



CITY OF FORT LAUDERDALE

CODE ENFORCEMENT BOARD HEARING
Marine Industries Association of Florida
221 SW 3rd Avenue,
Fort Lauderdale, FL 33312
February 24, 2026
9:00 A.M.

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance</u> <u>2/2026 through 1/2027</u>	
		<u>Present</u>	<u>Absent</u>
Terry Nolen, Chair	A	0	1
Donald Karney, Vice Chair	P	1	0
Carlos Lang	P	1	0
Ed Murphy	P	1	0
August Pujols	P	1	0
Alexander Schneider	P	1	0
Jacque Shaw	P	1	0

Staff Present

Kymberlee Curry Smith, Board Attorney
Kailly Linares, Administrative Assistant
Kalia McCurrie, Part Time Administrative Assistant
Felicia Ritchey, administrative Assistant
Rhonda Hassan, Senior Assistant City Attorney
Yvette Cross-Spencer, Senior Administrative Assistant
Tasha Williams, Administrative Supervisor
Cynthia Amezquita, Permit Technician
Alexander Albores, Building Inspector
Andrew Gebbia, Building Inspector
Severian Ionescu, Building Inspector
Jimmy Lugo, Building Inspector Trainee
Preston Mark, Building Inspector
Jorge Martinez, Senior Building Inspector
Leonardo Martinez, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Building Inspector
J. Opperee, Prototype Inc., Recording Secretary

Communication to the City Commission

None

Respondents and Witnesses

BE25020188: Hilda Garcia	BE25030158: Tony Francois; Peter Nunez
BE23100214: Kevin Berman; Angel Candelaria	BE25100265: Fenel Antoine
BE25100139: Jose Ubarri	BE24080046: Daniel Stiffler Esq.
BE25110059: Giuliana DeSilva; Jorge Vanegas	BE25110055: Jennifer Leong; Chadwick Rice
BE25050095: Annice Fabien	BE25050013: Stuart Smith Esq.
BE25070163: Arthur Barthomolew; Luigi DiRenzo	BE25050167: Nigel Vieira
BE25090088: Suset Mesa	BE24070185: Paula Timothee
BE25060116: William Laystrom Esq.; Lonnie Saunders	BE25090188: Maylin Gonzalez; Alfonso Gonzalez
BE25070089: Brendan Sweeney Esq.; Earl Harmon	BE25070246: Eliyahu Zeno

Code Enforcement Board

February 24, 2026

Page 2

BE25050157: Van Kendall; Farhood Rezvani
BE25110006: Farhood Rezvani
BE25080188: Sharon Bachar; Nehemya Sapir

BE25080223: Nicola Zagarolo Esq.
BE25090191; BE25090219: Argentino Sisca

The meeting was called to order at 9:07 AM.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: BE25070163

642 NW 3 AVE
WATER TOWER APARTMENTS LLC

This case was first heard on 11/13/25 to comply by 1/27/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, said the property was not in compliance. He recommended scheduling the case for a Massey hearing.

Arthur Bartholomew said the contractor had submitted plans and they were awaiting comments. He described their recent efforts to comply and requested an additional 90 days.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 91-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25050157

1242 NW 2 AVE
BAUMANN, STEVEN
KENDALL, VAN

This case was first heard on 11/13/25 to comply by 2/24/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Farhood Rezvani, general contractor, said they had applied for the permits and were addressing the comments. Two permits had been approved pending sub-permits. He requested 90 days.

Motion made by Mr. Murphy, seconded by Mr. Schneider to grant a 91-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25110006

1344 NW 1 AVE 1-3
VERDAD PROPERTY MGMT LLC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

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 A/C SYSTEM, KITCHEN RENOVATION, NEW LAUNDRY ROOM, AND PATIO FENCE WITH TWO GATES.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a

fine of \$50 per day.

Farhood Rezvani, general contractor, said they had applied for the fence permit in January and it was still in review. He hoped to have drawings from the architect later in the week.

Motion made by Mr. Lang, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25110059

510 SW 17 ST
DE SILVA, GIULIANA

Service was via posting at the property on 1/29/26 and at 1 East Broward Blvd. on 2/10/26.

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

VIOLATIONS: FBC(2023) 111.1.1

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

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He had visited the property and found the addition to be occupied despite the fact that the permit was still open and there was no Certificate of Occupancy.

Giuliana DeSilva said the engineer had made a mistake on the plans. She described what was in process.

Motion made by Mr. Murphy, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 5/26/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE23100214

MANDATORY RE-APPEARANCE

301 SW 2 ST
1129 VAN BRUNT LLC
129 VAN BRUNT GP LLC ET AL

This case was first heard on 9/24/24 to comply by 3/25/25. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 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, reported the property was not in compliance. He recommended a 63-day extension.

Kevin Berman, property manager, said they now had approval from the Historic Preservation Board and had applied for the permit.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 63-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25070246

3009 NE 19 ST
ZENO, ELIYAHU & YARDENA

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

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:
JET SKI LIFT AND 2 PERGOLAS IN REAR YARD

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

Eliyahu Zeno said they were making progress with permits and requested 119 days.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25060116

905 SW 22 TER
SAUNDERS, LONNIE
LONNIE SAUNDERS REV TR

This case was first heard on 8/26/25 to comply by 1/27/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, reported the property was not in compliance. He recommended a 91-day extension.

William Laystrom Esq., the owner's attorney, said they had received the variance and needed to apply for building permits. They had already hired a contractor.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 91-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25100139

427 NW 17 ST
UBARRI, JOSE MIGUEL

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

Severian Ionescu, 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:
FLAT ROOF WORK PERFORMED

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said a Stop Work Order had been posted at the property.

Jose Ubarri acknowledged that they had begun immediately addressing roof leaks without a permit. He had the permit packet ready to submit.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to

accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25030158 MANDATORY APPEARANCE

1601 NW 11 ST
FRANCOIS, TONY CADET FRANCOIS, CARLINE

This case was first heard on 9/23/25 to comply by 1/27/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, reported the property was not in compliance.

Peter Nunez, contractor, described their progress and said he needed to submit corrections to the permit application.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 91-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25110055

1917 NE 15 AVE
LEONG, JENNIFER

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 2/10/26.

Jimmy Lugo, Building Inspector Trainee, 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:
WINDOWS

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Chadwick Rice, the owner's husband, said the windows had been approved. Inspector Lugo recommended 28 days.

Motion made by Mr. Murphy, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25070089

1201 NW 1 AVE
ADAMS, AARON B

This case was first heard on 11/13/25 to comply by 2/24/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Building Inspector, reported the property was not in compliance.

Brendan Sweeney Esq., the owner's attorney, said the owner had hired a general contractor and submitted permit applications the previous week and requested 119 days. The owner had also hired a private inspector.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 119-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE24080046 CONTINUANCE FROM THE 1/27/2026 HEARING

1810 NE 16 TER
D'ALESSIO, MICHAEL

This case was first heard on 1/28/25 to comply by 3/25/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance and recommended scheduling the case for a Massey Hearing.

Daniel Stiffler Esq., the owner's attorney, described their efforts to comply. He said he had paid the permit fees and was waiting for approval from the City. He requested 90 days. Inspector Saragusti said the permits should be issued prior to when the Massey hearing would be scheduled.

Motion made by Mr. Schneider, seconded by Mr. Murphy to grant a 28-day extension to 3/24/26, during which time no fines would accrue. In a roll call vote, motion failed 3-3 with Mr. Murphy, Mr. Pujols, and Ms. Shaw opposed.

Motion made by Ms. Shaw, seconded by Mr. Murphy to grant a 63-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25080223

3721 RIVERLAND RD
GAYAL INVESTMENTS LLC

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/10/26.

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:

1. KITCHEN RENOVATION INCLUDING APPLIANCE RELOCATION, REMOVAL OF KITCHEN PARTITIONS, ELECTRICAL OUTLETS ADDED
2. SLIDING GLASS DOOR SEPARATING THE ENCLOSED PORCH AND KITCHEN WINDOWS WERE REMOVED
3. ALTERATIONS THE ENCLOSED PORCH EXTERIOR WALL TO ADD NEW SLIDING GLASS DOOR AND REMOVAL OF WINDOWS.
4. BATHROOM RENOVATION
5. NEW TANKLESS WATER HEATER
6. ELECTRICAL PANEL RELOCATED

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

Nicola Zagarolo Esq., the owner's attorney, described their progress and requested 119 days. Mr. Lang wanted to reduce the time to 63 days.

Motion made by Mr. Lang, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25090088

825 NW 61 ST
825 NW 61ST STREET LLC

Personal service was accepted on 1/30/26. Service was also via posting at 1 East Broward Blvd. on 2/10/26.

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:

- 1- NEW FENCE
- 2- RESTRIPIING OF PARKING LOT

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

Suset Mesa, contractor's representative, said they had applied for the permits.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25050013

MANDATORY RE-APPEARANCE

2271 NE 68 ST
IMPERIAL POINT COLONNADES CONDO INC

This case was first heard on 9/23/25 to comply by 1/27/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, reported the property was not in compliance. He said the building permit was still in review. He stated there had been several conversations with the property owner and the association's attorney regarding who was responsible.

Stuart Smith Esq., the association's attorney, requested 60 days. He said there had been a dispute regarding who was responsible for the permit fees. The association acknowledged responsibility for repairing the leak that had cause the damage but there was a dispute regarding who would pay the permit fees. He requested 60 days. Board members thought the mandatory order to reappear had been for the unit owner and Mr. Smith said he had anticipated the owner would be present but he was not.

Motion made by Mr. Schneider seconded by Mr. Lang, to grant a 63-day extension to 4/28/26, during which time no fines would accrue.

Inspector Mark recommended more than 63 days to allow time for the work to be done by the owner. He said he had communicated with the owner. Mr. Schneider said it seemed the association was doing all it could and wanted the owner to appear.

Rhonda Hasan, Senior Assistant City Attorney, said neither the condo association nor the unit owner needed to sign the permit application; either the owner or contractor must sign it. If they were using a contractor, only that signature was needed. Mr. Smith said it was a matter of paying the permit fees. Inspector Marks clarified which permit applications had been submitted and which had not. Mr. Schneider advised Mr. Smith to submit the permit applications and determine who would pay the fees later.

Motion made by Mr. Murphy, seconded by Mr. Lang to grant a 63-day extension to 4/28/26, during which time no fines

would accrue. In a voice vote, motion passed 6-0.

Case: BE25050167

2711 SW 20 ST
VIEIRA, NIGEL

This case was first heard on 11/13/25 to comply by 2/24/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Nigel Vieira described his efforts to comply. He requested 120 days.

Motion made by Mr. Murphy, seconded by Mr. Schneider to grant a 119-day extension to 6/23/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25100265

1619 NW 14 AVE
ANTOINE, FENEL

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 2/10/26.

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 ON THE SOUTH SIDE OF THE PROPERTY

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

Fenel Antoine said Inspector Martinez had informed him he made a mistake. Inspector Martinez thought Mr. Antoine would ultimately remove the structure.

Motion made by Mr. Murphy, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: BE25080188

1524 SW 32 CT
BACHAR, SHARON

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/10/26.

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:

1. WINDOWS AND EXTERIOR DOORS
2. INTERIOR ALTERATION INCLUDING KITCHEN AND BATHROOMS REMODEL
3. ALTERATION/ENCLOSURE TO REAR PORCH INCLUDING ALTERATIONS TO EXTERIOR WALLS AND ROOFED STRUCTURE AND ROOF COVERING

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

Nehemya Sapir, property manager, said they were in the process of pulling permits.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25050095

572 W DAYTON CIR
FABIEN, LOUIS & ANNICE

This case was first heard on 11/13/25 to comply by 2/24/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, reported the property was not in compliance. He said the permit application had been awaiting client reply since the last hearing.

Annice Fabien said she did not know what was going on. She stated her contractor had applied for the permit. Inspector Albores said the contractor had informed him there was a setback issue with the garage. Gino, the contractor, said the City had informed him of the setback issue and told him they needed a variance, which he had explained to the owner, and provided her with the variance application. He thought the existing garage could be grandfathered in. Inspector Albores read the comments from the application review, of which there were many aside from the setback issue. Gino stated there was no electrical, plumbing or air conditioning in the enclosed garage.

Motion made by Mr. Lang, seconded by Mr. Schneider to grant a 91-day extension to 5/26/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE24070185

2760 SW 2 CT
TIMOTHEE, PAULA

This case was first heard on 3/25/25 to comply by 9/23/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance. The general contractor had informed him that he would remove the section of driveway the following week

Paula Tomithee described her efforts to comply. Inspector Saragusti said Ms. Timothee must remove one section of concrete or she must apply for a permit to keep it. Only the original stamped concrete could remain.

Motion made by Mr. Murphy, seconded by Mr. Schneider to grant a 28-day extension to 3/24/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25110014

171 FLORIDA AVE
DALGER, PRINCESS L
WILLIAMS, VIRGINIA

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

Jimmy Lugo, Building Inspector Trainee, 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 ALUMINUM FENCE WITH GATES.

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/26, or a fine of \$50 per day would begin to accrue, to record the order, and to order the respondent to attend the 4/28/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25100256

1417 SW 33 CT
ZAGA LLC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 2/10/26.

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:
CONCRETE DRIVEWAY INSIDE PROPERTY LINE AND ON RIGHT OF WAY.

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

Motion made by Mr. Murphy, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25090191

4250 GALT OCEAN DR 9M
CORRENTE GENERAL CONTRACTING; INC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 2/10/26.

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:
COMPLETE INTERIOR REMODEL (INCLUDING KITCHEN AND (2) BATHROOMS),
PLUMBING AND ELECTRICAL.

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25090219

4250 GALT OCEAN DR 10C
CORRENTE GENERAL CONTRACTING INC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 2/10/26.

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 ALTERATION, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said a Stop Work Order had been posted at the property and the only permit still needed was mechanical.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25090104

3100 NE 49 ST
ROYAL MARINER OF FORT LAUDERDALE INC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

Severian Ionescu, 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:
MULTIPLE ELECTRICAL ALTERATIONS ON AROUND THE PERIMETER OF THE DOCK WALL (NEW CONDUITS, NEW ELECTRICAL OUTLETS, BREAKER PANNELS ALTERATION, SWITCHES AND CONDUITS INSTALLED, REMOVAL OF A FIRE DEPARTMENT STANDPIPE AND SIGN ON THE N SIDE OF THE BUILDING, INSTALLATION OF NEW CONDENSATE LINES, INSTALLATION OF NEW LIGHT FIXTURES IN THE MANAGERS' OFFICE)

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. Rhonda Hasan, Senior Assistant City Attorney, said she was very concerned about the removal of the fire department standpipe and suggested 28 days or a \$500 per day fine. Inspector Ionescu said the building manager had told him this was an abandoned standpipe.

Motion made by Mr. Lang, seconded by Mr. Murphy, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/26, or a fine of \$500 per day would begin to accrue, to record the order. and ordered the respondent to attend the 3/24/26 hearing. In a voice vote, motion passed 6-0.

Motion made by Mr. Lang, seconded by Mr. Murphy, to recommend the Fire Department perform a fire watch at the property. In a voice vote, motion passed 6-0.

Case: BE25020188

204 SW 19 AVE
BART & LISA FLORIDA LLC

This case was first heard on 7/22/25 to comply by 11/13/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance. he recommended a 63-day extension.

Hilda Garcia said they were expediting the permits through a private provider.

Motion made by Mr. Schneider, seconded by Mr. Lang to grant a 63-day extension to 4/28/26, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: BE25100061

1348 SW 30 ST
HOLLAND, ANDREW & TABITHA

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

Severian Ionescu, 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:
DRIVEWAY AND SHED

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 4/28/26, or a fine of \$50 per day would begin to accrue, to record the order and ordered the respondent to attend the 4/28/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25110026

2121 E COMMERCIAL BLVD
EAST COMMERCIAL OAKS PROPCO LLC

Personal service was accepted on 1/28/26. Service was also via posting at 1 East Broward Blvd. 2/10/26.

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:
ALUMINUM FRONT DOORS (2) REMOVED

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$100 per day would begin to accrue, to record the order and ordered the respondent to attend the 6/23/26 hearing. In a voice vote, motion passed 6-0.

The Board took a brief break.

Case: BE25100245

645 NW 15 AVE
HOSPITALITY ESTATE LLC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

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

VIOLATIONS: FBC(2023) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION AS A TRI-PLEX TO A FOUR-PLEX 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:
KITCHEN AND BATHROOM REMODEL OF ALL UNITS. INSTALLATION OF NEW MINI-SPLIT AC UNITS AND FENCE/GATES.

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

Motion made by Ms. Shaw, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$100 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Motion made by Mr. Schneider, seconded by Mr. Murphy, to order the respondent to attend the 6/23/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25110160

1000 RIVER REACH DR
RIVER REACH INC

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/10/26.

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:
AC UNIT INSTALL WITHOUT A PERMIT. ALSO, CMU WALL PENETRATION FOR AC VENT THRU ELEVATOR AND TELEPHONE ROOM.

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

Board members were concerned about a concrete wall being perforated, with Mr. Murphy noting this was a fire wall and should have fire damper.

Motion made by Mr. Murphy, seconded by Mr. Schneider, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/26, or a fine of \$100 per day would begin to

accrue, to record the order and ordered the respondent to attend the 3/24/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25110057

1450 MIAMI RD
ACS 1450 LLC

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/10/26.

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:

1. MULTIPLE UNITS HAVE BEEN FULLY REMODELED, INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING
2. AREA BENEATH THE STAIRCASE WAS ENCLOSED
3. FIRE EXTINGUISHER WAS MOVED

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Motion made by Mr. Schneider, seconded by Mr. Lang, to order the respondent to attend the 6/23/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25100156

1418 NW 11 ST
FUENMAYOR, CASTO

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/10/26.

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:

- 1- BATHROOM AND KITCHEN RENOVATION
- 2- RECESS LIGHTS ALL AROUND THE HOUSE
- 3- CARPORT WAS ENCLOSED
- 4- NEW METAL GATE

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25090188

2821 SW 3 CT
ALFONSO, MAYLIN GONZALEZ

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 2/10/26.

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

VIOLATIONS: FBC(2023) 105.1

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

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

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 119 days, by 6/23/26, or a fine of \$50 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Case: BE25100181

2648 NE 37 DR
VALLETA, CHRISTOPHER DAVID
GIL VALLETA, LILIANA ANDREA

Service was via posting at the property on 1/28/26 and at 1 East Broward Blvd. on 2/10/26.

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:
STRUCTURE BUILT AT THE BACK OF THE PROPERTY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He stated his last contact from the owner had been in November 2025 and there were no permit applications on file yet.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 3/24/26, or a fine of \$50 per day would begin to accrue, to record the order and ordered the respondent to attend the 3/24/26 hearing. In a voice vote, motion passed 6-0.

Case: BE24070087

2601 SW 13 AVE
ALF HEROES LLC

This case was first heard on 3/25/25 to comply by 7/22/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance. The last correction had been submitted the previous week. He recommended scheduling the case for a Massey hearing.

The property will be scheduled for a Massey hearing.

Motion made by Mr. Schneider, seconded by Mr. Murphy to and ordered the respondent to attend the 3/24/26 hearing. In a voice vote, motion passed 6-0.

Case: BE25060122

MANDATORY APPEARANCE

3131 SW 18 ST
ARANGO, JUAN GUILLERMO
ARANGO, PAOLA A

This case was first heard on 11/13/25 to comply by 1/27/26. Violations and service were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector, recommended imposition of the fine. Board members discussed increasing the daily fine amount. Staff confirmed that notices had been sent via certified mail and first-class mail and that the property had been posted.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find the property was not in compliance by the ordered date and to impose the \$4,050 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 6-0.

Case: BE24070006

MANDATORY RE-APPEARANCE

807 SW 14 CT
LINCOLN SPORTS & ENTERTAINMENT LLC

This case was first heard on 3/25/25 to comply by 7/22/25. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Alexander Albores, Senior Building Inspector, recommended imposition of the fine.

Motion made by Mr. Lang, seconded by Mr. Schneider to find the property was not in compliance by the ordered date and to impose the \$1,350 fine. In a voice vote, motion passed 6-0.

Case: BE24080079

1616 NE 16 AVE
COTOPERI REALTY LLC

This case was first heard on 1/28/25 to comply by 3/25/25. Violations, service and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$2,073.

Motion made by Mr. Schneider, seconded by Mr. Lang to impose administrative costs of \$2,073. In a voice vote, motion passed 6-0.

Case: BE25050117

MANDATORY APPEARANCE

2325 NE 8 ST
DOWDING, TED

Ms. Shaw recused herself from this case.

This case was first heard on 11/13/25 to comply by 1/27/26. Violations, service and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Ionescu, Senior Building Inspector, recommended imposition of the fine.

Motion made by Mr. Schneider, seconded by Mr. Lang, to find the property was not in compliance by the ordered date and to impose the \$4,050 fine, which would continue to accrue until the property was in compliance. In a voice vote, motion passed 5-0 with Ms. Shaw abstaining.

Complied, Closed and Withdrawn Cases

Motion made by Mr. Schneider, seconded by Mr. Lang, to accept the cases on page 20 as closed and withdrawn. In a voice vote, motion passed unanimously.

Board Meeting Minutes

Motion made by Mr. Schneider, seconded by Mr. Lang, to approve the minutes of the Board's January 27, 2026 meeting. In a voice vote, motion passed unanimously.

Board Discussion

None

Communication to the City Commission

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.

None

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.

BE25100063

BE24080030

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.

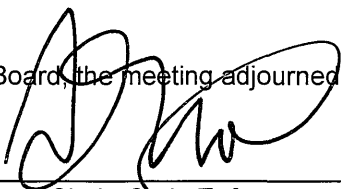
None

Cases Rescheduled

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

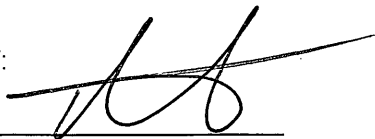
None

There being no further business to come before the Board, the meeting adjourned at 11:53 AM.



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference. Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have

been attached hereto.

APPENDIX F: Memorandum of Voting Conflict (Form 8B)

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>SHAW Jacqueline</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>code enforcement</i>
MAILING ADDRESS <i>1014 W. Las Olas</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY <i>FORT LAUD</i> COUNTY <i>Broward</i>	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED <i>2/24/26</i>	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Jacqueline SHAW, hereby disclose that on February 24, 2025:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The Home owner is KNOWN TO ME

2/24/25
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.