



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING**  
**2<sup>nd</sup> Floor Meeting Room**  
**Marine Industries, 221 SW 3<sup>rd</sup> Ave**  
**Richard Doody Presiding**  
**July 17, 2025**  
**9:00 A.M.**

**Staff Present:**

Marie Arias, Administrative Assistant  
Diana Cahill, Administrative Assistant  
Felicia Ritchey, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Senior Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Andrew Gebbia, Building Inspector  
Linda Holloway, Code Compliance Officer  
Severian Ionescu, Senior Building Inspector  
Preston Mark, Senior Building Inspector  
Leonardo Martinez, Chief Building Inspector  
Jorge Martinez, Senior Building Inspector  
Joe Pasquariello, Assistant Building Official  
Jose Saragusti, Senior Building Inspector

**Respondents and witnesses**

BE25010077: Amir Goldenberg Charnis	BE24080256: Andrea Figueroa; Ruben Figuero; Thomas Plansker
BE24020035: Courtney Crush Esq.	BE24080259: Allison DeLuca
BE24070155: Victor Bonnet; Maria Gallo	BE24070086: Sebaston Barrett; Juliet Jones Salleter
BE24080294: Matt Baker	BE24090064: Jamie Epstein Esq.
BE25010085: Ralph Confreda Jr.	BE24080284: David Griner
BE24100057: Hope Calhoun Esq.	BE24070121: Sean Atkins
BE24080232: Leao Noriega ; Camilo Zambrano	BE23070319: Monica Offredi Esq.
BE23090242: Ctex Richardson Esq.	BE23090135: James Carvallo
BE24010040: Gustavo Carbonell	BE24110128: Raymond Cineus
BE24010094: Elkin Hernandez	BE25010226: Nicasia Terramoccia
BE24120055: Thomas Runyan Esq.	BE24070014: Pastor Josue Toussaint
BE24070111: Kristen Harris Hollist	BE24050200: Tatiana Amor
BE23050185: Kelly Huguet	BE24020178: Edmund Chin; Gulamad Gulahmadzideh
BE24070020: Kevin Jimeno	BE24090006: Mellissa Hennigan
BE24060011: Michael Gondia	BE23100023: Gary Cohn; Sergio Avila

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

The meeting was called to order at 9:07 A.M.

**Case: BE24010040**

**ORDER TO REAPPEAR**

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, said permits were in process.

Gustavo Carbonell, architect, said the current owner purchased the property with the violation. He described his efforts to

be able to build on the lot, including hiring a contractor and applying to the Board of Adjustment. He requested 90 days. Inspector Mark recommended 91 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/16/25 hearing.

**Case: BE23090135**

Address: 2731 SW 11 CT

Owner: ARCHDIOCESE OF MIAMI  
OUR LADY QUEEN OF MARTYRS

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 \$23,900 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.

James Carvallo provided an update on repairs and said the electrical work was 95% complete and all dangerous issues had been addressed. Chief Martinez said an engineer's letter and an open permit were required to obtain an extension.

Mr. Doody imposed the \$23,900 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070319**

**ORDER TO REAPPEAR**

Address: 2240 SW 33 TER

Owner: DEGRAEVE, PAOLA VERONIQUE

This case was first heard on 5/15/25 to comply by 7/17/25. 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.

Monica Offredi Esq., the owner's attorney, said the property had burned down this year. They were trying to sell the property because they did not want to spend the money for permits.

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

**Case: BE24090006**

Address: 5100 BAYVIEW DR

Owner: ROYAL LAUDERDALE LANDINGS 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 in compliance, fines had accrued to \$3,400 and the City was requesting \$922 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$922.

Mellissa Hennigan agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$922.

**Case: BE24120055**

Address: 1112 NW 7 AVE

Owner: WASABI GARDENS LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
CONCRETE DRIVEWAY AND NEW ROOF STRUCTURE

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

Thomas Runyan Esq., the owner's attorney, agreed.

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

**Case: BE24080256**

Address: 1230 SW 28 ST

Owner: FIGUEROA, RUBEN B H/E  
DE LEON FIGUEROA, ANDREA ETAL

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
ADDITION TO COVERED PATIO WITHOUT PERMITS.

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 contractor was in the process of applying for permits.

Thomas Plansker said the application was in plan review.

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

**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 and fines had accrued to \$13,900. Fines had been imposed on 5/15/25 and the City was requesting a 180-day extension.

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

Kristen Harris Hollist, owner, agreed.

Mr. Doody granted a 180-day extension, during which time no fines would accrue.

**Case: BE24050200**

Address: 3788 SW 17 ST

Owner: AMOR, TATIANA

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 \$6,650 and the City was requesting \$992 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$992.

Tatiana Amor agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$992.

**Case: BE23050185**

Address: 1117 MANDARIN ISLE

Owner: HUGUET, ROBERTO H/E; HUGUET, KELLY A

This case was first heard on 10/19/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,250 and the City was requesting \$900 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$900.

Kelly Huguet said the contractor had abandoned the job.

Mr. Doody imposed administrative costs of \$900.

**Case: BE25010226**

Address: 2848 NE 25 CT

Owner: CORAL RIDGE HOME LLC

Service was via posting at the property on 4/15/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 111.1.1  
OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

VIOLATIONS: FBC(2023) 110.1 WITHDRAWN  
MISSING REQUIRED INSPECTIONS.

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

Nicasia Terramocchia, general contractor, agreed.

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

**Case: BE23090242**

Address: 833 NE 4 AVE

Owner: FT 850-833 LLC; SS 850-833 LLC

This case was first heard on 4/18/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Ctex Richardson Esq., the owner's attorney, said a sale had fallen through. They had conducted the inspection but some repairs were needed.

Mr. Doody imposed the \$23,200 fine, which would continue to accrue until the property was in compliance.

**Case: BE24070155**

Address: 244 SW 23 ST

Owner: BONNET, VICTOR ALEJANDRO;  
GALLO, MARIA TERESA

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
SHADE STRUCTURES WITH TRELIS STRUCTURE /ELECTRICAL INSTALLATION FOR LIGHTING, TV. AND FANS. DOOR THRU THE ALLEY.

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

Victor Bonnet agreed.

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

**Case: BE24060011**

Address: 1150 SW 24 AVE

Owner: MCO HOLDINGS LLC

This case was first heard on 10/17/24 to comply by 12/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting \$1,120 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$1,120.

Michael Gondia agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$1,120.

**Case: BE24080259**

Address: 1280 SW 29 ST

Owner: DELUCA, ALLISON G

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: 47-19.2.P

TWO TIKI HUTS WERE BUILT AT THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMIT

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the final order. He said a permit application had been submitted.

Allison DeLuca agreed.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and recorded the final order.

**Case: BE23100023**

Address: 6881 NW 16 TER

Owner: 6881 NW 16 TER PROPERTIES INC

This case was first heard on 5/23/24 to comply by 11/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,900 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.

Sergio Avila, general contractor, said the first contractor had not done any work.

Mr. Doody imposed the \$23,900 fine, which would continue to accrue until the property was in compliance.

**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, confirmed the property was not in compliance.

Juliet Jones Salletter, permit specialist, said she had been hired the previous week. She noted the previous contractor had not responded to the owner's communications. She said they had hired an architect and engineer and requested 90 days. Inspector Saragusti recommended 91 days with an order to attend the 10/16/25 hearing.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/16/25 hearing.

**Case: BE24010094**

Address: 1019 SW 20 ST

Owner: HERNANDEZ, JANENE;  
TORRES, ELKIN A HERNANDEZ

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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 ROOF, ALTERATION OF ROOF STRUCTURE, NEW WINDOW AND DOORS, MODIFICATION OF DOORS AND WINDOWS OPENINGS, ENCLOSED CARPORT, MODIFIED FLORIDA ROOM (INCREASED AREA AND NEW ROOF.), ACCESSORY STRUCTURE AT BACK OF PROPERTY, FENCE

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

Elkin Hernandez said he had all the paperwork to submit for the permit.

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

**Case: BE24070014**

Address: 3420 DAVIE BLVD

Owner: EMMANUEL BAPTIST CHURCH OF HOLINESS INC

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 in compliance, fines had accrued to \$1,200 and the City was requesting \$876 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$876.

Pastor Josue Toussaint agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$876.

**Case: BE24110128**

Address: 2808 MIDDLE RIVER DR

Owner: CINEUS, FRANCOIS; CINEUS, RAYMOND

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

Andrew Gebbia, 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:  
INTERIOR ALTERATIONS, KITCHENS, BATHROOMS - STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day. He said the owner had hired an architect and there was a permit application in review

Raymond Cineus agreed.

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

**Case: BE24070020**

Address: 1137 SW 8 TER

Owner: KJ 4 INVESTMENT LLC

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
SINGLE FAMILY HOME SUBDIVIDED AND CONVERTED INTO TRIPLEX, KITCHENS ADDED, INTERIOR LAYOUT MODIFIED.

VIOLATIONS: FBC(2023) 111.1.1  
SINGLE FAMILY HOME CONVERTED INTO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

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 final order. He said the owner had obtained a permit to convert the structure back to a single-family residence.

Kevin Jimeno requested 90 days and Inspector Albores did not object.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation and recorded the final order.

**Case: BE24100057**

Address: 633 NW 15 AVE

Owner: ROVASH PROPERTIES LLC

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 111.1.1  
MORE THAN NINE UNITS IN THIS PROPERTY WITHOUT CERTIFICATE OF OCCUPANCY; WITH RECORDS FOR A QUADPLEX ONLY.

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

Hope Calhoun Esq., the owner's attorney, said her client had purchased the property unaware of the violation.

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

**Case: BE24090064**

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, 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.

Jamie Epstein Esq., the bank's attorney, said the sale had already been held and they were awaiting title. Once they had the title, they intended to comply the violations. He thought this would be done in 90 days. Inspector Mark recommended 91 days, with an order for the respondent to attend the 10/16/25 hearing.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/16/25 hearing.

**Case: BE24020178**

Address: 4500 N FEDERAL HWY

Owner: EDKAR INVESTMENTS INC

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,200 and the City was requesting \$1,281 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,280.

Gulamad Gulahmadzideh, tenant, requested a further reduction.

Mr. Doody imposed administrative costs of \$1,281.

**Case: BE24020035**

Address: 27 ISLA BAHIA DR

Owner: SYMONS, SUSAN R SYMONS 2024 IRREV TR ET AL

Service was via posting at the property on 3/25/25 and at 1 East Broward Blvd. on 7/3/25.

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 CANOPY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day and ordering the respondent to attend the 11/20/25 hearing..

Courtney Crush Esq., the owner's attorney, said the owner had hired a licensed contractor to install the awning. She stated there was a setback issue.

Mr. Doody found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day and ordered the respondent to attend the 11/20/25 hearing.

**Case: BE25010077**

Address: 20 NE 16 AVE

Owner: CHARNIS, AMIR GOLDENBERG;  
RODRIGUEZ VELEZ, DANIEL

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
CONCRETE DRIVEWAY, WALKWAY AND SWALE.

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 permit application was awaiting client reply.

Amir Goldenberg Charnis agreed.

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

**Case: BE24080232**

Address: 813 SW 29 ST 1-4

Owner: NORIEGA INVESTMENTS LLC

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:

CONVERSION OF TWO UNIT BUILDING TO A FOUR UNIT BUILDING, REMOVAL OF A/C WALL UNITS AND INSTALLATION OF MINI-SPLIT UNITS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day and ordering the respondent to attend the 11/20/25 hearing. He said permit applications had been awaiting client reply since May 12.

Camilo Zambrano, the architect's representative, said they had recently replied to the comments.

Mr. Doody found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day and ordered the respondent to attend the 11/20/25 hearing.

**Case:** BE24080294 ORDER TO REAPPEAR  
Address: 301 SW 21 ST  
Owner: BAKER, MATT J

This case was first heard on 3/20/25 to comply by 7/17/25. 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 but permits were in process.

Matt Baker requested two months and Inspector Mark recommended 63 days and ordering the respondent to attend the 9/18/25 hearing.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/18/25 hearing.

**Case:** BE24080284  
Address: 1824 COCONUT DR  
Owner: GRINER, DAVID & BROOKE

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
LARGE STORAGE SHED.

VIOLATIONS: 47-19.2.P  
CAR AWNINGS (2) INSTALLED CLOSER THAN 5 FEET FROM THE SIDE PROPERTY LINE.

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

David Griner said he had already removed the canopy. He said an inspector had entered his property without permission.

Mr. Doody found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day and ordered the respondent to attend the 11/20/25 hearing.

**Case: BE25010085**

Address: 301 SW 9 ST

Owner: CONFREDA, RALPH WILLIAM JR

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 7/3/25.

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:

REMODEL KITCHENS AND BATHS. ALSO COVERED STRUCTURE/ROOF AT REAR.

VIOLATIONS: FBC(2023) 111.1.1 WITHDRAWN

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

Ralph Confreda Jr. agreed.

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

**Case: BE24070121**

Address: 2124 SW 3 TER

Owner: FAY PLASNIE 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 \$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, recommended imposition of the fine.

Sean Atkins said he had just received comments from the City had had sent the plans back to the architect. He requested four months. Inspector Mark recommended 63 days and ordering the respondent to attend the 9/18/25 hearing.

Mr. Doody granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/18/25 hearing.

Mr. Doody took a brief recess.

**Case: BE24090077**

Address: 100 NE 3 AVE

Owner: MIAMI OFFICE 3 LLC

% ZURICH ALTERNATIVE ASSET MGMT

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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.

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

**Case: BE23070373**

Address: 4650 NW 21 AVE

Owner: BROWARD COUNTY BOARD  
OF COUNTY COMMISSIONERS

Personal service was accepted on 4/29/25. Service was also via posting at 1 East Broward Blvd. on 7/3/25.

Leonardo Martinez, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2020) 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.

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

**Case: BE25020050**

Address: 1311 NW 5 AVE

Owner: FILGUEIRA, DARIO G & BETTY L

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
RE-ROOF

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

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

**Case: BE25020026**

Address: 3055 E COMMERCIAL BLVD  
Owner: EAST COMMERCIAL BOULEVARD PROPERTY LLC

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
ACCESSORY METAL STRUCTURE AND CONCRETE SLAB BUILT IN THE REAR OF THE PROPERTY

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He said there was a permit application awaiting client reply.

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

**Case: BE24090165**

Address: 1041 SW 29 ST  
Owner: PETION, MACKENZIE

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
STRUCTURE ATTACHED TO THE REAR OF THE BUILDING.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the final order. He said a permit application had been submitted.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and recorded the final order.

**Case: BE23070270**

Address: 3724 JACKSON BLVD  
Owner: NAIRNE, OSWALD L

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2020) 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:  
PROPERTY HAS BEEN MODIFIED BY BLOCKING OR ENCLOSING WINDOWS AND DOORS AND ENCLOSING OPEN AREAS TO CREATE SEPARATED UNITS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the final order. He said a permit application was awaiting client reply.

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and recoded the final order.

**Case: BE25020001**

Address: 309 SW 25 TER  
Owner: OWENS, MICHIE

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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, BATHROOMS, FRAMING & DRYWALL, NEW ELECTRICAL & MECHANICAL, PLUMBING FOR SANITARY DRAIN REPAIR OR REPLACEMENT.

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

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

**Case: BE24090190**

Address: 408 NE 6 ST  
Owner: SE SOLMAR LLC

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
REMODEL 4 EXISTING MONUMENT SIGNS- BLD-SIGN-20010025- ELE-COM-20010081

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

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

**Case: BE24120053**

Address: 735 NE 15 ST  
Owner: FANG PROPERTIES LLC

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
NEW MINI SPLITS/INTERIOR REMODEL - KITCHENS AND BATHROOMS.

VIOLATIONS: FBC(2023) 111.1.1 WITHDRAWN  
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 Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**Case: BE25010127**

Address: 803 SE 12 CT

Owner: DALICHOW, ROMAN

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: 9-1(d)

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

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 had a variance for the trellis and permits were in process.

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

**Case: BE24100158**

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
NEW PAVERS AT THE REAR OF THE BUILDING AND NEW IRRIGATION WORK.

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

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

**Case: BE25020186**

Address: 345 N FORT LAUDERDALE BEACH BLVD

Owner: SPRING TIDE APTS INC

Service was via posting at the property on 3/26/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR DEMOLITION OF POOL ACTIVITY ROOM AREA.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said they had applied for a permit for the work but later voided it.

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

**Case: BE25010222**

Address: 1223 SW 5 CT

Owner: IRONS, SHANIQUE;  
NEW RIVER RANCH LAND TR

Service was via posting at the property on 4/3/25 and at 1 East Broward Blvd. on 7/3/25.

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 BLACK CHAIN-LINK FENCE AND NEW DOCK AND PILE INSTALLATION

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day. He said a fence permit had been issued and closed and a contractor had submitted documents for the dock permit.

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

**Case: BE24120065**

Address: 2171 SW 23 AVE

Owner: 2171 23RD LLC

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
RE-ROOF FLAT 600SF-NOC-BLD-ROOF-WT-23050070

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said a contractor was working on the permit.

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

**Case: BE25010009**

Address: 2171 SW 23 AVE

Owner: 2171 23RD LLC

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR RENOVATIONS, KITCHEN, BATHROOMS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL. EXTERIOR RENOVATIONS/ STUCCO, REAR ALUMINUM ROOF OVER EXISTING REAR BALCONY, FRONT CONCRETE ENTRANCE STEPS.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said the contractor had submitted permit applications.

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

**Case: BE25010080**

Address: 2172 NE 62 ST

Owner: MENDEZ, TATIANA; SILVA, RODGER SENA

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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 BOARD ON BOARD AND A FRONT DOOR REPLACEMENT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the door permit had been issued and the fence permit was in review.

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

**Case: BE25010200**

Address: 2201 SE 21 ST

Owner: JONES, BRETT & EILEEN

Service was via posting at the property on 3/25/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
BLD-RADD-19100019 / ELE-RES-19100018 / PLB-RES-19100020 / MEC-RES-19100030

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

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

**Case: BE24120112**

Address: 3081 E COMMERCIAL BLVD

Owner: SUNNYVALE CORP N V

Service was via posting at the property on 4/1/25 and at 1 East Broward Blvd. on 7/3/25.

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 RENOVATION, STRUCTURAL, PLUMBING AND ELECTRICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day. He said he had posted a Stop Work Order on the property and the permit was in review.

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

**Case: BE24080251**

Address: 220 SW 21 ST

Owner: MACDONALD, BRIAN;  
PATINO, MARIA JULIANA

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
NEW RIBBONS DRIVEWAY AND SYNTHETIC TURF INSTALLED IN THE FRONT YARD.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said permit applications had been awaiting client reply since April 30.

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

**Case: BE24110165**

Address: 1236 NE 16 AVE

Owner: KANJANAPISAL, ROBERT

Service was via posting at the property on 3/27/25 and at 1 East Broward Blvd. on 7/3/25.

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 REMODEL- NEW SHADE STRUCTURE AND NEW LAUNDRY CLOSET.  
NEW POOL ABOVE GROUND.

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 review.

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

**Case: BE24120047**

Address: 1462 SW 18 TER

Owner: KIGHT, TYLER JAMES

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
SHED AND ROOF STRUCTURE IN THE BACKYARD.

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

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

**Case: BE24100109**

Address: 1620 SW 5 ST  
Owner: MEERSON, YANA

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
DOCK RENOVATION AND SEAWALL RAISED. TIKI HUT IN THE BACKYARD.

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.

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

**Case: BE25010138**

Address: 3420 NW 53 ST  
Owner: LRF3 MIA 53 STREET LLC

Service was via posting at the property on 3/31/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
EXPIRED PERMIT- ADDING A WIRELESS RADIO FOR MONITORING OF AN EXISTING FIRE SYSTEM FIR-BDA-24070007

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

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

**Case: BE25010007**

Address: 509 SE 19 ST 1-3  
Owner: ASSOULINE, ANABELL

Service was via posting at the property on 3/19/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
METAL FENCE, KITCHEN AND BATHROOM REMODEL, NEW A/C AND RECESS LIGHTS

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

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

**Case: BE24120145**

Address: 821 NE 16 AVE  
Owner: VICTORIA PARK DEVELOPMENT LLC

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE  
LEVEL--BLD-CDEM-23060009

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

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

**Case: BE24120144**

Address: 825 NE 16 AVE  
Owner: VICTORIA PARK DEVELOPMENT LLC

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE  
LEVEL-BLD-CDEM-23060010

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

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

**Case: BE24120143**

Address: 841 NE 16 AVE  
Owner: VICTORIA PARK DEVELOPMENT LLC

Service was via posting at the property on 3/28/25 and at 1 East Broward Blvd. on 7/3/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ATF-PARTIAL DEMO, REMOVE STEM WALLS AND CAP PLUMBING AT GRADE LEVEL-CAP OFF  
VERTICAL PLUMBING PIPES BELOW GRADE LEVEL BLD-CDEM-23030003- PLB-COM-23030045

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

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

**Case: BE24110116**

Address: 903 W STATE ROAD 84  
Owner: WILLIAM WYLIE SACKS TR  
%DTS PROPERTIES II LLC

Service was via posting at the property on 4/7/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
SIGNS INCLUDING WINN DIXIE, BEALLS, SUBWAY, BARBER, 84 THAI FOOD, DRY CLEANERS, COIN LAUNDRY, TOP SHELF CABINETS, SLACKERS BAR, DOLLAR TREE.

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

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

**Case: BE24120139**

Address: 1531 NW 13 CT  
Owner: GUERRIER, JOSEPH

Service was via posting at the property on 3/20/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
ACCESSORY STRUCTURE, CANOPY AND CHICKEN COOP.

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

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

**Case: BE24120131**

Address: 2141 SW 35 AVE  
Owner: CUBA, YUSELIS LEDON; PEREIRA, JAVIER

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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:  
CANOPY, CONCRETE ON BACK PATIO, SHEDS, FENCE

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

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

**Case: BE25010069**

Address: 2601 ACACIA CT

Owner: SUNSCAPE GROUP LLC

Service was via posting at the property on 4/2/25 and at 1 East Broward Blvd. on 7/3/25.

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:

MAIN PROPERTY DETACHED GARAGE HAS BEEN COMPLETELY GUTTED, AND REMODEL WORK HAS BEGUN. INCLUDING ROOF STRUCTURE, WOOD FLOOR STRUCTURE, NEEDS ELECTRICAL, STRUCTURAL, MECHANICAL AND PLUMBING.

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

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

**Case: BE24110081**

Address: 3193 NW 65 DR

Owner: DELEON, NELSON L & NATALIE

Service was via posting at the property on 3/31/25 and at 1 East Broward Blvd. on 7/3/25.

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.

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

**Case: BE24120133**

Address: 3360 SW 20 ST

Owner: SRP SUB LLC

Service was via posting at the property on 4/24/25 and at 1 East Broward Blvd. on 7/3/25.

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, FRONT DOOR, ROOF STRUCTURE

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

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

**Case: BE24060032**

CITATION

Address: 2487 ANDROS LN

Owner: DAVIDOVICH, MIKHAIL

This case was cited on 6/11/24 to comply by 6/12/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting \$500 be imposed. No appeal had been received.

Mr. Doody imposed a fine of \$500 for the time the property was out of compliance.

**Case: BE24020055**

Address: 2621 N OCEAN BLVD

Owner: USMAN, GHULAM H

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 \$3,000 and the City was requesting \$1,029 be imposed.

Mr. Doody imposed administrative costs of \$1,029.

**Case: BE24040096**

Address: 1617 POINSETTIA DR

Owner: DU TOIT, JOHAN CHRIS

This case was first heard on 2/20/25 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 \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE24080271**

Address: 1347 SW 30 ST

Owner: HOLLAND, ANDREW

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

Mr. Doody imposed the \$5,900 fine, which would continue to accrue until the property was in compliance.

**Case: BE24080237**

Address: 1541 SW 32 CT

Owner: ZELAYA, ELMER C

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 in compliance, fines had accrued to \$5,500 and the City was requesting \$946 be imposed.

Mr. Doody imposed administrative costs of \$946.

**Case: BE25010155**

Address: 1616 SE 7 ST

Owner: 1616SE7TH LLC

This case was first heard on 3/20/25 to comply by 3/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,500 and the City was requesting \$807 be imposed.

Mr. Doody imposed administrative costs of \$807.

**Case: BE24030037**

Address: 2230 NE 56 PL 205  
Owner: MARTEL, KEVIN

This case was first heard on 11/21/24 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 \$5,900 and the City was requesting a 182-day extension.

Mr. Doody granted a 182-day extension, during which time no fines would accrue.

**Case: BE24050196**

ORDER TO REAPPEAR

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 in compliance, fines had accrued to \$2,750 and the City was requesting \$1,136 be imposed.

Mr. Doody imposed administrative costs of \$1,136.

**Case: BE24030090**

Address: 3075 SW 16 ST  
Owner: RODRIGUEZ, JULIO H/E  
RODRIGUEZ, YENELYS ARTEGA

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 in compliance, fines had accrued to \$3,850 and the City was requesting \$1,084 be imposed.

Mr. Doody imposed administrative costs of \$1,084.

**Case: BE21070397**

Address: 900 RIVER REACH DR  
Owner: RIVER REACH 1 CONDO ASSN

This case was first heard on 12/16/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,600 and the City was requesting \$1,275 be imposed.

Mr. Doody imposed administrative costs of \$1,275.

**Case: BE23070115**

Address: 917 SE 13 ST COMM  
Owner: RIO VISTA TOWNHOMES CONDO ASSN

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting \$1,275 be imposed.

Mr. Doody imposed administrative costs of \$1,275

**Case: BE21070388**

Address: 1000 RIVER REACH DR  
Owner: RIVER REACH INC

This case was first heard on 12/16/21 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,500 and the City was requesting \$1,275 be imposed.

Mr. Doody imposed administrative costs of \$1,275.

**Case: BE24070250**

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

This case was first heard on 2/20/25 to comply by 4/3/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,300 and the City was requesting \$1,275 be imposed.

Mr. Doody imposed administrative costs of \$1,275.

City staff entered page 38 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:  
BE24010152

**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:  
BE24070235

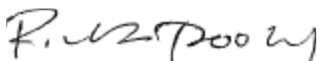
**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Respondent Non-Appearance**

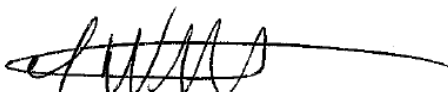
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

There being no further business, the hearing was adjourned at 11:28 AM.



**Special Magistrate**

ATTEST:



**Clerk, Special Magistrate**