



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Richar Doody Presiding
March 17, 2026
9:00 A.M.

Staff Present:

Diana Cahill, Senior Administrative Assistant
Marie Arias, Code Compliance Officer
Yvette Cross-Spencer, Senior Administrative Assistant
Kailly Linares, Administrative Assistant
Carmen Thompson, Administrative Assistant
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Cynthia Amezcuita, Permit Service Tech
Robert Fisk, Landscape Plan Reviewer
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
Joe Pasquariello, Assistant Building Official
Wilson Quintero Jr., Code Compliance Officer
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE25010205: Dwayne Dickerson Esq.	BE24040191: April Boswell; Terry Boswell
BE24110168: Nicole Mayo	BE25080019: Bharti Bhakta
BE25080064: Harry Cibants	BE23010100: Dennis Farretta; William Ruiz
BE25010079: Beatriz Girgodo	BE24120139: Joseph Guerrier
BE25080018: Sharon Howell	BE24080369: Bernard Chrisol; Mohammed Islam
BE25070115: Olivia Charlton	BE25090068: Ivonette Sancho
BE25010069; BE25120199: Courtney Crush Esq.	BE25020228: Jeffrey Leong
BE25080005: Andrene Fong-Choy	BE25090041: Richard Aspden
BE24100156: Thomas Woodcock	BE25080025: Andrew Taubman
BE25020101: Dylan Lagi	BE25080047: Jacqueline Gardner
BE25120097: Nicole Bloom Dion Esq.	BE24090098: Esther Schuman
BE25110151: Kaitlin O'Brien	BE25060269: Carol Facey
BE24080288: Miles Jolley Esq.	BE24080060: Miguel Bello
BE25100299: Sheryl Dickey	BE25050030: Nectaria Chakas; Richard Hoestier
BE24070111: Kristen Harris Hollist	BE25060278: John Mitala
BE25070099: Yosef Yitzchok Popack	

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

The meeting was called to order at 9:10 A.M.

Case: **BE25080047**

Address: 2250 SW 31 AVE
Owner: ST AMBROSE EPISCOPAL CHURCH

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Jacqueline Gardner agreed to comply.

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

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, reported the permit had been issued and said he supported an extension.

Esther Schuman requested an extension.

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

Case: **BE24040191**

Address: 1142 SEMINOLE DR 1A
Owner: T E BOSWELL & A D BOSWELL REV TR
BOSWELL, TERRY E TRUSTEES ET AL

This case was first heard on 10/17/24 to comply by 1/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,800 and the City was requesting \$1,472 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,472.

April Boswell said they had thought the work had been permitted when they purchased the property.

Mr. Doody imposed administrative costs of \$1,472.

Case: **BE23010100**

Address: 1501 SE 15 ST
Owner: THE ISLAND CLUB CONDO ASSN INC

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,750 and the City was requesting \$3,412 be imposed.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$3,412.

Dennis Farretta thanked the City.

Mr. Doody imposed administrative costs of \$3,412.

Case: **BE25110151**

Address: 1000 SW 12 ST 109
Owner: O'BRIEN, KAITLIN

Service was via posting at the property on 2/20/26 and at 1 East Broward Blvd. on 3/3/26.

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:
PLUMBING WORK AND STRUCTURAL WORK.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 65 days or a fine of \$50 per day. He said permits were in process.

Kaitlin O'Brien said the damage had been caused by a common pipe, not a pipe in her unit. Mr. Doody wished to continue the case to be sure the proper party had been cited. Joe Pasquariello, Assistant Building Official, agreed.

Mr. Doody continued the case to 4/16/26.

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 in compliance, fines had accrued to \$5,900 and the City was requesting \$944 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$944.

Thomas Woodcock said he had moved twice in the last year and not updated his address, so he had not received the notices.

Mr. Doody imposed administrative costs of \$944.

Case: BE25020228
Address: 1911 NE 15 AVE
Owner: CHI FLO LLC

This case was first heard on 9/18/25 to comply by 1/15/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, said he would support an extension.

Jeffrey Leong requested 91 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue.

Case: BE25080025
Address: 2105 MIAMI RD 1-6
Owner: PORTABLE PROPERTIES LLC

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Andrew Taubman agreed.

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

Case: BE24110168
Address: 201 NE 16 AVE
Owner: BARBIE NV LLC

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, said the permit was in process.

Nicole Mayo requested 120 days.

Mr. Doody granted a 121-day extension, during which time no fines would accrue.

Case: BE25090041
Address: 1980 NW 9 AVE
Owner: FT LAUDERDALE RESCUE TABERNACLE INC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Richard Aspden agreed.

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

Case: BE25080019
Address: 1180 SEABREEZE BLVD
Owner: SOUTHEAST HOSPITALITY CORP

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Bharti Bhakta agreed to comply.

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

Case: BE25050030 REQUEST AN 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 and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero Jr., Code Compliance Officer, reported there had been significant progress. A permit was still needed.

Nectaria Chakas requested 60 days.

Mr. Doody granted a 65-day extension, during which time no fines would accrue.

Case: BE25120097 ORDER TO REAPPEAR
Address: 909 BREAKERS AVE
Owner: BREAKERS OF FT LAUD CONDO ASSOC

This case was first heard on 1/15/26 to comply by 3/17/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the respondent was working toward compliance.

Nicole Bloom Dion Esq., the owner's attorney, requested 60 days.

Mr. Doody granted a 65-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/21/26 hearing.

Case: BE25080064
Address: 247 SW 33 CT
Owner: 247 SW 33 COURT LLC

Service was via posting at the property on 2/23/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Harry Cibants agreed to comply.

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

Case: BE24080288 ORDER TO REAPPEAR

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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. said they were on the Board of Adjustment's April agenda to request a variance.

Mr. Doody granted a 91-day extension, during which time no fines would accrue.

Case: BE25010205

Address: 105 N FEDERAL HWY
Owner: JCHS 105 PROPERTY LLC

This case was first heard on 8/21/25 to comply by 10/23/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,700 and the City was requesting \$992 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$992.

Dwayne Dickerson Esq., the owner's attorney, agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$992.

Case: BE25090068

Address: 1831 MIDDLE RIVER DR
Owner: MOULAVI, SASSON;
SCIENTIFIC REAL EST HOLDINGS LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Ivonette Sancho said they intended to demolish the buildings. Chief Martinez noted the building was still occupied so the inspection process must continue. If within 180 days they had permits to demolish the property and the property was vacant, they would not be fined.

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

Case: BE24120139

Address: 1531 NW 13 CT
Owner: GUERRIER, JOSEPH

This case was first heard on 7/17/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Joseph Guerrier said the work was mostly done.

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Jorge Martinez, Senior Building Inspector, said they had applied for one permit and removed the chicken coop and the canopy. He recommended a 91-day extension.

Mr. Doody granted a 65-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/21/26 hearing.

Case: BE25060269

Address: 2835 NE 35 ST
Owner: MILLER, DEVON & ALEXSANDRA

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 3/3/26.

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:
COMPLETE ALTERATION INCLUDING MEP, NEW CONCRETE WALL, NEW DUCT WORKS AND A/C UNITS, NEW RECESSED LIGHTS, APPLIANCES RELOCATION, NEW WINDOWS AND DOORS, NEW ALUMINUM FENCE.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Carol Facey said she was hiring a new architect and contractors.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day and ordered the respondent to attend the 7/16/26 hearing.

Case: BE24070111

VACATE OIF 5/15/25 & REIMPOSE

Address: 1115 SW 2 CT 1-5
Owner: OPTIMAL HEALTH PHARMACY LLC

This case was first heard on 1/16/25 to comply by 2/27/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,900 and the City was requesting to vacate the Order Imposing the Fines dated 5/15/25 and reimpose \$1,275.

Leonardo Martinez, Chief Building Inspector, said after the fine was imposed, the owners had committed to the permitting process. He recommended reducing fines to administrative costs of \$1,275.

Kristen Harris Hollist thanked the City.

Mr. Doody vacated the Order Imposing the Fines dated 5/15/25 and imposed administrative costs of \$1,275.

Case: BE25080018

Address: 440 SEABREEZE BLVD
Owner: SUMMIT HOSPITALITY 134 LLC
% SUMMIT HOTEL PROPERTIES

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Sharon Howell agreed to comply.

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

Case: BE25070115
Address: 600 NE 13 ST
Owner: H.O.M.E.S. INC

Personal service was accepted on 2/9/26. Service was also via posting at 1 East Broward Blvd. on 3/3/26.

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.

Olivia Charlton agreed to comply.

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

Case: BE25100299
Address: 1033 NW 6 ST 206
Owner: DICKEY CONSULTING SERVICES INC

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 3/3/26.

Jimmy Lugo, Building Inspector trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-FEN-24120173 -#206 INSTALL PERMANENT STEEL PICKET FENCE AND GATES

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Sheryl Dickey said the fence company was delaying.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25070099
Address: 5130 N FEDERAL HWY
Owner: 5130 NORTH FEDERAL HIGHWAY INVESTMENTS LLC

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 3/3/26.

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.

Yosef Yitzchok Popack said his client had just purchased the property in January 2026 and was working toward compliance.

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

Case: BE25020101

Address: 801 NE 4 AVE
Owner: FERBER, MICHAEL

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting \$854 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$854.

Dylan Lagi agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$854.

Case: BE25010079

Address: 310 COCONUT ISLE DR
Owner: GULFSTREAM INTERNATIONAL INC

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,800 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, reported the expired permits had been updated and recommended imposition of the fine. Joe Pasquariello, Assistant Building Official, said they needed final inspections. He noted this was a repeat offender and he did not recommend an extension.

Beatriz Girgodo said they had applied for a Certificate of Occupancy and were closing the permits.

Mr. Doody imposed the \$8,800 fine, which would continue to accrue.

Case: BE24080060

Address: 3041 NE 49 ST
Owner: BPL LLC

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 in compliance, fines had accrued to \$16,800 and the City was requesting \$1,275 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,275.

Miguel Bello agreed to the fine reduction.

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

Case: BE25080005

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Address: 621 S FEDERAL HWY
Owner: FORT PRUF ROCK LAND TR;
FORT PRUF ROCK TRUSTEE LLC

Service was via posting at the property on 2/20/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of \$100 per day.

Andrene Fong-Choy requested more than 42 days. She said the 40-year inspection had been completed in 2023. Chief Martinez noted the City had sent the first notification 180 days in advance.

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

Case: BE24080369
Address: 1560 NE 4 AVE
Owner: CHERISOL, BERNARD

This case was first heard on 11/21/24 to comply by 1/23/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting \$2,028 be imposed.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$2,028.

Bernard Chrisol and Mohammed Islam agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$2,028.

Case: BE25010069
Address: 2601 ACACIA CT
Owner: SUNSCAPE GROUP LLC

This case was first heard on 7/17/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Courtney Crush Esq., the owner's attorney, said all permits had been pulled but additional work had been one by the owner, not the contractor. The contractor needed to pull the additional permits.

Jorge Martinez, Senior Building Inspector, recommended 65 days.

Mr. Doody granted a 65-day extension, during which time no fines would accrue.

Case: BE25120199
Address: 608 BREAKERS AVE
Owner: SEAWIND PLAZA LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 3/3/26.

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. ALTERATIONS TO SPACE 103 (WINE GARDEN), WHERE THE RESTAURANT DINING AREA HAS BEEN CONVERTED INTO A KITCHEN.
2. INSTALLATION OF A NEW GAS LINE FOR AN OVEN AND THE ADDITION OF A NEW VENTILATION HOOD WITHIN THE CONVERTED KITCHEN.
3. CONVERSION OF THE SECOND-FLOOR UNIT ABOVE SPACE 103 INTO AN ADDITIONAL KITCHEN AREA.
4. INTERIOR ALTERATIONS AND A CHANGE OF USE TO SPACES 101 AND 102.

VIOLATIONS: FBC(2023) 111.1.1
THE USE OF SEVERAL UNITS WITHIN THIS BUILDING HAS BEEN CHANGED WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY. THE UNAUTHORIZED CHANGES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
1. THE SECOND-FLOOR UNIT ABOVE SPACE 103 HAS BEEN CONVERTED INTO AN ADDITIONAL KITCHEN AREA AND FOOD PREP.
2. GROUND-FLOOR UNIT 101 HAS BEEN CONVERTED INTO A BAKERY.
3. GROUND-FLOOR UNIT 102 HAS BEEN CONVERTED INTO A MARKET.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 65 days or a fine of \$250 per day, per violation and to record the order.

Courtney Crush Esq., the owner's attorney, said the businesses had valid business taxes but needed to be reviewed for a change of use building permit. The owner had hired an architect and engineer.

Mr. Doody found in favor of the City and ordered compliance within 65 days or a fine of \$250 per day, per violation.

Case: BE25060278

Address: 6788 NW 17 AVE
Owner: INFINITY TRINITY PROPERTIES LLC

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 3/3/26.

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.

John Mitala said repairs were two-thirds complete.

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

Case: BE25120019

Address: 827 SW 28 ST
Owner: MIDTOWN LAND DEVELOPMENT LLC

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: 47-21.15.1.1.A
THERE IS A FICUS TREE THAT WAS ABUSED FROM THIS RS-8 ZONED RESIDENTIAL SINGLE FAMILY/LOW MEDIUM PROPERTY. THE ROOT SYSTEM OF THE FICUS TREE HAS BEEN PRUNED. THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES UP TO \$15,000.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25100194

Address: 1711 S ANDREWS AVE
Owner: RECHTER HOLDINGS INC (LAND);
BLACKSOD PARTNERS LLC (BLDG)

Service was via posting at the property on 2/6/26 and at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

Officer Holloway presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25020107

Address: 500 BONTONA AVE
Owner: 500 BONTONA AVE LLC

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 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 property had a new owner and recommended a 121-day extension.

Mr. Doody granted a 121-day extension, during which time no fines would accrue.

Case: BE25090148

Address: 1341 NW 2 AVE
Owner: ORIOL LLC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 3/3/26.

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:
PM-15092461- 75 LN FT OF WOOD FENCE

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25100101

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Address: 2572 NE 26 ST
Owner: JPV HOME SOLUTIONS LLC

Service was via posting at the property on 2/11/26 and at 1 East Broward Blvd. on 3/3/26.

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-ACC-2410049 - STANDALONE ALUMINUM PATIO ROOF

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25110071

Address: 321 N FORT LAUDERDALE BEACH BLVD
Owner: DIAMONDROCK FL OWNER LLC % RYAN LLC

Personal Service was accepted on 2/5/26 Service was also via posting at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

Officer Quintero presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25100158

Address: 1333 N FEDERAL HWY
Owner: GRIECO FORD FORT LAUDERDALE LLC

Personal Service was accepted on 2/11/26. Service was also via posting at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

Officer Quintero presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25120110

Address: 2720 NE 40 CT
Owner: RICHARD C JACKSON TR;
JACKSON, RICHARD C TRUSTEE ET AL

Service was via posting at the property on 2/4/26 and at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: 18-11.(b)
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER,
TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES. THE

POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THE SWIMMING POOL IS NOT PROPERLY SECURED WITH A TIGHT-FITTING COVER.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day. Rhonda Hasan, Senior Assistant City Attorney, recommended a \$500 per day fine.

Mr. Doody found in favor of the City and ordered compliance within 21 days or a fine of \$500 per day. He also found there was a serious threat to the public health and welfare and ordered that if the owner did not address the violation, the City was authorized to do so.

Case: BE25090135

Address: 109 NE 12 AVE
Owner: LIBERMAN, ROBERT J

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-04010527-ALUMINUM FENCE POOL BARRIER 5X122LF AND PM-04010524 -INSTALL POOL DECK 318SQ FT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day and ordering the respondent to attend the 4/16/26 hearing. He stated this was a life safety issue.

Mr. Doody found in favor of the City and ordered compliance within 30 days or a fine of \$100 per day. He also found there was a serious health to the public health and welfare and ordered the respondent to attend the 4/16/26 hearing.

Case: BE25100207

Address: 2870 NE 32 ST
Owner: WATERSIDE ON THE INTRACOASTAL CONDO

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 3/3/26.

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:
WOODEN DECK REPLACEMENT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$100 per day.

Case: BE25100309

Address: 1 N FTL BEACH BLVD 2003
Owner: SNYDER, CHARLES B, CHARLES B SNYDER R

Personal Service was accepted on 2/18/26. Service was also via posting at 1 East Broward Blvd. on 3/3/26.

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-15100978 - MINOR INT. FRAMING/DRYWALL

Inspector Mark presented the case file into evidence and recommended ordering compliance within 121 days or a fine of

\$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25100266

Address: 2332 NW 13 CT
Owner: PLUNKETT, PAUL

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 3/3/26.

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

VIOLATIONS: FBC (2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-WT-24110007 REPLACE INSTALL 3 IMPACT DOORS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 121 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 121 days or a fine of \$50 per day.

Case: BE25070313

Address: 100 SW 18 AVE
Owner: HOUSING AUTHORITY OF THE
CITY OF FORT LAUDERDALE

Service was via posting at the property on 2/20/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of \$100 per day.

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

Case: BE25080035

Address: 150 SE 12 ST
Owner: 150 SE 12 STREET LLC

Service was via posting at the property on 1/30/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of

\$100 per day.

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

Case: BE25090049

Address: 1400 SW 33 PL
Owner: SD-FT LAUDERDALE LLC

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 3/3/26.

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.

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

Case: BE25070149

Address: 1579 N FEDERAL HWY
Owner: CH RETAIL FUND I FT LAUDERDALE
FEDERAL SHOPPES LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 3/3/26.

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.

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

Case: BE25070113

Address: 2750 E OAKLAND PARK BLVD
Owner: LB OAKLAND HOLDINGS LLC

Service was via posting at the property on 2/12/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of \$100 per day.

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

Case: BE25070108
Address: 2826 E OAKLAND PARK BLVD
Owner: ALTO PROPERTY MANAGEMENT LLC
% F&A OF FORT LAUDERDALE LLC

Service was via posting at the property on 2/10/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of \$100 per day.

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

Case: BE25070150
Address: 3324 NE 32 ST
Owner: EDNA B RELLA LLC

Service was via posting at the property on 2/5/26 and at 1 East Broward Blvd. on 3/3/26.

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 42 days or a fine of \$100 per day.

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

Case: BE25020242
Address: 741 NE 19 AVE
Owner: FDC FUNDING 0224 LLC

This case was first heard on 8/21/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting \$814 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$814.

Mr. Doody imposed administrative costs of \$814.

Case: BE25020187 ORDER TO REAPPEAR
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.

Mr. Doody imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

Case: BE24010140
Address: 90 ISLE OF VENICE DR
Owner: NINETY ISLE OF VENICE LLC

This case was first heard on 6/20/24 to comply by 12/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$45,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, reviewed the violation and recommended imposition of the fine.

Mr. Doody imposed the \$45,400 fine, which would continue to accrue until the property was in compliance.

Case: BE25100164 CITATION
Address: 2897 NE 25 ST
Owner: PROPERTIES IN FT LAUDERDALE LLC

This case was cited on 10/15/25 to comply by 10/15/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero Jr., Code Compliance Officer, reviewed the violation and recommended imposition of the fine.

Mr. Doody imposed the \$500 fine.

Case: BE25100166 CITATION
Address: 2897 NE 25 ST
Owner: PROPERTIES IN FT LAUDERDALE LLC

This case was cited on 10/15/25 to comply by 10/15/25. Violations and extensions were as noted in the agenda. The property was in compliance, there were immediate fines of \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Wilson Quintero Jr., Code Compliance Officer, reviewed the violation and recommended imposition of the fine.

Mr. Doody imposed the \$500 fine.

Case: BE24090033
Address: 771 NW 22 RD
Owner: FRANKLIN JACKSON CORP

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 \$8,950 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, said the owner had passed away recently and recommended a 65-day extension.

Mr. Doody granted a 65-day extension, during which time no fines would accrue.

Case: BE25010047
Address: 3419 SW 12 CT
Owner: CINTRON, WENCESLAO A

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,600 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, said permits were in process and recommended a 65-day extension.

Mr. Doody granted a 65-day extension, during which time no fines would accrue.

Case: BE24070153
Address: 2110 NW 28 TER
Owner: DELVA, EDDY; JEAN FRANCOIS, WISLENE

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 \$6,850 and the City was requesting \$885 be imposed.

Mr. Doody imposed administrative costs of \$885.

Case: BE25010226
Address: 2848 NE 25 CT
Owner: CORAL RIDGE HOME LLC

This case was first heard on 7/17/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,350 and the City was requesting \$1,222 be imposed.

Mr. Doody imposed administrative costs of \$1,222.

Case: BE25020077
Address: 900 RIVER REACH DR 501
Owner: KEMP, CAROLYN EST

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, said the owner had hired a contractor and they were renewing the permits. He recommended a 65-day extension.

Mr. Doody granted a 65-day extension, during which time no fines would accrue.

Case: BE25020030
Address: 1201 N ANDREWS AVE
Owner: EMPIRE PROPERTY PROS LLC;
CONTRERAS, DANIEL & BARBAGALLO, F

This case was first heard on 8/21/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$4,400 fine, which would continue to accrue until the property was in compliance.

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Address: 1532 N ANDREWS AVE
Owner: 1532 ANDREWS AVE LAND TR

This case was first heard on 11/20/25 to comply by 3/17/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Mr. Doody did not grant an extension, fines would begin to accrue and the case would be scheduled for a Massey hearing.

City staff entered page 30 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

Cases Complied

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

None

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

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:

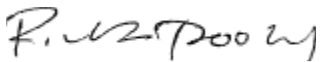
None

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 11:12 AM.



Special Magistrate

ATTEST:


Clerk, Special Magistrate