



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose-Ann Flynn Presiding
May 15, 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
Carmen Thompson, Permit Services Tech
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Russell Castell, Building Inspector Trainee
Andrew Gebbia, 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

Respondents and witnesses

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| BE24100193: Samuel Epstein Esq. | BE24080052: Aramis Sanchez |
| BE23060052: Thomas Murphy; Jordan Ford | BE23070319: Monica Offredi Esq. |
| BE23030194: Forrest Fawcett | BE24090098: Ester Schuman |
| BE24030137: Ryan Ratliff; Richard Lawrence | BE25010084: Virginia Duplessis; Dominique Belanger |
| BE24070186: Stacy Dean | BE24080017: Allan Gonzalez |
| CE14100405: Linda Askari; Gier Askari | BE24050177: Mirtha Camacho |
| BE24050080: Diva Name; John Weldon | BE24090177; 24060170: Mabel McCoy; Louvenia Lewis |
| BE24080231: Victor Rivera | BE25020128: Nicassia Terramocca |
| BE23070139: Robert Lange; Kevin Dubrey | BE25010142: David Wardowski; Giselle Garcia |
| BE24080279: Tevin Grey | BE23080031: Paul Milberg Esq. |
| BE24080225: Dennis Rooy | BE23060035: Melissa Lepore; Wendy Darling |
| BE24050109: Silvio DaSilva | BE25020006: Eddie Garcia |
| BE24090141: Todd Ratliff; Sonny Sharma | BE24040009: Guy Fleurant; Peter Snyder Esq. |
| BE23010100: Christopher Barone | BE25040060: Frank Zangara |
| BE24080369: Bernard Cherisol; Mohammad Islam | BE24050142: Andres Norman |
| BE24040093: Ryan Tucker | |
| BE24080245: Anthony Schreiber | |
| BE24040082: Virginia Hornaday | |

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

The meeting was called to order at 9:02 A.M.

Case: BE23030194

ORDER TO REAPPEAR

Address: 200 S BIRCH RD

Owner: LEISURE BEACH ASSOCIATION INC

This case was first heard on 5/18/23 to comply by 6/15/23. Violations and extensions were as noted in the agenda. The

Ryan Ratliff agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$900.

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.

Melissa Lepore described their progress and requested 180 days. Inspector Albores suggested 63 days.

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

Case: BE23080031 ORDER TO REAPPEAR
Address: 3051 NE 47 CT
Owner: WAYNE HOUSE ASSOCIATION INC

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

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

Paul Milberg Esq., the owner's attorney, provided an update on their progress and requested 126 days, to which Inspector Albores agreed.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Case: BE24040093 ORDER TO REAPPEAR
Address: 1612 SW 12 CT
Owner: TUCKER, RYAN & CHRISTINA

This case was first heard on 1/16/25 to comply by 5/15/25. 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.

Ryan Tucker described his progress and stated they were awaiting plans. He requested a 63-day extension, to which Inspector Albores agreed.

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

Case: BE23070139
Address: 1000 SE 4 ST
Owner: RIVERVIEW GARDEN APARTMENTS CONDO ASSOC INC

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 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, recommended imposition of the fine.

Kevin Dubrey, engineer, said there were multiple permitted projects underway at the property and he requested an extension. Chief Martinez said an extension could not be granted without an active permit and a letter from the engineer requesting an extension.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

Case: CE14100405

Address: 609 BREAKERS AVE # 1T
Owner: FCP - COTTAGE LLC

This case was first heard on 4/16/15 to comply by 6/4/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$169,800 and the City was requesting no fine be imposed.

Jorge Martinez, Senior Building Inspector, recommended no fine be imposed.

Linda Askari agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE24040082

Address: 1705 SW 14 ST
Owner: HORNADAY, VIRGINIA;
VIRGINIA SUE HORNADAY REV TR

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 in compliance, fines had accrued to \$4,850 and the City was requesting \$1,038 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,038.

Virginia Hornaday requested a further reduction. She had needed to replace the contractor, which caused delays.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Case: BE24090177

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, fines had accrued to \$2,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, recommended imposition of the fine.

Louvenia Lewis wanted to know what the owner needed to do in order to comply. Ms. Flynn recalled she had already told the owner what needed to be done. Ms. Lewis said someone at the City had advised the owner to get an attorney without informing her what was needed to obtain a Certificate of Occupancy. Inspector Saragusti said he, Jorge Martinez, Senior Building Inspector, and a Police officer had visited the property the previous week and been denied entry. Rhonda Hasan, Senior Assistant City Attorney doubted a clerk would advise someone to obtain an attorney to get a Certificate of Occupancy and advised Ms. Lewis to speak with Joe Pasquariello, Assistant Building Official. Mr. Pasquariello said Ms. McCoy had met with him and the Building Official at the Building Department recently and they had suggested an attorney could help her. He stated she would need drawings and to request a change of use if she wanted to maintain the boarding house.

Ms. Flynn imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

Case: BE24100193 ORDER TO REAPPEAR
Address: 105 N FEDERAL HWY
Owner: JCHS 105 PROPERTY LLC

This case was first heard on 3/20/25 to comply by 5/15/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the building was still occupied without a Certificate of Occupancy.

Samuel Epstein Esq., the owner's attorney, said his client had been working with the City and requested a 30-day continuance. Joe Pasquariello, Assistant Building Official, acknowledged the owner was working toward compliance and did not oppose an extension.

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

Case: BE24070186
Address: 336 SW 20 ST
Owner: DEAN, STACY J

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 5/1/25.

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:
KITCHEN AND BATHROOMS RENOVATION. NEW WINDOWS AND DOORS.

Inspector Saragusti 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.

Stacy Dean 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: BE24080225
Address: 1020 SW 31 ST
Owner: ROOY, DENNIS DEE H/E;
CHENG, EILEEN ETAL

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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:
LARGE STORAGE, SHADE STRUCTURE AND SHED.

VIOLATIONS: 47-19.2.A.
THIS PROPERTY HAS A LARGE STORAGE AND A SHED. TWO STRUCTURES.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He said permit applications had been awaiting client reply since December 2024.

Dennis Rooy said he was having trouble getting answers regarding what to do to comply. Ms. Hasan suggested ordering the respondent to attend the 7/17/25 hearing. Joe Pasquariello, Assistant Building Official advised Mr. Rooy to keep him apprised regarding his questions.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 7/17/25 hearing.

Case: BE24050142

Address: 5320 N POWERLINE RD 100

Owner: DEZER POWERLINE OUTPARCEL LLC

This case was first heard on 10/17/24 to comply by 12/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,350 and the City was requesting \$892 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$892.

Andres Norman agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$892.

Case: BE25020006

Address: 3270 NW 66 ST

Owner: GARCIA, EDDIE

Service was via posting at the property on 3/17/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
DRIVEWAY AND LANDSCAPING REMOVED AND REPLACED WITH CONCRETE / REAR POOL DECK/SURROUNDING SURFACE ALSO REPLACED WITH LIKE MATERIALS

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

Eddie Garcia 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: BE23010100

Address: 1501 SE 15 ST

Owner: THE ISLAND CLUB CONDO ASSN INC

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, said the permit had been issued.

Christopher Barone provided a progress report and requested 90 days. Inspector Albores recommended 180 days.

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

Ms. Flynn took a brief recess.

Case: BE23060052 ORDER TO REAPPEAR
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, recommended a 91-day extension.

Thomas Murphy agreed to the extension.

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

Case: BE24050080 ORDER TO REAPPEAR
Address: 925 N ANDREWS AVE
Owner: LA MEXICANA HOLDINGS LLC

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

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

John Weldon described their progress. Diva Name said they had their team and needed to apply for the permit. She requested three months. Inspector Albores recommended 126 days.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Case: BE25010142
Address: 2895 NE 32 ST 109
Owner: WARDOWSKI, DAVID ALOYSIUS

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL - KITCHEN, BATHROOM AND NEW CLOSET WITH WASHER & DRYER HOOK UP.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

David Wardowski said this was not his condominium. Giselle Garcia said the photos were of the outside of their condominium and objected to the photos for privacy reasons. She stated a code was needed to enter. Inspector Mark said a credible source had informed him about work done in the unit and that the association had informed Mr. Wardowski not to do any work without a permit. Ms. Garcia said unit 107 had been remodeled, not their unit. Mr. Wardowski refused to allow Inspector Mark into the unit to inspect it.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

Case: BE25020128

Address: 2848 NE 25 CT

Owner: CORAL RIDGE HOME LLC

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 110.1

MISSING REQUIRED INSPECTIONS RELATED TO PERMIT PM18121940

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

Nicassia Terramocca agreed to comply.

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

Case: BE24050109

Address: 1325 NE 17 AVE

Owner: DA SILVA, SILVIO H/E; RUEDA, MARIO A

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 5/1/25.

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:
NEW CONCRETE DRIVEWAY, KITCHEN AND BATHROOM RENOVATION.

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

Silvio DaSilva agreed to comply.

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

Case: BE23070319

Address: 2240 SW 33 TER

Owner: DEGRAEVEA, PAOLA VERONIQUE

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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:
MISSING ROOF AT THE PROPERTY, FLOORS, WINDOWS AND DOORS, NOT WATERTIGHT,
BREEDING MOSQUITOES IN THE POOL AREA.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

Monica Offredi Esq., the owner's attorney, said the home had been in a fire. She said the pool had been cleaned and they had received partial payment from insurance so they would begin work. She requested 90 days. Inspector Saragusti said

there were several complaints regarding this property. He recommended ordering the respondent to attend the 7/17/25 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 7/17/25 hearing.

Case: BE24080052

Address: 1900 NE 16 TER

Owner: SANCHEZ, ARAMIS

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 5/1/25.

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 REMODELING HOUSE INCLUDING BATHROOMS, KITCHEN, M.E.P. AND STRUCTURAL. NEW ELECTRICAL PANEL, TANK LESS WATER HEATER. HIGH HATS ALL AROUND THE HOUSE. POOL PUMP AND HEATER WITH SALTWATER CHLORINATED SYSTEM. TIKI HUT WITH ELECTRICAL INSTALLATION.

VIOLATIONS: FBC(2023) 111.1

THIS PROPERTY DOES NOT HAVE THE CERTIFICATE OF OCCUPANCY.

VIOLATIONS: 47-19.2.P

TIKI HUT LOCATED INSIDE THE LATERAL SETBACK WITH ELECTRICAL INSTALLATION.

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

Aramis Sanchez discussed issues he was having addressing the violations and conflicting information from City staff. He said he could not get plans for the Tiki Hut. Leonardo Martinez, Chief Building Inspector, recommended Mr. Sanchez visit the Building Department and meet with Mario Carrasquel or Michael Rinkus and Mr. Sanchez stated he had asked for them but they were never available. He had also sent them emails and voicemails which went unanswered. Rhonda Hasan, Senior Assistant City Attorney, said the senior plumbing inspector had given Mr. Sanchez specifics regarding compliance. She reviewed the violations. Joe Pasquariello, Assistant Building Official asked Mr. Sanchez to email him the names of individual staff he needed to speak with and Mr. Pasquariello would ensure they responded.

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

Case: BE25010084

Address: 2350 SW 18 TER

Owner: DUPLESSIS, VIRGINA L; BELLANGER, DOMINIQUE

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 5/1/25.

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:
2 KITCHENS AND 2 BATHROOMS. STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL

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 SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Virginia Duplessis said she had not remodeled the property.

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

Case: BE24080017

Address: 2406 GULFSTREAM LN

Owner: LMGA INVESTMENT GROUP LLC

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 5/1/25.

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:
CONCRETE STEPS ON EACH SIDE OF THE POOL AND WATERFALL FEATURE OVER POOL

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

Allan Gonzalez 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: BE24050177

Address: 2520 LAGUNA TER

Owner: CAMACHO, MIRTHA A H/E;
CAMACHO, JENNIFER G

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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, recommended imposition of the fine.

Mirtha Camacho said she hoped for final inspections the following week. Inspector Saragusti informed Ms. Camacho about the permits that were still needed.

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

Case: BE24080369

ORDER TO REAPPEAR

Address: 1560 NE 4 AVE

Owner: CHERISOL, BERNARD

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

Mohammad Islam, general contractor, said they had applied for all permits and requested an extension. Inspector Albores recommended 126 days.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Case: BE25040060

Address: 3909 N OCEAN BLVD

Owner: TOP OF THE MILE SOUTH INC

Service was via posting at the property on 4/10/25 and at 1 East Broward Blvd. on 5/1/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. STRUCTURAL GROUND LEVEL COLUMNS AND CRAWL SPACE CEILING SPALLING AND EXPOSED REBAR

Inspector Ionescu presented the case file into evidence and recommended ordering compliance by shoring up the columns within 7 days and making other repairs within 126 days or a fine of \$100 per day.

Frank Zangara said they had bids and would select a contractor the following Wednesday and requested 20 days for the shoring. He noted the pool was closed off. Rhonda Hasan, Senior Assistant City Attorney, noted the engineering report had been prepared in April and the emergency shoring had been recommended then. Mr. Zangara requested 10 days.

Ms. Flynn found in favor of the City and ordered compliance by shoring up the columns within 10 days and making other repairs within 126 days or a fine of \$100 per day.

Case: BE24100172

Address: 509 COCONUT ISLE DR

Owner: POUNCEY, JAMES MICHAEL

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: 14-5 (a)

FILL ADDED TO RAISE GRADE ENTIRELY ON LOT 8

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:
MASONRY FENCE/RETAINING WALL, BOAT DOCK-SEAWALL ON LOT 8.

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

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

Case: BE24110089

Address: 259 KANSAS AVE

Owner: ANGRAND, MARCELINE

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 105.1

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

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

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

Case: BE25010002

Address: 741 NE 19 AVE

Owner: SECOND LAYER EQUITY LLC

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 5/1/25.

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:
NEW POOL W/ JACUZZI-BLD-RPSF-23070017 PAVERS FOR POOL AREA-
BLD-RPAV-23070024-ELE-RES-23070106-PLB-RES-23070116-BLD-FEN-WT-23050019

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$200 per day. He said there was a Stop Work Order posted at the property.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$200 per day.

Case: BE25010094

Address: 1507 NW 10 PL

Owner: HERNANDEZ-MARTINEZ, RANDY

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 105.1

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

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

Case: BE24100177

Address: 1930 E SUNRISE BLVD

Owner: CORDOVA ROAD LLC

Service was via posting at the property on 3/21/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. FBC (PLUMBING) 8th edition (2023)

Chapter 10 section 1003.3.1

A GREASE INTERCEPTOR OR AUTOMATIC GREASE REMOVAL DEVICE SHALL BE REQUIRED TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT WITH GREASE-LADEN WASTE LOCATED IN FOOD PREPARATION AREAS. ABSENCE OF GREASE TRAP

Inspector Gebbia 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: BE24120023

Address: 2023 MIAMI RD 1-6

Owner: 2023 MIAMI ROAD LLC

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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 DOOR INSTALLATION, 6 DOORS

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

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

Case: BE25020187

Address: 3110 SW 17 ST

Owner: AMARAI, KETTYA; SEYOUM, ABIY

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 5/1/25.

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:
BATHROOM, AND EXTERIOR DOOR IN RENOVATED CARPORT

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

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

Case: BE24110140

Address: 909 BREAKERS AVE C-1

Owner: BREAKERS OF FT LAUDERDALE
CONDOMINIUM ASSOCIATION

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

UPGRADE CELLULAR EQUIPMENT ON AN EXISTING BUILDING-BLD-COMM-21070009-
ELE-COM-21100087

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day.

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

Case: BE24070213

Address: 1000 NW 11 PL

Owner: ALLEN, CORETTA

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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, STRUCTURAL, M.E.P.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$50 per day. He said the permit was in process.

Ms. Flynn found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day.

Case: BE24080245

Address: 1680 SW 32 CT

Owner: SCHREIBER, MAGALY

Service was via posting at the property on 4/4/25 and at 1 East Broward Blvd. on 5/1/25.

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:
NEW DOORS AND WINDOWS. NEW PVC FENCE.

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

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

Case: BE24100074

Address: 2031 NE 52 ST

Owner: SENFT, SCOTT

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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:
GARAGE DOOR REMOVED AND NEW PVC FENCE.

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

Case: BE24100090

Address: 2666 KEY LARGO LN
Owner: BOWER, BUCK BOYD

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 5/1/25.

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:
STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING.

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

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

Case: BE24070263

Address: 2771 SW 2 ST 1-4
Owner: MEOG LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 5/1/25.

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:
NEW RAILINGS AND FOUR A/C UNITS.

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

Case: BE24090007

Address: 616 SW 17 ST
Owner: DE LA TORRE, KYLE

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 5/1/25.

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:
CHICKEE HUT

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: BE24080209

Address: 1200 SW 29 ST
Owner: RAMOS, MANUEL E

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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 FENCE

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: BE24090115

Address: 1408 NW 5 AVE
Owner: NAVARRO, JOHN H/E; SANTERRE, FREDERICK

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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:
CONTAINER ON BACK 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: BE25020095

Address: 1634 NE 4 PL
Owner: GIUGA, ANTOINETTE

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 5/1/25.

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:
BATHROOM AND KITCHEN REMODEL IN THE FOUR UNITS, NEW MINI SPLIT A/C SYSTEM, RECESS LIGHTS IN FOUR UNITS

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

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

Case: BE25020083

Address: 2161 NE 56 PL
Owner: HASS, ERIKA K

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
A/C CHANGE OUT 3.0 TONS- MEC-HVCHG-24060275

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: BE24070005

Address: 2346 SW 17 AVE 1-2
Owner: RAMOS GUETE, LUIS

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 5/1/25.

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 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: BE25020084

Address: 2440 NE 25 PL
Owner: BLUEM, MICHAEL

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 5/1/25.

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 GARAGE DOOR, BATHROOM AND KITCHEN REMODEL, RECESS LIGHTS

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: BE24100147

Address: 2465 E SUNRISE BLVD

Owner: KAR LUEN INC

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 5/1/25.

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:
REPLACING CEILING, NEW DRYWALL, ELECTRICAL AND MECHANICAL ON SECOND FLOOR.

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

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

Case: BE25010048

Address: 3537 GALT OCEAN DR

Owner: 3537 GALT OCEAN DRIVE LLC

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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:
STORAGE STRUCTURE IN THE ALLEYWAY, PLUMBING WORK, NEW DOOR OPENING AND NEW DOOR, NEW CO2 EQUIPMENT CONNECTION, NEW WATER HEATER, MULTIPLE FREEZERS

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: BE24090131

Address: 777 MIDDLE RIVER DR

Owner: 777 MIDDLE RIVER DRIVE LLC

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 5/1/25.

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:
INSTALLATION OF A BOATLIFT WITHOUT A 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 a Stop Work Order had been posted at the property.

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

Case: BE24090003

Address: 829 NW 19 AVE

Owner: HOLDINGS OF R J SEEDS LLC

Service was via posting at the property on 3/13/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

NEW SFR: 1STY 3-BED 2-BATH NO GARAGE- PM-18080488 DRIVEWAY- BLD-RPAV-22070041

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: BE24080231

Address: 971 SW 31 ST

Owner: ACOSTA, ROSA IZAGUIRRE H/E
RIVERA, VICTOR HUGO

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 5/1/25.

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:
UTILITY STRUCTURE OR SHED INSTALLED IN BACK YARD.

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 PAVERS WITHOUT A PERMIT.

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: BE24080279

Address: 1010 SW 30 ST 1-2

Owner: GREY, TEVIN D

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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:

ATF-KITCHEN REMODEL AND RECESSED LIGHTS/ ATF-NEW MINI SPLITS/ ATF-6 WINDOWS AND 2 DOORS BLD-RALT-23080074/ ELE-RES-23080125/ PLB-RES-23080130/ MEC-RES-23060059/ BLD-WIN-23060016

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: BE24110146

Address: 1221 SW 29 ST

Owner: VITALI, MARCUS JR

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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:

WINDOW AND DOOR REPLACEMENT AND INTERIOR REMODEL KITCHEN AND BATHROOMS. THERE IS ALSO A NEW DECK INSTALLED WITHOUT PERMIT.

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: BE24090141

Address: 1411 SW 24 CT

Owner: SPLETT, TERRANCE L; LOUGHLIN, KIM

Service was via posting at the property on 4/8/25 and at 1 East Broward Blvd. on 5/1/25.

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

VIOLATIONS: FBC(2023) 111.1.1

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

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:

LOWER-LEVEL ALTERATION, ADDED SEPARATE LIVING UNIT INCLUDING A KITCHEN AND BATHROOM.

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: BE24120008

Address: 1640 NE 5 CT 1-4

Owner: LOMBARD, JACK

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 5/1/25.

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:

RENOVATE BUILDING- NEW FENCE-REPLACE 17 WINDOWS AND 4 DOORS- #4 NEW POOL AND FLOOR BLD-CADD-21110002- BLD-FEN-24050128- BLD-WIN-22010013-BLD-RPSF-23020018

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: BE24080135

Address: 1900 S OCEAN DR 1105

Owner: ROSE, NATALIE A H/E MITCHELL, BETTY ROSE

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 5/1/25.

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:

THE FIREWALL BETWEEN 2 CO-OP UNITS (1105 & 1104) WAS CUT OPEN

WITHOUT A PERMIT. KITCHEN IN UNIT 1104 WAS CONVERTED TO A CLOSET WITH A VANITY & SINK.

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: BE24120006

Address: 2308 SE 18 ST

Owner: RUS'S PROPERTY LLC

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 5/1/25.

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:

RE-ROOF-BLD-ROOF-22110114

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: BE24090021

Address: 2426 KEY LARGO LN

Owner: MAINELLA, ANTHONY

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 5/1/25.

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, NEW BOAT DOCK AND LIFT, NEW ENCLOSURE, WINDOWS AND DOORS.

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: BE25010103

Address: 2500 DEL LAGO DR
Owner: DICELLO, NICHOLAS D

Service was via posting at the property on 3/14/25 and at 1 East Broward Blvd. on 5/1/25.

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:
DOCK & SEAWALL REPAIR-BLD-BDSP-24070160

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: BE24110114

Address: 2700 W BROWARD BLVD
Owner: EL CAR WASH W BROWARD BLVD LLC
% LANDAU, JUSTIN & KARAS, GEOFFREY

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 5/1/25.

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:
ALTERATION OF AN EXISTING CARWASH BUSINESS - PLUMBING, ELECTRIC, MECHANICAL AND STRUCTURAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said a Stop Work Order had been posted on the property.

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

Case: BE25010121

Address: 2920 CENTER AVE
Owner: 2920 CENTER BEACH BUNGALOW LLC

Service was via posting at the property on 3/18/25 and at 1 East Broward Blvd. on 5/1/25.

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:
RE-ROOF SHINGLE ROOF-BLD-ROOF-22110161

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: BE24040191

Address: 1142 SEMINOLE DR 1A
Owner: T E BOSWELL & A D BOSWELL REV TR
BOSWELL, TERRY E TRUSTEES 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 \$5,900 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, said permits were in process and recommended a 91-day extension.

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

Case: BE24080157

Address: 1900 S OCEAN DR
Owner: BREAKWATER TOWERS CORP

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 \$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, said the permit had been issued and recommended imposition of the fine.

Ms. Flynn imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: BE23100150

Address: 1605 NW 11 CT
Owner: EC 2013 INVESTMENTS INC

This case was first heard on 9/19/24 to comply by 11/21/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,650 and the City was requesting \$854 be imposed.

Ms. Flynn imposed administrative costs of \$854.

Case: BE24050176

Address: 1615 NE 9 ST 1-2
Owner: 1617 NE 9 ST 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 \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,800 fine, which would continue to accrue until the property was in compliance.

Case: BE24070111

Address: 1115 SW 2 CT 1-5
Owner: OPTIMAL HEALTH PHARMACY 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 not in compliance, fines had accrued to \$7,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

Case: BE23090063

VACATE OIF 4/17/25

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 \$23,900 and the City was requesting vacating the Order Imposing the Fine dated 4/17/25.

Ms. Flynn vacated the Order Imposing the Fine dated 4/17/25.

Case: CE11082725

Address: 2491 W 84 SR
Owner: BILLY B RICHARDSON LIV TR

This case was first heard on 1/15/15 to comply by 3/5/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,100 and the City was requesting abating the fines.

Ms. Flynn imposed no fine.

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.

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

Case: BE25030097

Citation Appeal

Address: 477 SW 1 AVE
Owner: MHJV RIVERWALK LLC

VIOLATIONS: Sec. 25-14 CMP 3/20/25 \$5,000
ILLICIT/ILLEGAL DISCHARGE INTO THE CITY INLET DURING SEWER LATERAL CONNECTION
FOR HANOVER CONSTRUCTION.

The property was cited on 3/20/25 to be complied by 3/20/25. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed. Ms. Williams said the parties had been present earlier and spoken with Joe Pasquariello, Assistant Building Official and Linda Holloway, Code Compliance Officer, and agreed to pay the \$5,000 fine.

Ms. Flynn denied the appeal and imposed the \$5,000 fine.

City staff entered page 36 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:

BE24060170

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:

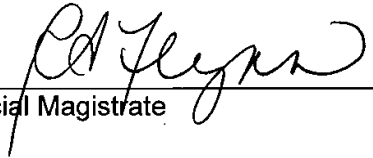
None

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:

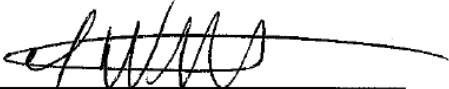
None

There being no further business, the hearing was adjourned at 12:15 PM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate