



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
2<sup>nd</sup> Floor Meeting Room  
Marine Industries, 221 SW 3<sup>rd</sup> Ave  
Richard Doody Presiding  
April 16, 2026  
9:00 A.M.**

**Staff Present:**

Diana Cahill, Senior Administrative Assistant  
Kailly Linares, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Felisha Ritchey, Administrative Assistant  
Marissa Schuler, Part Time Administrative Aide  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Senior Assistant City Attorney  
Cynthia Amezcuita, Administrative Assistant  
Marie Arias, Code Compliance Officer  
Andrew Gebbia, Building Inspector  
Severian Ionescu, Senior Building Inspector  
Jimmy Lugo, Building Inspector Trainee  
Preston Mark, Senior Building Inspector  
Jorge Martinez, Senior Building Inspector  
Joe Pasquariello, Assistant Building Official  
Wilson Quintero Jr., Code Compliance Officer

**Respondents and witnesses**

BE24020035: Karyn Rivera	BE24080029: Tania Labriola
BE25020102: Estefania Mayorga	BE26020075: Hortier Mukonkole; Frank Ansalem; Karriem Nassai
BE25010132: Luis Arroyo	BE25110066: David Gross
BE25020295: Jean Louis	BE24100109: Yana Meerson; John Whelden
BE25110158: Laurens Ziziren; Ramy Bishay	BE25050152: Robin Goodwin
BE25010015: Donald Anderson	BE25110019: Lori Katz; Jonathan Katz
BE25120116: Jennifer McHenry; Anthony Crisanti	BE24120065: Ethan Barr
BE24100057: Hope Calhoun Esq.	BE25100327: Anna Cyburt; Philip Cyburt
BE25100092: Diana Moisei	BE25090200: Robert Lane
BE25090232: Jesus Sanchez; Saul Peralta	BE25110036: Ryan Horland Esq.
BE24010094: Elkin Hernandez	BE25030114: Kathryn Bushey
BE25020223: Anthony Battista	BE25020293: Abe Borujerdi
BE25120100: Roges Damus	BE25020026: Mark Mucci Esq.; Ricky
BE25120115: Domenic Faro	BE24070140: David Maseda; Jackson Self
BE24080209: Manuel Ramos	BE25050048: Avi Dvir
BE25020161: Colton Heier	BE26030121: Karush Jaggi
BE25030117: Josephine Wu	BE25100278: Fernando Durand
BE24070394: Nicette Gonzalez	
BE25020025: Kathryn Bishop Leis; David Briel	

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

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

**Case: BE26030121**

Address: 4440 NW 15 AVE  
Owner: JAGGI, KARUSH

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: 9-1 (d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION

AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:

PLUMBING, MECHANICAL, STRUCTURAL, ELECTRICAL AND ZONING – FOR THE GARAGE BUILD OUT, BACK YARD SHED CONVERSION TO ACCESSORY DWELLING UNITS.

THIS IS A REPEAT VIOLATION OF PREVIOUS CASE # CE20121042 AND WILL BE PRESENTED TO THE MAGISTRATE OR CODE BOARD WHETHER COMPLIANCE IS MET PRIOR TO THE HEARING OR NOT. DUE TO THE LIFE SAFETY CONCERN AND THIS BEING A REPEAT VIOLATION THE CITY WILL BE REQUESTING A FINE OF \$5,000 PER DAY. A STOP WORK ORDER HAS BEEN POSTED ON THE PROPERTY.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$1,000 per day. He stated both he and a Police officer had been denied entry to the property and the Stop Work Order had been violated. Police Officer Brian Blount confirmed that the owner had refused entry to the property for inspection and Office Blount had at one point put him in handcuffs for violating the Stop Work Order.

Karush Jaggi said the property had been under third party management for a year and he had terminated that agreement. He was also in the process of evicting the tenant in the room in the garage. He had also hired someone to help with the demolition of the unpermitted structures. He requested 180 days due to the time needed to comply and the fact that he was about to undergo knee surgery. He also asked that this not be considered a repeat violation because the 2022 case involved a wood fence he had installed. Inspector Mark agreed the fence was not a repeat violation but maintained there would be a \$1,000 per day fine for non-compliance. He recommended 91 days. Mr. Jaggi agreed to provide access to the property.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$1,000 per day and ordered the respondent to attend the 7/16/26 hearing.

**Case:** BE24020035  
Address: 27 ISLA BAHIA DR  
Owner: SYMONS, SUSAN R SYMONS 2024 IRREV TR ET AL

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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Karyn Rivera said she had not been notified of the prior hearing. She stated she was in the process of applying for a variance for the carport and she should go before the Board of Adjustment on June 10.

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

**Case:** BE25020026  
Address: 3055 E COMMERCIAL BLVD  
Owner: EAST COMMERCIAL BOULEVARD PROPERTY LLC

This case was first heard on 7/17/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,100 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, confirmed the property was not in compliance and recommended imposition of the fine.

Mark Mucci Esq., the owners' attorney, described the owners' efforts to comply and requested another 30 days.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/21/26 hearing.

Special Magistrate Building Division

April 16, 2026

Page 3

**Case: BE25110158**

Address: 505 N FORT LAUDERDALE BEACH BLVD HOTEL

Owner: Q CLUB HOTEL LLC

Personal Service was accepted on 3/26/26. Service was also via posting at 1 East Broward Blvd. on 4/2/26.

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:

BLD-CU-23030005 #4TH FL GARAGE - CU-1 BUILDOUT OFFICES AND PLB-COM-23090017,

BLD-CALT-22120044 HILTON-PORTE COCHERE EXTERIOR MODIFICATIONS

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

Laurens Ziziren described their efforts to comply and requested time to clear the fire panel and close the permit.

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

**Case: BE26020075**

Address: 1524 SE 13 ST

Owner: 1524 SE 13TH STREET LLC

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

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

VIOLATIONS: 9-259

THIS BUILDING IS UNFIT FOR HUMAN HABITATION. BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. THERE IS DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. THE PERMIT BLD-RNC-20090003 HAS EXPIRED PRIOR TO COMPLETION AND PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.

116.2.1.1 A BUILDING SHALL BE DEEMED A FIRE HAZARD OR UNSAFE WHEN:

116.2.1.2.2 THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS.

116.2.1.3 A BUILDING, OR PART THEREOF, SHALL BE PRESUMED TO BE UNSAFE IF:

116.2.1.3.1 THE PERMIT HAS EXPIRED PRIOR TO COMPLETION AND A CERTIFICATE OF OCCUPANCY ISSUED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance by pulling permits to rehabilitate the structures or to demolish the structures on the property within 56 days. If the owner failed to comply the City would demolish the property at the owner's expense.

Hortier Mukonkole, realtor, said they had the property inspected and they were ready to close with the new owner.

Rhonda Hasan, Senior Assistant City Attorney, said there was a lock on the existing permits due to a foreclosure sale and a quit claim deed that had been executed. A new property owner would be allowed to open new permits.

Joe Pasquariello, Assistant Building Official, thought the original owner was still involved but he now had investors involved.

Frank Ansalem, the buyer's broker, said his client rehabilitated properties and he had the funds to work on this home. They planned to close the following week.

Mr. Doody found in favor of the City and ordered compliance by pulling permits to rehabilitate the structures or to demolish the structures on the property within 56 days. If the owner failed to comply the City would demolish the property at the owner's expense. He also ordered the respondent to attend the 6/9/26 hearing.

Special Magistrate Building Division

April 16, 2026

Page 4

**Case:** BE24100109 ORDER TO REAPPEAR

Address: 1620 SW 5 ST  
Owner: MEERSON, YANA

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 \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance. He said the owners had agreed to remove the Tiki hut by June. He recommended a 63- day extension.

Yana Meerson said the only remaining issue was the Tiki hut in the rear yard. She stated the permits had been issued.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

**Case:** BE25110019

Address: 2140 IMPERIAL POINT DR  
Owner: KATZ, JONATHAN P & LORI

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
DRIVEWAY.

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said a Stop Work Order had been posted on the property and the permit was in process.

Lori Katz requested 91 days.

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

**Case:** BE24070394

Address: 1430 NE 62 ST  
Owner: GONZALEZ, NICETTE C GARCIA

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 not in compliance, fines had accrued to \$8,700 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, confirmed the property was not in compliance and recommended imposition of the fine.

Nicette Gonzalez said the engineer she had hired had stopped responding to her so she was hiring a new engineer to create a plan.

Mr. Doody granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/21/26 hearing.

**Case:** BE24100057 ORDER TO REAPPEAR

Address: 633 NW 15 AVE  
Owner: ROVASH PROPERTIES LLC

This case was first heard on 7/17/25 to comply by 11/20/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Building Division

April 16, 2026

Page 5

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance.

Hope Calhoun Esq., the owner's attorney, said they were close to compliance and requested 35 days.

Mr. Doody granted a 35-day extension, during which time no fines would accrue.

**Case: BE25120115**

Address: 1192 SEMINOLE DR

Owner: FARO, DOMENIC R & DIANE

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 4/2/26.

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-17110764 ENCLOSE 3RD FLR ROOF DECK TO ADD 292 SF TO FLA

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

Domenic Faro agreed to comply. He claimed the City inspectors had signed off on the permits in 2021. Inspector Ionescu said a couple of inspections had been missed and the permit subsequently expired. Joe Pasquariello, Assistant Building Official, said the separate roofing permit had never been finalized.

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

**Case: BE24010094**

Address: 1019 SW 20 ST

Owner: HERNANDEZ, JANENE;

TORRES, ELKIN A HERNANDEZ

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 \$7,300 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, said the permit just needed to be paid for to be issued. He recommended 28 days.

Elkin Hernandez agreed.

Mr. Doody granted a 28-day extension, during which time no fines would accrue.

**Case: BE25010132**

Address: 417 SE 16 ST

Owner: FLL401 INVESTMENT 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 in compliance, fines had accrued to \$3,350 and the City was requesting \$1,106 be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,106.

Luis Arroyo requested a further reduction, stating they had needed to hire three different engineers.

Mr. Doody imposed administrative costs of \$1,106.

**Case: BE25110036**

Address: 2511 LAGUNA TER

Owner: RANKIN, REBECCA J

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

Special Magistrate Building Division

April 16, 2026

Page 6

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:  
BLD-RPSF-21070025 NEW POOL

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

Ryan Horland Esq., the owner's attorney, said the owner was in the process of hiring contractors.

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

**Case: BE25100092**

Address: 800 N VICTORIA PARK RD  
Owner: BABCOCK, BENJAMIN D; GASPARD, ANDREA L

Service was via posting at the property on 3/25/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
INTERIOR REMODEL OF THE MAIN HOUSE INCLUDING KITCHEN AND BATHROOMS.  
ALSO ALTERATION OF THE ACCESSORY STRUCTURE INCLUDING KITCHEN & BATHROOM REMODEL, NEW SERVICE CHANGE, NEW ADDRESS CHANGE AND ADDING NEW AC UNITS.

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

Diana Moisei agreed to comply.

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

**Case: BE24120065**

Address: 2171 SW 23 AVE  
Owner: KAVITA NAUTICAL LLC

This case was first heard on 7/17/25 to comply by 10/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting \$975 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$975.

Ethan Barr agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$975.

**Case: BE25020223**

Address: 1111 E LAS OLAS BLVD 408  
Owner: BATTISTA, ANTHONY M;  
ANTHONY M BATTISTA TR ET AL

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 \$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, confirmed the property was not in compliance.

Anthony Battista said he had hired a contractor and was not aware of the permit situation.

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

**Case: BE25020161**

Address: 1220 N ANDREWS AVE  
Owner: HEIER, COLTON GARRETT

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 \$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, confirmed the property was not in compliance and recommended imposition of the fine.

Colton Heier said the work had been done by the previous owner. He said he had hired an architect to draw the plans but could not afford to hire a contractor to submit them. The house had been for sale since December because he could no longer afford the mortgage. He requested an extension.

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

**Case: BE25120116**

Address: 613 NE 15 AVE  
Owner: MCHENRY, JENNIFER L & MITCHELL G

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

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-RADD-22060004 NEW OFFICE ROOM ADDITION 223 SQ FT

VIOLATIONS: FBC(2023) 111.1.1  
OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY RELATED TO PERMIT #  
BLD-RADD- 22060004

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

Anthony Crisanti, contractor, said everything had been finalized three years ago but the Certificate of Occupancy (CO) had not gone through. Inspector Lugo said they had never applied for the CO so the permits had expired.

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

**Case: BE24080209**

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

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting \$1,358 be imposed.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to \$500.

Manuel Ramos agreed to the fine reduction.

Mr. Doody reduced the fine to \$500.

Special Magistrate Building Division

April 16, 2026

Page 8

**Case:** BE25110066

Address: 1620 SW 4 CT  
Owner: GROSS, DAVID M

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
ELE-MISC-24060130 INSTALL BATTERY TO A PV SOLAR SYSTEM

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

David Gross agreed.

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

Mr. Doody took a brief recess.

**Case:** BE25030114

Address: 2621 N OCEAN BLVD  
Owner: USMAN, GHULAM H

This case was first heard on 9/18/25 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 \$11,800 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, confirmed the property was not in compliance.

Kathryn Bushey said her father had passed away and she had filed to close out the permits.

Mr. Doody granted a 35-day extension, during which time no fines would accrue.

**Case:** BE25030117

REQUEST EXTENSION

Address: 1400 NE 2 AVE 1-2  
Owner: 1400 HOLDINGS 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 \$4,500 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, confirmed the property was not in compliance and recommended imposition of the fine.

Josephine Wu said she had submitted the plans in December and had been diligently working to comply. Inspector Ionescu said the permit application had been awaiting client reply since March. Ms. Wu requested three months.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/16/26 hearing.

**Case:** BE24070140

Address: 3131 SW 20 ST  
Owner: ULLOA MAGDALENO, GRETTER KARINA MASEDA,  
DAVID RAUDEL

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 not in compliance, fines had accrued to \$10,450 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, confirmed the property was not in compliance and recommended imposition of the fine. He said three permits were dated 2024 and the City had been awaiting corrections since April 2025.

David Maseda said he had purchased the home in June 2025. He said the title company had indicated two permits were outstanding and only required final inspection. He stated they had hired a contractor right away but they had taken the money and done no work.

Jackson Self, contractor's representative, said they were in discovery and working toward compliance. He requested 60 to 90 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue, and ordered the respondent to attend the 7/16/26 hearing.

**Case: BE25020102**

Address: 132 ISLE OF VENICE DR 1  
Owner: 132 ISLE OF VENICE INVESTMENTS 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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance.

Estefania Mayorga requested 126 days. She said they had been meeting with the City to determine what permits were needed. They had hired an architect and a general contractor.

Mr. Doody granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/20/26 hearing.

**Case: BE25090200**

Address: 2505 E LAS OLAS BLVD  
Owner: LANE, ROBERT IV

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLATION OF FRONT IMPACT WINDOWS ON ALL ELEVATIONS EXCEPT THE LEFT SIDE OF THE SECOND FLOOR.  
MASONRY INFILL OF WINDOW OPENINGS ON THE EAST AND WEST FAÇADES, WHERE EXISTING WINDOWS WERE REMOVED AND THE OPENINGS WERE FILLED IN WITH MASONRY UNITS.  
INTERIOR ALTERATIONS TO THE STRUCTURE.  
CONSTRUCTION OF A NEW FRONT BALCONY.  
MODIFICATION OF ALL REAR (CANAL SIDE) OPENINGS, WITH NEW IMPACT DOORS INSTALLED, EXCEPT FOR THE TOP LEVEL SLIDING GLASS DOORS.  
INSTALLATION OF A NEW PRIVACY WALL ON THE NORTHEAST SIDE OF THE PROPERTY.  
ALTERATIONS TO THE POOL DECK AREA AND LANDSCAPING

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

Robert Lane said the windows and balconies had permits. He said he had not altered the size of the windows. He stated his engineer would address all violations.

Mr. Doody found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day and ordered the respondent to attend the 8/20/26 hearing.

Special Magistrate Building Division

April 16, 2026

Page 10

**Case: BE24080029**

Address: 1508 NE 17 WAY  
Owner: LABRIOLA, TANIA

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 not in compliance, fines had accrued to \$10,450 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, confirmed the property was not in compliance and recommended imposition of the fine.

Tania Labriola said the work should be complete by June 5 when the permit expired. Inspector Mark supported a 63-day extension.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

**Case: BE25100327**

Address: 2300 AQUA VISTA BLVD  
Owner: CYBURT HOLDINGS LLC

Service was via posting at the property on 2/25/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
NEW DRIVEWAY, GATES, COVERED AWNING, AND TENNIS COURT INSTALLED WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the case was begun pursuant to a complaint.

Anna Cyburt said they had applied for the permits.

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

**Case: BE25120100**

Address: 1166 CHATEAU PARK DR  
Owner: DAMUS, MARIE ROSE & ROGES

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
CONSTRUCTION OF ACCESSORY DWELLING UNITS, STRUCTURAL, ELECTRICAL AND PLUMBING

VIOLATIONS: FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation. He said the case was begun pursuant to a complaint. He said a permit to demolish the illegal structures was under review.

Special Magistrate Building Division

April 16, 2026

Page 11

Marie Arias, Code Compliance Officer, acted as interpreter for the owner, Roges Damus. He requested six months.

Mr. Doody found in favor of the City and ordered compliance within 154 days or a fine of \$50 per day, per violation.

**Case:** BE25090232

Address: 920 SW 30 ST  
Owner: ESUS A SANCHEZ TR;  
SANCHEZ, JESUS ANTONIO TRUSTEE

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
TIKI HUT, ROOFED SHADE STRUCTURE, SHED

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 DUPLEX TO A TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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

Jesus Sanchez said he was working to address the violations.

Mr. Doody found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 8/20/26 hearing.

**Case:** BE25020025

Address: 1470 N DIXIE HWY  
Owner: WISTERIA COURT CONDO ASSN INC

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 \$18,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance.

David Briel, property manager, said they had hired a contractor last year to pull the permits and do the work but he had not done it. He said a new electrician would start on the permit applications the following week. He requested 90 days.

Kathryn Bishop, association president, said the board was new as of January and they were working diligently.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/16/26 hearing.

**Case:** BE25020293

Address: 2811 E COMMERCIAL BLVD  
Owner: 1302 NE 32ND LLC

This case was first heard on 9/18/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting \$852 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$852.

Abe Borujerdi said at the last minute, the City had reversed the final and required them to vacate the two restaurant owners.

Mr. Doody waived the fine.

**Case:** **BE25020295**  
Address: 429 SW 24 AVE  
Owner: MATHURIN, DENISE

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 \$4,500 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, confirmed the property was not in compliance. He said the AC permits had expired in February 2025.

Jean Louis said his father had passed away. He requested 60 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/16/26 hearing.

**Case:** **BE25100278**  
Address: 4571 NW 10 AVE  
Owner: DURAND, FERNANDO

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
ELE-SRVRP-WT-25010005 EMERGENCY ELECTRICAL PANEL CHANGE OUT

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

Fernando Durand said a licensed contractor had opened the permit but no work had ever been done. He had tried to void the permit but the City had informed him he must obtain the contractor's signature or provide a notarized statement that no work had been done. He wanted to know what ordinance or code required this. Mr. Durand requested the permit be administratively voided.

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

**Case:** **BE25010015**  
Address: 540 SW 28 AVE  
Owner: 540 INVESTMENTS 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 \$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, confirmed the property was not in compliance.

Donald Anderson said only one thing remained to comply and requested 63 days.

Mr. Doody granted a 63-day extension, during which time no fines would accrue.

Special Magistrate Building Division

April 16, 2026

Page 13

**Case:** BE26010027

Address: 4725 N FEDERAL HWY  
Owner: HOLY CROSS HOSPITAL INC;  
ATT: LEGAL AFFAIRS

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
FIR-ALARM-19120015 - SYSTEM UPGRADE

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

Mr. Doody found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day.

**Case:** BE25050048 ORDER TO REAPPEAR

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

This case was first heard on 12/18/25 to comply by 4/16/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Avi Dvir said the tenants had not allowed him to do any work but they were leaving at the end of the month. He requested 90 days.

Mr. Doody granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/16/26 hearing.

**Case:** BE25120086

Address: 1200 NW 62 ST  
Owner: 1200 W CYPRESS CREEK PROPERTY LLC

Service was via posting at the property on 2/18/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
CMU BLOCK WALL/FENCE AND METAL ROLLING GATE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said they still needed a permit for the rolling gates, as well as an electrical sub-permit.

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

**Case:** BE25110080

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

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 4/2/26.

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-ROOF-WT-24100124 RE-ROOFING FLAT

Special Magistrate Building Division

April 16, 2026

Page 14

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

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

**Case: BE25110028**

Address: 416 SW 11 CT  
Owner: ROELOFS, MARIAH

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-20070242 RE-ROOF AND SKYLIGHTS

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

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

**Case: BE25110143**

Address: 1621 NW 18 AVE  
Owner: TERRY, CAROLYN H/E;  
HOLLOWAY, FELICIA C H/E ETAL

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RADD-22100021 REAR ADDITION AND RELATED SUBS ELE. PLUB. MECH.

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

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

**Case: BE25110137**

Address: 2200 S OCEAN LN 210  
Owner: ITALIA, RICHMOND

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-22070002 #210 INTERIOR DEMO

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

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

**Case: BE25120158**

Address: 2895 NE 26 CT  
Owner: VAZQUEZ, MARTIN PAUL

Service was via posting at the property on 3/18/26 and at 1 East Broward Blvd. on 4/2/26.

Special Magistrate Building Division

April 16, 2026

Page 15

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:  
DOCK EXTENSION AND TIKI/CHICKEE HUT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the owner had already applied for permits.

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

**Case: BE26030223**

Address: 1000 SW 12 ST  
Owner: RIO NUEVO B CONDO ASSN INC

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

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: SEWER LINE REPLACEMENT AND DRYWALL REPAIRS UNITS LINE 109.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$200 per day.

Mr. Doody found in favor of the City and ordered compliance within 91 days or a fine of \$200 per day.

**Case: BE25120011**

Address: 2608 MIDDLE RIVER DR 1-2  
Owner: MALCO, ROMANY ROMANIC JR

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-WT-24020012 62' ALUM FENCE 6' WITH GATES

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

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

**Case: BE25110186**

Address: 3381 SW 11 AVE B  
Owner: HUNTER, DAVID WILLIAM JR;  
LYLE BOYER REAL ESTATE TR ET AL

Service was via posting at the property on 3/12/26 and at 1 East Broward Blvd. on 4/2/26.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CMIS-24050631 COLLOCATION OF ANTENNAS AND INSTALLATION OF ASSOCIATED EQUIPMENT ON AN EXISTING CELL TOWER

Special Magistrate Building Division

April 16, 2026

Page 16

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

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

**Case:** BE25100236

Address: 110 SW 30 AVE  
Owner: WILLIAMS, RICKY E

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
PM-11062110 CHANGE CARPORT INTO GARAGE AND NEW WINDOWS AND DOOR W/ IMPACT

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

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

**Case:** BE25090027

Address: 1000 SE 4 ST 319  
Owner: HAY, MARTHA J

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

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INTERIOR WALLS ARE IN DISREPAIR.

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

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

**Case:** BE25100237

Address: 2678 GULFSTREAM LN  
Owner: CLEAR SAILS PROPERTIES LLC

Service was via posting at the property on 2/9/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
PM-15052129 SINGLE FAMILY RESIDENCE: CONVERT EXISTING FRONT PORCH INTO A  
CONDITIONED ROOM AND EXISTING REAR PORCH INTO AN UNCONDITIONED SUNROOM

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

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

**Case:** BE25110127

Address: 3324 NE 39 ST  
Owner: KARAJ, ELTON & LOLIANA; KARAJ FAM TR

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

Special Magistrate Building Division

April 16, 2026

Page 17

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

VIOLATIONS: FBC(2023) 111.1.1  
PROPERTY IS BEING OCCUPIED WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

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

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

**Case: BE25090039**

Address: 4600 NE 23 AVE  
Owner: WHITTINGTON JR, REGINALD DON;  
WHITTINGTON, SHERI ANN

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

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-FEN-20010035 INSTALL CBS WALL ON S PROP LINE 158  
LNF PLB-IRR-22010034 INSTALL 1 IN IRRIGATION METER

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

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

**Case: BE25110063**

Address: 27 S GORDON RD  
Owner: ALBOUCREK, MICHAEL J & STACIE L

Service was via posting at the property on 2/13/26 and at 1 East Broward Blvd. on 4/2/26.

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:  
BLD-BDSP-24060279 WOODEN DOCK

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

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

**Case: BE25110003**

Address: 540 NE 11 AVE  
Owner: 540 NE 11 GROUP LLC

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

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:  
BLD-FEN-20030044 INSTALL FENCE 185 LF X 6' HIGH WOOD WITH ONE GATE

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

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

Special Magistrate Building Division

April 16, 2026

Page 18

**Case: BE25110136**

Address: 700 SE 3 AVE

Owner: AIDS HEALTHCARE FOUNDATION INC

Personal Service was accepted on 3/26/26. Service was also via posting at 1 East Broward Blvd. on 4/2/26.

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-15120020 - INSTALL DIESEL GENERATOR

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

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

**Case: BE25110041**

Address: 1212 E BROWARD BLVD

Owner: BR PROPERTY 18 LLC

Service was via posting at the property on 3/23/26 and at 1 East Broward Blvd. on 4/2/26.

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-19072953 - 1212 E BROWARD BLVD - 3RD FLOOR INTERIOR IMPROVEMENTS HANDICAP  
BATHROOMS/CORRIDOR AND SUBS PM-19080246, PM-19080247, PM-19080248

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

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

**Case: BE25110175**

Address: 1701 NE 6 ST

Owner: CARRAS, JAMES & ALICIA MARIE

Service was via posting at the property on 3/24/26 and at 1 East Broward Blvd. on 4/2/26.

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-04082434 PM-19071457 REPL 12 WINDOWS 4 DOORS INSTALL TRAVERTINE PAVERS  
POOL DECK

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

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

**Case: BE25010080**

Address: 2172 NE 62 ST

Owner: MENDEZ, TATIANA; SILVA, RODGER SENA H/E

This case was first heard on 7/17/25 to comply by 10/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting \$998 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$998.

Mr. Doody imposed administrative costs of \$998.

Special Magistrate Building Division

April 16, 2026

Page 19

**Case: BE25070079**

Address: 518 NW 13 AVE  
Owner: TERRANOVA INVESTMENTS NORTH AMERICA LLC

This case was first heard on 11/20/25 to comply by 11/30/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$13,600 fine, which would continue to accrue until the property was in compliance.

**Case: BE25020296**

Address: 701 CAROLINA AVE  
Owner: NICOLAS, YAIR E ACEVEDO

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

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

**Case: BE25030106**

Address: 2572 NE 26 ST  
Owner: JPV HOME SOLUTIONS 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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE24120001**

Address: 1649 NE 8 AVE  
Owner: ALON, LIRON

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 in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Mr. Doody imposed the \$950 fine.

**Case: BE24070005**

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

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,650 and the City was requesting \$500 be imposed.

Mr. Doody reduced the fine to \$500.

**Case: BE24070155**

ORDER TO REAPPEAR

Address: 244 SW 23 ST  
Owner: BONNET, VICTOR ALEJANDRO;  
GALLO, MARIA TERESA

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 \$4,550 and the City was requesting \$1,227 be imposed.

Mr. Doody imposed administrative costs of \$1,227.

Special Magistrate Building Division

April 16, 2026

Page 20

**Case:** BE25020034

Address: 609 SW 20 ST

Owner: SEVEN NINE 86 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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case:** BE25020249

Address: 1345 SW 26 AVE

Owner: ALFARO, JESSICA

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

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

**Case:** BE24110126

Address: 635 NW 14 AVE

Owner: SME INVESTMENT GROUP LLC

This case was first heard on 8/21/25 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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case:** BE25020243

Address: 1431 N FEDERAL HWY

Owner: RANG 1431 LLC

This case was first heard on 9/18/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,000 and the City was requesting \$1,074 be imposed.

Mr. Doody imposed administrative costs of \$1,074.

**Case:** BE23100226

Address: 1628 NE 7 AVE

Owner: WBRD SERVICES LLC

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$15,100 fine, which would continue to accrue until the property was in compliance.

**Case:** BE24030146

Address: 1800 NW 7 AVE

Owner: WILLS, GINETTE

This case was first heard on 9/19/24 to comply by 12/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$15,050 fine, which would continue to accrue until the property was in compliance.

**Case: BE25050152**

Address: 2125 BAYVIEW DR

Owner: GOODWIN, ROBIN

This case was first heard on 11/20/25 to comply by 3/17/26. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,450 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 contractor was working to resolve a setback issue and several permits were in process. He recommended a 91-day extension.

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

**Case: BE25090135**

**ORDER TO REAPPEAR**

Address: 109 NE 12 AVE

Owner: LIBERMAN, ROBERT J

This case was first heard on 3/17/26 to comply by 4/16/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, confirmed the property was not in compliance and recommended bringing the case as a Massey hearing. The permit had expired in September 2025.

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

City staff entered page 33 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:

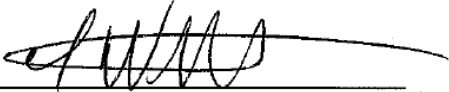
None

There being no further business, the hearing was adjourned at 11:55 AM.

R. M. Poo Wj

**Special Magistrate**

ATTEST:



**Clerk, Special Magistrate**