070088

Address: 1108 NE 15 AVE
Owner: SHEFA 101 LLC

This case was first heard on 1/16/25 to comply by 2/27/25. 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 \$1,275 be imposed.

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

Case: BE23090011

Address: 1500 CORDOVA RD 310
Owner: 1500 CORDOVA ROAD LLC

This case was first heard on 3/21/24 to comply by 9/17/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,900 and the City was requesting \$1,275 be imposed.

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

Case: BE23090063

Address: 1801 S ANDREWS AVE
Owner: 1801 ASSOCIATES LLC

This case was first heard on 3/21/24 to comply by 9/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$21,100 fine, which would continue to accrue until the property was in compliance.

Case: BE23070372

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

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,000 and the City was requesting to vacate the Order Imposing the Fines dated 11/21/24 and reimpose \$1.275.

Ms. Flynn vacated the Order Imposing the Fines dated 11/21/24 and imposed administrative costs of \$1,275.

Case: BE23070203

Address: 6650 N ANDREWS AVE
Owner: LR LAUDERDALE HOTEL LLC

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 \$23,100 and fines had been imposed at the 10/17/24 hearing. The City was requesting a 180-day extension.

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

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:

BE23100100

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:

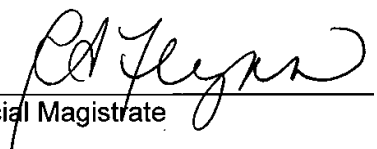
None

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:

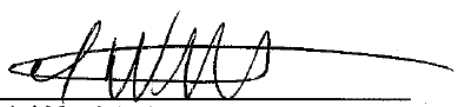
None

There being no further business, the hearing was adjourned at 12:11 PM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate