



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose Ann Flynn Presiding
December 18, 2025
9:00 A.M.

Staff Present:

Diana Cahill, Senior Administrative Assistant
Marie Arias, Administrative Assistant
Kailly Linares, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Felicia Ritchey, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alexander Albores, Senior Building Inspector
Russell Casteel, Building Inspector Trainee
Andrew Gebbia, Building Inspector
Linda Holloway, Code Compliance Officer
Severian Ionescu, Senior Building Inspector
Jimmy Lugo, Building Inspector Trainee
Preston Mark, Senior Building Inspector
Leonardo Martinez, Chief Building Inspector
Jorge Martinez, Senior Building Inspector
Wilson Quintero Jr., Code Compliance Officer
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE25100165: John Seiler Esq.; Michael Burke; Marsha Levy	BE24090163: Farhood Rezvani
BE24070102; BE24070105: Joyce Garcia; Fadi Tabash	BE24050095: August Pujols; Michael Devlin
BE24080294: Matt Baker	BE24080298: Shirlee Sandler
BE25070040: Matthew Sullivan	BE24070086: Sebaston Barrett
BE24080375: Jacey Stornetta	BE25080227: Erik Schults
BE24070186: Stacy Dean	BE24080264: Ryan Johnston
BE22010154: Beatriz Girgado	BE24070176: Robert Flowers
BE25080038: Jennifer Murray; Charles Murray	BE24090098: Esther Schumann
BE24100156: Thomas Woodcock	BE24080017: Allan Gonzalez
BE24120134: Richard Rosa Esq.	BE25070287: Chad Latz
BE21060170: August Meitzer; Ronald Falk; Anthony Fiori;	BE25080012: Adelio Soares
Fernando Cruzon	BE25070052: William Landos; Devin Landos
BE24060049: Sonia Wright-Grant	BE23080031: Charles Chase
BE25070252: Grigoriy Vernikov	BE25020026: Mark Mucci Esq.
BE24090084: Christopher Armstrong	BE25050030: Nectaria Chakas Esq.
BE24070401: Brian Tansey	BE25060071: Jeremy Apisdorf Esq.; Daniel Sunday; Joseph
BE24080288: Miles Jolley Esq.	Compono
BE24080147: Adriana Mercado	BE25020187: Ketya Amarai
BE25070324: Danubia Perdomo; Esyl Reyes Lopez	BE25060263: Maribel Fernandez Dillon
BE25020229: Arthur Hoff	BE23060035: William Asta
BE24090115: John Navarro	BE25050048: Avi Dvir

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

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

Case: **BE25060071**
Address: 3100 NE 49 ST
Owner: ROYAL MARINER OF FORT LAUD INC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CRES-21110006 - CONCRETE RESTORATION/ WINDOW REPLACEMENT AND PAINTING

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$200 per day.

Jeremy Apisdorf Esq., the association's attorney, said they were in litigation with the contractor regarding the windows and this was holding up the certification. He requested 90-120 days to complete mediation with the contractor. Rhonda Hasan, Senior Assistant City Attorney, suggested 63 days and ordering the respondent to attend the 2/19/26 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day and ordered the respondent to attend the 2/19/26 hearing.

Case: BE24070329
Address: 1412 NE 15 AVE
Owner: EFRAIN CHEVERETT REV TR

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting the full fine be imposed.

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

The owner, a Police Officer, requested a fine reduction and Inspector Mark recommended \$500.

Ms. Flynn reduced the fine to \$500.

Case: BE24090098 ORDER TO REAPPEAR
Address: 2300 NE 33 AVE
Owner: EVERGLADES CLUB CONDO ASSN INC

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 permit was in review.

Esther Schumann described their efforts to comply and requested 90 days. Inspector Albores recommended 89 days and ordering the respondent to attend the 3/17/26 hearing for an update.

Ms. Flynn granted an 89-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/17/26 hearing.

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

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

Stacy Dean said she was in litigation with the prior owner and she had just been authorized to hire a general contractor for inspections. She requested 60 days.

Jose Saragusti, Senior Building Inspector, recommended 63 days.

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

Case: BE24080298
Address: 1650 SW 20 ST
Owner: SANDLER, MATTHEW A & SHIRLEE A

Service was via posting at the property on 10/29/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: 47-19.2.A.
SEVERAL SHADE STRUCTURES IN THE BACKYARD.

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

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

Shirlee Sandler said the property had been in compliance since April 21.

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

Case: BE25060263

Address: 3200 N PORT ROYALE DR 1602
Owner: FERNANDEZ-DILLON, MARIBEL;
DILLOM, JOE EVERETTE

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24100748 #1602 - REPLACE CABINETS

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

Maribel Fernandez Dillon agreed to comply.

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

Case: BE25020026

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

This case was first heard on 7/17/25 to comply by 9/18/25. 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.

Severian Ionescu, Senior Building Inspector, said the permit had been awaiting client reply since 7/19/25. He recommended imposition of the fine.

Mark Mucci Esq., the owner's attorney, said the owners had almost completed compliance and requested 30 days.

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

Case: BE25020229

Address: 1321 N ANDREWS AVE
Owner: HOFF, ARTHUR JR

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 12/4/25.

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:
TWO REAR STRUCTURES IN THE BACKYARD. ALUMINUM SHADE AREA AND ONE SHED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the permits had been awaiting client reply since 6/20/25.

Arthur Hoff agreed to comply.

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

Case: BE24050095
Address: 1421 NW 2 AVE
Owner: DEVLIN TRINITY REV TR;
DEVLIN, LARA K TRUSTEE

This case was first heard on 9/19/24 to comply by 11/21/24. Violations and extensions were as noted in the agenda. The property was in compliance and this was a request to vacate the Order Imposing Fines dated 9/18/25 and reimpose \$1,180.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs.

August Pujols requested a fine reduction. Michael Devlin agreed to the reduction to administrative costs.

Ms. Flynn vacated the Order Imposing Fines dated 9/18/25 and reimposed a fine of \$1,180.

Case: BE24080288
Address: 1017 SW 19 ST
Owner: DUNCAN, SHARON

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Miles Jolley Esq., the owner's attorney, said his client's contractor had told her he pulled the permits when he had not. His client now needed a variance, and he requested 120 days. Rhonda Hasan, Senior Assistant City Attorney recommended 89 days and ordering the respondent to attend the 3/17/26 hearing.

Ms. Flynn granted an 89-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/17/26 hearing.

Case: BE24080375
Address: 305 SW 19 ST
Owner: STORNETTA, JACEY;
BURNS, PAUL JOSEPH

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Jacey Stornetta said her permit application had been rejected and the engineer planned to attach the structure to the house instead. She requested 30-60 days. Inspector Mark recommended 89 days.

Ms. Flynn granted an 89-day extension, during which time no fines would accrue.

Case: BE25050030 REQUEST FOR EXTENSION
Address: 3100 NE 32 AVE
Owner: PAKMAN INTRACOASTAL LLC

This case was first heard on 11/20/25 to comply by 12/25/25. Violations were as noted in the agenda. The property was not in compliance.

Wilson Quintero Jr., Code Compliance Officer, said the owner was requesting an extension.

Nectaria Chakas Esq., the owner's attorney, requested 90 days. She said there was ongoing environmental remediation on the site and it now had brownfield designation.

Ms. Flynn granted an 89-day extension, during which time no fines would accrue.

Case: BE21060170

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

This case was first heard on 11/18/21 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The property was in compliance and this was a request to vacate the Order Imposing Fines dated 2/20/25 and reimpose administrative costs of \$1,383.33

Leonardo Martinez, Chief Building Inspector, recommended reducing fines to administrative costs of \$1,383.33.

August Meitzer agreed to the fine reduction.

Ms. Flynn vacated the Order Imposing Fines dated 2/20/25 and reimposed administrative costs of \$1,383.33

Case: BE24100156

Address: 640 NE 17 WAY
Owner: WOODCOCK, THOMAS

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Andrew Gebbia, Building Inspector, said the owner was working toward compliance.

Thomas Woodcock requested 30 days.

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

Case: BE24090115

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

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

John Navarro said he had hired a new expediter and requested 60 days.

Jorge Martinez, Senior Building Inspector, recommended 63 days.

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

Case: BE25020187

Address: 3110 SW 17 ST
Owner: AMARAI, KETTYA; SEYOUM, ABIY

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

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

Kettya Amarai said her contractor had been taken ill and she needed to hire a new one. She requested 90 days.

Ms. Flynn granted an 89-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/18/26 hearing.

Case: BE25080012

Address: 2885 NE 29 ST
Owner: 2885 NE 29TH STREET LLC

Service was via posting at the property on 11/21/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
POOL ALTERATION, SPA ALTERATION, POOL DECK, INCLUDING PLUMBING, ELECTRICAL,
MECHANICAL, SEA WALL REPAIR. A/C UNITS REPLACED.

Inspector Saragusti presented the case into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He said the permits were in review.

Adelio Soares agreed to comply.

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

Case: BE23060035
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 in compliance, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

William Asta requested a fine reduction to administrative costs.

Alexander Albores, Senior Building Inspector, said administrative costs were higher than the fine.

Ms. Flynn imposed the \$1,700 fine.

Case: BE24090163
Address: 1420 SW 33 CT
Owner: HOWARD, JOHN

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,550 and the City was requesting \$854 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$854.

Farhood Rezvani requested a fine reduction to \$450.

Ms. Flynn imposed administrative costs of \$854.

Case: BE24060049
Address: 804 SW 22 TER
Owner: WRIGHT-GRANT, SONIA

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Sonia Wright-Grant said the contractor was responding to corrections from the City.

Jose Saragusti, Senior Building Inspector, said the permit had been awaiting client reply since 12/11/25. Leonardo Martinez, Chief Building Inspector, clarified with Ms. Wright-Grant that a contractor was doing the work. Inspector Saragusti recommended a 63-day extension.

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

Case: BE25100165 ORDER TO REAPPEAR
Address: 213 ROYAL PALM DR
Owner: MORI LEGACY FOUNDATION INC

This case was first heard on 11/20/25 to comply by 12/18/25. Violations 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 Seiler Esq. said the structural engineer had been hired and should have a report by mid-January. If the damage was not repairable, he said it should be torn down.

Michael Burke, neighbor, recalled the property had been cited a year ago and fines should accrue. Marsha Levy, neighbor, said the neighbors had been concerned about this property since 2022 and felt it was unsafe. She provided a photo of the condition of the property to Mr. Seiler. Rhonda Hasan, Senior Assistant City Attorney, did not recommend an extension and recommended setting the case for a Massey hearing. Mr. Seiler thought the case had been continued from 11/20/25 since he could not be present, not that a compliance date had been set. Ms. Flynn clarified that she had ordered compliance within 28 days on 11/20 and ordered the respondent to attend this hearing to give Mr. Seiler the opportunity to argue.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/15/26 hearing.

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.

Sebaston Barrett described his efforts to comply and said he would fire the permit runner and complete the permit process himself. Inspector Saragusti recommended 63 days. Rhonda Hasan, Senior Assistant City Attorney, explained how Mr. Barrett could receive notifications regarding the permit process.

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

Case: BE25070287
Address: 2811 NE 40 ST
Owner: LATZ, GORDON W; GORDON W LATZ TR

Service was via posting at the property on 10/20/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO: COMPLETE INTERIOR REMODEL - KITCHEN AND BATHROOMS. INCLUDING NEW VENTS, AC UNITS AND WATER HEATER.

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

Chad Latz, the owner's son, described their efforts to comply.

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

Case: BE24080264
Address: 1826 SW 29 ST
Owner: HENRY, GLENN P; HENRY, TIMOTHY

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Ryan Johnston described his progress and requested an extension. Inspector Mark recommended 63 days.

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

Case: BE25070040
Address: 304 SW 13 ST
Owner: SULLIVAN, MATTHEW

Service was via posting at the property on 11/7/25 and at 1 East Broward Blvd. on 12/4/25.

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:
ROOF STRUCTURE ATTACHED TO THE NW CORNER OF THE HOUSE.

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

Matthew Sullivan agreed to comply.

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

Case: BE24080147
Address: 1021 SW 29 ST
Owner: MERCADO, ADRIANA P & ROBERT A

This case was first heard on 4/17/25 to comply by 8/21/25. 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.

Jorge Martinez, Senior Building Inspector, confirmed the property was not in compliance.

Adriana Mercado said the repairs were related to the house being flooded in 2023 and they had been unable to live in the home. She requested an extension. Inspector Martinez recommended 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.

Charles Chase described their progress and said the survey and asbestos report was with Broward County. He requested 30 days. Inspector Albores said there had been no progress since the last hearing.

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

Case: BE24070105
Address: 225 NW 8 ST 1-8
Owner: 225 NW 8TH STREET LLC
% RTW RENTALS

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 \$11,100 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.

Fadi Tabash presented an engineer's extension letter and Chief Martinez requested time to check the permit. Upon returning to the case, Chief Martinez said the letter was not signed and sealed by the engineer and there was no permit so an extension could not be granted. He recommended imposition of the fine.

Ms. Flynn imposed the \$11,100 fine, which would continue to accrue until the property was in compliance.

Case: BE25080038

Address: 613 SW 20 AVE
Owner: MURRY, JENNIFER M

Service was via posting at the property on 10/29/25 and at 1 East Broward Blvd. on 12/4/25.

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-FEN-24040424 ATF- FENCE -

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

Charles Murray, the owner's son, agreed to comply.

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

Case: BE24070102

Address: 805 NW 2 AVE 1-6
Owner: 805 NW 2ND AVENUE LLC
% RTW RENTALS

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 \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, said there was no engineer's letter and no permit so no extension could be granted.

Fadi Tabash was present.

Ms. Flynn imposed the \$11,100 fine, which would continue to accrue until the property was in compliance.

Case: BE24120134

ORDER TO REAPPEAR

Address: 701 SW 12 AVE
Owner: PALLADINO, GABRIEL

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, 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.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance.

Richard Rosa Esq., the owner's attorney, said he believed all plans had been submitted and requested 63 days. Inspector Saragusti did not object.

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

Case: BE25050048

Address: 3309 NE 33 ST
Owner: SECOND RISK HOLDINGS LLC

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF AN ICE CREAM PARLOR (GROUP A2) TO OFFICE SPACE(GROUP B) 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: COMPLETE INTERIOR BUILDOUT, WILL NEED ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL PERMITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/16/26 hearing.

Avi Dvir said he had purchased the property from the current tenant, who did not want to comply and was in possession of the property. He requested the property be declared unsafe so he could remove the tenant and do the work. If not, he would need until June, after the tenant left. Rhonda Hasan, Senior Assistant City Attorney, said there may be remedies per the lease.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 4/16/26 hearing.

Case: BE24090084
Address: 810 SW 26 CT
Owner: ARMSTRONG, CHRISTOPHER

Service was via posting at the property on 11/25/25 and at 1 East Broward Blvd. on 12/4/25.

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: PATIO TRELLIS IN THE BACK YARD. ALSO COMPLETE RENOVATION INCLUDING KITCHEN AND BATHROOM ALTERATION, ALL NEW ELECTRICAL SYSTEM, TANKLESS WATER HEATER AND A/C INCLUDING MINI SPLIT. IMPACT WINDOWS AND SHED.

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

Christopher Armstrong agreed to comply.

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

Case: BE24080017
Address: 2406 GULFSTREAM LN
Owner: LMGA INVESTMENT GROUP LLC

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

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

Allan Gonzalez said he was working with an engineer and the plans had been submitted. He requested 120 days. Inspector Gebbia recommended 63 days and ordering the respondent to attend the 2/19/26 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/19/26 hearing.

Case: BE25070252
Address: 805 NE 17 WAY
Owner: VERNIKOV, GRIGORIY

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 12/4/25.

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-RNC-22050025 AND ALL RELATED SUB PERMITS.

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

Grigoriy Vernikov agreed to comply.

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

Case: BE24080294
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, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Matt Baker described his efforts to comply and requested an extension. Inspector Mark recommended 63 days.

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

Case: BE25070324
Address: 1092 LONG ISLAND AVE
Owner: PERDOMO, DANUBIA

Service was via posting at the property on 10/29/25 and at 1 East Broward Blvd. on 12/4/25.

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: CONVERTED 2 CAR GARAGE INTO A 1 BEDROOM RENTAL UNIT WITH FULL KITCHEN AND BATHROOM. A MINI SPLIT UNIT ALSO INSTALLED.

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. GARAGE CONVERTED TO A SEPARATE LIVABLE SPACE.

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

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Danubia Perdomo. Ms. Perdomo said she already had two permits and agreed to comply.

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

Case: BE24070176 ORDER TO REAPPEAR
Address: 2021 SW 38 AVE
Owner: FLOWERS, ROBERT;
ROBERT FLOWERS REV LIV TR

This case was first heard on 2/20/25 to comply by 6/19/25. 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 \$1,426.70 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,426.70.

Robert Flowers said he had spent his life savings on the repair and requested a further reduction.

Ms. Flynn reduced the fine to \$600.

Case: BE25070052

Address: 2931 RIVERLAND RD
Owner: LONDOS, WILLIAM

Service was via posting at the property on 11/14/25 and at 1 East Broward Blvd. on 12/4/25.

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:
PM-19080209 NEW 2 STORY SFR- 4 BED, 3 BATH, 2 CAR GARAGE. 3362

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

William Landos and Devin Landos, his daughter, agreed to comply.

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

Case: BE25070293

Address: 16 NW 16 ST
Owner: WESLEYAN CHURCH

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
ENCLOSED PATIO ON BACK OF BUILDING AND INSTALL A WINDOW & DOOR.

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

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

Ms. Flynn took a brief recess.

Case: BE25070138

Address: 6100 N FEDERAL HWY
Owner: 6100 N FEDERAL LLC

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: 47-19.5.E.7.
CHAIN LINK FENCE IN DISREPAIR, THERE IS A SECTION WHICH IS NOT SECURED AND LEANING.

VIOLATIONS: 9-1(d) COMPLIED
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:
CHAIN LINK TEMPORARY CONSTRUCTION FENCE

Officer Quintero presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: BE25070262

Address: 6855 NW 22 TER
Owner: ZAVALA, WALTER

Service was via posting at the property on 9/26/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: 47-19.5.
FENCES ERECTED ON PROPERTY ARE NOT ADHERING TO THE SETBACK REQUIREMENTS AS REQUIRED BY THIS SECTION. THE REQUIRED LANDSCAPING IS ALSO NOT INSTALLED.

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:
METAL FENCE SURROUNDING ENTIRE PROPERTY AND SMALL
METAL FENCE AT THE FRONT. SHADE STRUCTURE WITH BAR THAT HAS UTILITY CONNECTIONS (ELECTRICAL AND PLUMBING), HALF BATHROOM AND SPLIT AIR CONDITIONING UNIT.

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

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

Case: BE25070003

Address: 2572 MERCEDES DR
Owner: FRANZONI, JEFFREY A; FRANZONI, SHIMERA

Service was via posting at the property on 9/9/25 and at 1 East Broward Blvd. on 12/4/25.

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:
THE REMOVAL OF THE GARAGE FLOOD VENTS, VENTS ARE REQUIRED PER FBC RESIDENTIAL R322.2.2.1

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

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

Case: BE25070091

Address: 2736 N FEDERAL HWY
Owner: CITY MATTRESS OF FLORIDA INC

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 12/4/25.

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:
BLD-SIGN-24110661 FACE CHANGE TO TWO EXISTING BUILDING SIGNS ON THE WEST ELEVATION

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

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

Case: BE25060190

Address: 1 W SUNRISE BLVD
Owner: 1 W SUNRISE BLVD LLC

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 12/4/25.

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE25080227

Address: 1790 E LAS OLAS BLVD
Owner: MAYFAIR ARMS INC

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 12/4/25.

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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE25090107

Address: 723 SW 14 TER
Owner: GRAFMAN, DANIEL M & CINDY

Service was via posting at the property on 10/29/25 and at 1 East Broward Blvd. on 12/4/25.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-11(b)
THERE IS LOOSE OR UNSECURED SOLID WASTE OR CONSTRUCTION DEBRIS ON SITE.

VIOLATIONS: 25-7(a)
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS, PORTABLE TOILETS, ETC.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: BE25080133

Address: 905 NE 17 AVE
Owner: ECOAR LLC

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 12/4/25.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH OF GRASS/WEEDS AND FOLIAGE, TRASH/ DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THERE IS A TORN AND TATTERED BANNER SIGN ON THE FENCE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: BE25080120
Address: 909 NE 17 AVE
Owner: ECOAR LLC

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 12/4/25.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)
THERE IS OVERGROWTH OF GRASS/WEEDES AND FOLIAGE, TRASH/ DEBRIS ON THIS PROPERTY
AND/OR ITS SWALE. THERE IS A TORN AND TATTERED BANNER SIGN ON THE FENCE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: BE25020241
Address: 3100 NE 49 ST 905
Owner: LAMOTTE, STEWART

Service was via posting at the property on 10/20/25 and at 1 East Broward Blvd. on 12/4/25.

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:
#905 - CONVERT TUB TO SHOWER- BLD-RALT-21080107

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

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

Case: BE25050156
Address: 3600 GALT OCEAN DR 1A
Owner: KIRK, KRISTIN DEERING;
KIRK, ZACHARY COX ET AL

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 12/4/25.

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:
INSTALL WASHER AND DRYER WITH NEW PLUMBING AND ELECTRIC WITHOUT PERMITS

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

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

Case: BE25070073
Address: 4143 N OCEAN BLVD 108
Owner: YONAK, ARZU

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 12/4/25.

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:
KITCHEN REMODEL AND VANITY REPLACEMENT IN BATH.

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

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

Case: BE25070153

Address: 1545 SE 15 ST

Owner: 1545 SE 15TH STREET HOLDINGS LLC

Service was via posting at the property on 10/14/25 and at 1 East Broward Blvd. on 12/4/25.

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:
TOTAL BUILDING DEMOLITION

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

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

Case: BE25070213

Address: 649 NW 15 WAY

Owner: SOUTHEASTERN CONFERENCE ASSN
OF SEVENTH DAY ADVENTISTS INC

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 12/4/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-24110683 390 LF X 6'H BLACK CHAINLINK W/ (1) 18'W DOUBLE GATES 18

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

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

Case: BE25080030

Address: 1017 NW 5 ST

Owner: 1017 TUSKEGEE PARK LLC

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 12/4/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-WT-24120048 ONLINE WALK-THRU- WINDOW AND DOOR

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

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

Case: BE25070232

Address: 1636 NW 5 AVE

Owner: RUFFNER, DEREK L

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 12/4/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-24110466 REPLACE 3 WINDOWS IMPACT

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

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

Case: BE25080070

Address: 1752 LAUDERDALE MANOR DR
Owner: GARCIA, MELANIE MICHELLE

Service was via posting at the property on 11/5/25 and at 1 East Broward Blvd. on 12/4/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SOL-24120405 INSTALL 6.56KW ROOFTOP SOLAR SYSTEM (STRUCTURAL PORTION)

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

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

Case: BE25070026

Address: 170 PENN WAY
Owner: CASIMIR, JASON

Service was via posting at the property on 11/7/25 and at 1 East Broward Blvd. on 12/4/25.

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: GARAGE CONVERSION. KITCHEN, BATHROOM, STRUCTURAL, ELECTRICAL, PLUMBING, AND 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 119 days or a fine of \$100 per day, per violation.

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

Case: BE25070158

Address: 310 SW 31 AVE
Owner: CESPEDES, MERIS GARCIA, RICARDO CARLOS

Service was via posting at the property on 11/7/25 and at 1 East Broward Blvd. on 12/4/25.

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 DRIVEWAY

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

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

Case: BE25060147

Address: 1545 SE 15 ST 1-2
Owner: 1545 SE 15TH STREET HOLDINGS LLC

Service was via posting at the property on 10/14/25 and at 1 East Broward Blvd. on 12/4/25.

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-FEN -24110207 TEMP FENCING 210 LF OF 6' HIGH CHAIN LINK INCLUDES THREE GATES.

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

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

Case: BE25070316

Address: 1611 N FEDERAL HWY
Owner: FRAM FED FIVE INC

Service was via posting at the property on 9/25/25 and at 1 East Broward Blvd. on 12/4/25.

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 BATHROOMS, STRUCTURAL, PLUMBING, AND ELECTRIC

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

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

Case: BE25070240

Address: 2521 NW 30 WAY
Owner: HARVIG, KAIRI; KIBALCHENKO, MIKHAIL

Service was via posting at the property on 9/10/25 and at 1 East Broward Blvd. on 12/4/25.

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:
ELE-MISC-24050147 REPLACE DAMAGED METER BOX

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

Ms. Flynn reported the owner had sent an email requesting an extension. She found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

Case: BE25070276

Address: 5470 NW 10 TER
Owner: SAND & STEEL PROPERTIES LLC

Service was via posting at the property on 9/12/25 and at 1 East Broward Blvd. on 12/4/25.

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:
ELE-SERV-24120105 INSTALL 600 AMP ELECTRICAL SERVICE

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

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

Case: BE25080034
Address: 6884 NW 30 AVE
Owner: INSPIRON LLC

Service was via posting at the property on 10/20/25 and at 1 East Broward Blvd. on 12/4/25.

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:
PM-17031725 RENOVATION DUE TO FIRE DAMAGE

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

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

Case: BE25070305
Address: 401 NE 14 AVE
Owner: DCL 401 LLC

Service was via posting at the property on 9/24/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24080148 #401-403 ATF NEW KITCHEN CABINETS AND VANITIES, TILE INSTALLED,
IMPACT WINDOWS & DOORS

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

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

Case: BE25070301
Address: 1119 NW 14 CT
Owner: GREEN, IVANHOE & PAULETTA D

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SOL-24100623 SOLAR SYSTEM INSTALLATION

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

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

Case: BE25070229
Address: 1207 NE 13 ST
Owner: THORNTON, RYAN MICHAEL

Service was via posting at the property on 9/11/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RPSF-23080002 NEW 14,000 GALLON POOL AND PAVER DECK CONSTRUCTION

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

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

Case: BE25070160
Address: 1237 NE 14 AVE
Owner: AKYOL, LEVENT; AKYOL, VALENTINA

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-WT-24110054 - INSTALL A PARTIAL FENCE ROUND THE PROPERTY

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

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

Case: BE25060268
Address: 1313 ORANGE ISLE
Owner: 19501 PROJECT CORP

Service was via posting at the property on 11/21/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SIP-24100644 SOIL IMPROVEMENT PERMIT

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

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

Case: BE25070065
Address: 2436 AQUAVISTA BLVD
Owner: MANLEY, MICHAEL M

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 12/4/25.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-24060184 ADD NEW FRONT ENTRY AND UPDATE FRONT ELEVATION

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

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

Case: BE25060273
Address: 3800 GALT OCEAN DR 1408
Owner: ZAPPAVIGNA INC

Service was via posting at the property on 9/15/25 and at 1 East Broward Blvd. on 12/4/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-24110087 #1408 A/C BOSCH HEAT PUMP CHANGE OUT 2 TON

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

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

Case: BE22010154 CITATION
Address: 340 SAN MARCO DR
Owner: 340 SAN MARCO LLC

This case was cited on 1/27/22 to comply by 1/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, and this was a request to vacate the Order Imposing Fines dated 3/17/22 and reimpose a fine of \$9,000.

Ms. Flynn vacated the Order Imposing Fines dated 3/17/22 and imposed a fine of \$9,000.

Case: BE24090045
Address: 470 BONTONA AVE
Owner: HERMAN, GORDON

This case was first heard on 4/17/25 to comply by 8/21/25. 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: BE24070173
Address: 3461 SW 16 ST
Owner: SALAS, BARBARA C; VEGA, ALEJANDRO

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting \$500 be imposed.

Ms. Flynn imposed administrative costs of \$500.

Case: BE24070213
Address: 1000 NW 11 PL
Owner: ALLEN, CORETTA

This case was first heard on 5/15/25 to comply by 8/21/25. 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.

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

Case: BE25030240
Address: 1332 CITRUS ISLE
Owner: KARNATZ, WALTER W

This case was first heard on 6/10/25 to comply by 8/12/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting \$770 be imposed.

Ms. Flynn imposed administrative costs of \$770.

Case: BE24080012
Address: 350 E LAS OLAS BLVD 2
Owner: FT 350 LLC; SS 350 LLC

This case was first heard on 3/20/25 to comply by 5/1/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$23,000 fine, which would continue to accrue until the property was in compliance.

Case: BE24070401
Address: 866 NE 20 AVE
Owner: WORTH 866 LLC

This case was first heard on 3/20/25 to comply by 9/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE24070130
Address: 920 NW 1 ST
Owner: VICTORY INVESTMENTS & MORE LLC

This case was first heard on 4/17/25 to comply by 5/29/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE24070104
Address: 925 NW 12 AVE
Owner: SPRINGFIELD MISSIONARY BAPTIST

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 \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,100 fine, which would continue to accrue until the property was in compliance.

Case: BE25010049
Address: 641 NW 14 AVE
Owner: OASIS OF HOPE COMMUNITY
DEVELOPMENT CORP INC

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting \$808 be imposed.

Ms. Flynn imposed administrative costs of \$808.

Case: BE24070076
Address: 837 SW 26 ST
Owner: MALPAS, RACHEL; MCMANUS, STEPHEN

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,700 and the City was requesting \$1,085 be imposed.

Ms. Flynn imposed administrative costs of \$1,085.

Case: BE24080279
Address: 1010 SW 30 ST 1-2
Owner: GREY, TEVIN D

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,900 and the City was requesting \$900 be imposed.

Ms. Flynn imposed administrative costs of \$900.

Case: BE24080110

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

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,250 fine.

Case: BE25010142

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

This case was first heard on 5/15/25 to comply by 8/14/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting \$899 be imposed.

Ms. Flynn imposed administrative costs of \$899.

Case: BE25030166

ORDER TO REAPPEAR

Address: 2351 SW 27 TER
Owner: ROSCIOLI, HEATHER

This case was first heard on 9/18/25 to comply by 12/18/25. Violations were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, recommended bringing this case back for a Massey hearing.

Ms. Flynn did not grant an extension and fines would begin to accrue on 12/19/25 and the case would be scheduled for a Massey hearing.

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

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
BE25070085

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

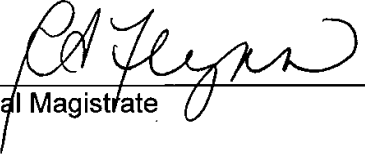
Cases with No Service

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

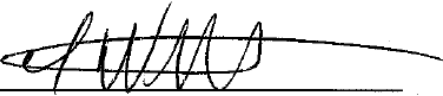
Respondent Non-Appearance

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

There being no further business, the hearing was adjourned at 11:40 AM.


Special Magistrate

ATTEST:


Clerk, Special Magistrate