## 

**Staff Present:**

Tasha Williams, Administrative Supervisor

Diana Cahill, Administrative Assistant

Victoria Mack, Administrative Assistant

Yvette Cross Spencer, Administrative Assistant

Katie Williams, Administrative Assistant

Alicia Joseph, Administrative Assistant

Rhonda Hasan, Assistant City Attorney

Anthony Fajardo, Director, Department of Sustainable Development

Alexander Albores, Building Inspector

Alejandro DelRio, Building Inspector\

Scott Dry, Electrical Chief

Leonardo Martinez, Building Inspector

Jorge Martinez, Building Inspector

Robert Masula, Building Inspector

George Oliva, Chief Building Inspector

Joe Pasquariello, Assistant Building Official

Tomas Perez, Mechanical Plans Examiner

Mary Rich, Code Compliance Officer

Enrique Henry Salvador, Plumbing Chief

Jose Saragusti, Building Inspector

Hector Suarez, Code Compliance Officer

Carmen Thompson, Permit Services Tech

**Respondents and witnesses**

|  |  |
| --- | --- |
| CE-20010003: Michael Rahael  BE20040034: John Brown; Michelle Gomez  CE20120122: Patricia Rathburn  BE20040363: Ron Surin  BE20040401: Fernando Peyoto  BE20120004: Linda Davis  BE21050009; CE21050023: Sam Fast  CE21010055: Silvia Schock  BE20060038: George Makhoul  BE20050405: Nathan Bagley  CE20120615: Causley Coutain  CE16021754: Sean Kellier  BE20050351: Heather Kaminsky  BE20050008: Hillary Baskett  BE20060059: Courtney Crush  BE20050364: Antonio Delorenzo | BE20050382: Pierre Petit-Frere  BE21030050: Craig Samara  BE20060091: Rodrick Landry  BE20060124: Andrew Truesdale  BE20040172: Thomas Lanagon  BE20040355: Michael Malecka; Christina Ashley; Hy Montero; Mark Stempler  CE19090067: Irene Katsamakis  CE20090232: Veronica Galvez  BE20050413: Jesus Fonte  CE19080430: Lazara Prieto  CE20060434: Ladi Goldwire  CE20060918: Haydee Kozich; Lorenzo Perez; Scott McLaughlin  BE20080092: Robert Connors |

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

The meeting was called to order at 8:30 A.M.

**Case: CE19090067** Continued from 4/15/21

2301 NE 26 ST, # D1

JOHN R KATSIKAS REV LIV TR

SUSAN G KATSIKAS REV LIV TR

This case was continued from the 4/15/21 hearing.  
  
Robert Masula, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.1

THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT

LIMITED TO ALTERATIONS MADE SUCH AS:

1. ELECTRICAL.

2. MECHANICAL.

3. INTERIOR ALTERATIONS.

THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR

INSPECTIONS.

Inspector Masula reported on 5/12/21, he and the electrical chief, mechanical chief, plumbing chief and another building inspector had reinspected the property. He had reviewed permit records for the property and found no permit record for the plumbing and electrical alterations. A mechanical permit was also needed for the ventilation required for the nail salon.

Inspector Masula said there was a claim that this property had formerly been used as a salon, but the only record he found was from a 1968 permit. In his opinion, that use had nothing to do with the work done on this property. He said the permit process would require an as-built drawing and electrical, mechanical and plumbing permits. There may be additional requirements. He recommended ordering compliance or a fine of $50 per day.

Irene Katsamakis, representative, said, “This is all based on opinion” and there was no proof any work had been done. She stated she had an email from the Director of the Department of Sustainable Development stating that “everything is cleared to go.” She also said she had been sexually harassed by members of the Building Department. She asked for the case to be closed, or a verdict, so she could appeal.

Inspector Masula reviewed his qualifications and said his testimony was based on his professional experience. Ms. Katsamakis insisted there was no evidence.

Ms. Hasan said the discipline chiefs could testify to their findings at the inspection on 5/12/21.

Enrique Henry Salvador, Plumbing Chief, said on his first inspection, piping was present for shampoo bowls and faucets which were not yet installed. Also, a bathroom had been removed and a washing machine installed, and the opening for the water closet was still open. On May 12, when he reinspected, everything had been installed. He believed a permit was required.

Thomas Perez, Mechanical Plans Examiner, said mechanical ventilation was required at all nail stations, per the Florida Building Code.

Scott Dry, Electrical Chief, stated Inspector Masula had shown him photos of new wiring and conduit, which required a permit.

Ms. Katsamakis stated, “We’re a salon, so we don’t provide any type of acrylics…which is well within the means to not have any ventilation…” She said there had been no bathroom removed.

Daniel Jordan Elms, representative, said the bathroom was on the other side; there was no missing bathroom.

Ms. Katsamakis said she still had no evidence of when any unpermitted work had been done.

Inspector Masula said he had researched the permit history, and the last permit activity dated to 1981 after a fire. The alterations for which the property had been cited had recently been done. Ms. Hasan confirmed that the City was not required to know when the unpermitted work had been done. She noted that Mr. Salvador had testified that work had been done between his two inspections. The City had met its burden. She recommended ordering compliance within 35 days.

Ms. Katsamakis asked Anthony Fajardo, Director of the Department of Sustainable Development, why she was still being cited after she had received an email from him saying everything was “cleared.” Mr. Fajardo said that discussion was regarding the business tax, which was being held up for work without permits. Mr. Fajardo, Assistant Building Official Joe Pasquariello, and City Manager Chris Lagerbloom had visited the site and Mr. Pasquariello had determined the business tax should not be held up because the City could not legally do that, provided the business met the other requirements for the business tax. That email was not about the permits; those still needed to be addressed. Ms. Katsamakis said her email indicated the business tax permit was being held up because the City wanted a change of use, not for work without permits. She had been told she did not need a change of use but after she signed a lease she had been told again she needed a change of use. Ms. Katsamakis said she had subsequently visited the Building Department and been “yelled at by four different members of the Building Department” and subsequently contacted Mayor Trantalis. After that, inspector Masula had visited the property and cited her for painting.

Mr. Fajardo admitted there may have been confusion regarding the change of use. He said it had been determined that no change of use was required for zoning, but the change of use that was needed related to the Florida Building Code, which had different requirements.

Inspector Masula said he was called by his supervisor Chief George Oliva about work being performed without permits and when he visited the property, he had clearly seen a space in the process of a build-out and he had posted a Stop Work Order on the property.

Ms. Flynn said there was sufficient evidence in the photos that the electrical and other work was not old. She had heard sufficiently from the Department that the improvements required a permit and she accepted the testimony that a permit search had been performed and there were no permits on file for this work. It did not matter that the City did not know when the improvements were made, what mattered was that they were done without permits. Ms. Flynn explained that permits included inspections of the work so the public was assured that the establishment was safe.

Inspector Masula stated they were extending a courtesy in allowing the owner to hire a licensed electrician, plumber and mechanical and between them to decide who would coordinate the permit process. The City was also asking for a floor plan, not a full set of architectural plans. Inspector Masula felt 35 days was sufficient time for the respondent to come back to demonstrate progress toward compliance. If progress was being made in 35 days, he would be willing to grant an extension.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of $50 per day.  
  
**Case: BE20060091**

1711 NE 9 AVE

LANDRY, RODRICK TODD

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Jose Saragusti, Building Inspector, said the property was not in compliance.

Rodrick Landry said he was unaware of the permit issue when he purchased the home. He erroneously thought the issue had been resolved. He had spoken with Inspector Saragusti and now understood what needed to be done. He had hired a paving company to determine the work that was needed. Inspector Saragusti explained that the owner needed to reopen the permit and request inspections. He recommended a 42-day extension.  
  
Ms. Flynn granted a 42-day extension, during which time no fines would accrue.  
**Case: BE20060124**

1815 SW 4 ST

TRUESDALE, ANDREW

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $2,400 and the City was requesting imposition of the full fines

Jose Saragusti, Building Inspector, recommended reducing the amount owed to $156 to cover administrative costs.

Andrew Truesdale agreed.  
  
Ms. Flynn imposed administrative costs of $156.  
  
**Case: CE20060918**

4710 NE 30 TER

KOZICH, HAYDEE L

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY

PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:

WOOD PILING MOVED OR REPLACED. STRUCTURAL MODIFICATIONS TO WOOD DOCK.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of $50 per day. He said the permit application had been awaiting corrections since January 19, 2021.

Lorenzo Perez, attorney, felt 63 days was sufficient. He said the pile was moved after a neighbor complained it was encroaching on his property. He stated the comment on the application related to zoning.

Scott McLaughlin, surveyor said his firm had determined that the previous dock had been outside the riparian line but the reconstructed dock was within the riparian line. He said the City had determined the dock was within the setback of the riparian line but he did not believe it. He stated Mohammed Malik, Zoning Administrator, had indicated the lines must extend straight out from the property line, but per the FDEP, this was not always the case. Mr. McLaughlin thought the code section cited by Mr. Malik related to watercraft dockage, not the dock.

Inspector Albores said the owner must address this with the plans reviewer. The work without permit violation remained.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $50 per day.  
  
**Case: CE16021754**

1035 NW 5 AVE

KELACO CORP

This case was first heard on 7/28/16 to comply by 9/8/16 and 1/24/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $38,800 and the City was requesting a $550 fine be imposed.  
  
Alejandro DelRio, Building Inspector, said the property was in compliance. He stated he agreed with the reduction suggested by the City.

Sean Kellier agreed to the fine reduction.  
  
Ms. Flynn imposed a fine of $550 for the time the property was out of compliance.

**Case: BE20060038**

844 NW 10 TER

MAKHOUL, GEORGE

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

George Makhoul requested more than 42 days because he was out of the country. Officer Rich stated the Board of Rules and Appeals allowed 42 days to submit the report. Ms. Hasan explained what was required in the report.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20050405**

845 N FEDERAL HWY

831‑845 N FEDERAL HIGHWAY LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

Nathan Bagley agreed.

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

**Case: BE20050008**

1303 SE 17 ST

SOUTHPORT RETAIL LLC; % PRINCIPAL REAL ESTATE INVESTOR

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

Hillary Baskett agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20040172**

2017 NE 18 ST

LOGGERHEAD GARDENS LLC

Service was via posting at the property on 5/5/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

Thomas Lanagon agreed, and said he had already sent the report.

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

**Case: BE20040355**

2200 S OCEAN LN

POINT OF AMERICAS CONDO APTS II INC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alex Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day. He said the 180 days allowed for repairs had lapsed and the owner must submit a new report within 42 days.

Mark Stempler, attorney, said they had submitted the report in October and the association was working to correct the deficiencies identified in the report. They had hired a contractor and they anticipated work would begin immediately. Inspector Albores explained that if additional time was needed, an engineer must submit the request in writing for another 180 days.

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

**Case: BE20050413**

3200 W BROWARD BLVD

A & M INVESTMENTS OF AMERICA LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

Jesus Fonte agreed.

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

**Case: BE20060059**

1309 E LAS OLAS BLVD

P D K N P‑7 LLC

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.

Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.

Courtney Crush, attorney, agreed to the 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: CE19080430**

3909 N OCEAN BLVD

TOP OF THE MILE SOUTH INC

Service was via posting at the property on 4/20/21 and at City Hall on 5/6/21.

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

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day. Inspector Albores explained that the owner had already been granted 180 days to may corrections pursuant to the report submitted and if additional time was needed, an engineer must submit the request in writing for another 180 days.

Lazara Prieto agreed to submit the letter.

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

**Case: BE21030050**

1342 BAYVIEW DR

SAMARA, CRAIG

Service was via posting at the property on 4/27/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

SEC. 28‑155.(A)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE

SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE‑ PLUMBING (FBCP)

(2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER

62‑555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES

(CHAPTER 25‑153, 28‑155). CCN 6Q57‑L3LA

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.

Craig Samara agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: CE20120122**

436 SW 8 AVE

SWINDELL, ROBERT C

Service was via posting at the property on 5/4/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, 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:

NEW PAVERS IN DRIVEWAY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of $50 per day.

Patrician Rathburn said bricks were replaced with pavers for an elderly resident who had difficulty walking. The contractor had indicated a permit was not needed because this was a “repair.” She requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $50 per day.

**Case: BE20040401**

505 NW 8 AVE

NOOR DEVELOPMENT GROUP LLC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda.  
The property was in compliance, fines had accrued to $550 and the City was requesting no fine be imposed.  
  
Jorge Martinez, Building Inspector, recommended no fine be imposed.

Fernando Peyoto agreed to the reduction.

Ms. Flynn imposed no fine.

**Case: BE20050351**

1218 SW 20 ST

KAMINSKY, HEATHER S

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting a 63-day extension.

Jorge Martinez, Building Inspector, recommended a 63-day extension.

Heather Kaminsky agreed to the extension.  
  
Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE20090232**

2941 SW 13 CT

GALVEZ, VERONICA

Service was via posting at the property on 4/23/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, 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:

NEW WOOD FENCE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of $50 per day.

Veronica Galvez agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of $50 per day.  
  
**Case: BE20040034**

50 ISLE OF VENICE

50 ISLE OF VENICE LLC % JOHN A BROWN

This case was first heard on 12/8/20 to comply by 1/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $6,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Jose Saragusti, Building Inspector, reported the property was not in compliance but the owner was working toward compliance. He recommended a 63-day extension.

John Brown agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.  
  
**Case: CE21050023**

520 SE 5 AVE UNIT 1408

KYPROS HOLDINGS LLC

% MORRISON BROWN & ARGIZ ATT RAUL

Service was via posting at the property on 5/6/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED

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

Sam Fast agreed to comply within 63 days.  
  
Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $100 per day.  
  
**Case: BE21050009**

520 SE 5 AVE

LAS OLAS BY THE RIVER CONDO ASSN INC

Service was via posting at the property on 5/6/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED

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

Sam Fast agreed to comply within 63 days.  
  
Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $100 per day.  
  
**Case: CE‑20010003**

35 N FEDERAL HWY

PAVILION LTD; % AMERA PROPERTIES INC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Leonardo Martinez, Building Inspector, recommended a 28-day extension for the owner to remove the fence that had been installed without a permit.

Michael Rahael agreed to the extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.  
  
**Case: CE21010055**

705 SW 22 TER

SCHOCK, SILVIA

Service was via posting at the property on 4/22/21 and at City Hall on 5/6/21.  
  
Leonardo Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 CONCRETE DRIVEWAY. CARPORT ENCLOSURE. NEW WINDOWS AND DOORS. NEW HIGH

HATS INSTALLED IN THE FRONT PORCH CEILING. NEW WOODEN/PVC FENCE. NEW MINI

SPLIT AC.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of $50 per day. He said the owner was working toward compliance.

Silvia Schock agreed to comply within 91 days.

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

**Case: BE20050364**

1311 SEMINOLE DR

DANIELSSON, LEIF

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑18112411 CONSTRUCT DOCK 90 LF, INSTALL 10 PILES,90 LF, SEAWALL CAP,

PM‑18111846 REPLACE 2 WINDOWS/7 DOORS W/IMPACT

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.

Antonio Delorenzo said the owner was in Sweden but he would reinstate the permits. He requested more than 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $50 per day.  
  
Ms. Flynn took a brief break.

**Case: BE20050382**

1317 NE 4 AVE

AGAPE CHURCH OF GOD INC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Jorge Martinez, Building Inspector, recommended a 63-day extension.

Pierre Petit-Frere agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.  
  
**Case: CE20060434**

4451 TWIN LAKES BLVD

SHAMMAH, WILLIAM

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, 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:

THERE IS A NEW TIKI HUT .

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.

Ladi Goldwire agreed to comply within 42 days.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.

**Case: CE20120615**

943 NW 14 ST

COUTAIN, CAUSLEY M

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, 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:

NEW ROOF NO PERMIT ON FILE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of $50 per day.

Causley Coutain agreed to comply within 35 days. She asked Inspector Martinez about an owner doing the roof repairs and he replied an owner could do the repairs if they were less than 25%.

George Oliva, Chief Building Inspector, noted that the structural work to the rafters required an engineer to design it and a permit regardless of the percentage of the roof repair. He advised Ms. Coutain to contact Victor Blanco, the Assistant Building Official, about the permit. Inspector Martinez suggested 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $50 per day.

**Case: BE20040363**

480 NE 13 ST

LAW OFFICES OF CHAMPAGNE & SURIN PA

This case was first heard on 2/18/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, reported the property was not in compliance and recommended imposition of the fine.

Ron Surin said the original contractor had passed away and they had hired a new contractor, who had misled them, even telling Mr. Surin that he did not need to attend this hearing because he had been in contact with the City. Mr. Surin requested additional time to hire another contractor. Inspector Martinez recommended 35 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: BE21020051**

2437 SUGARLOAF LN

CRAWFORD, MYRON R & MARGI L

Service was via posting at the property on 4/23/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017)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 DOCK BEING INSTALLED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.

**Case: CE21010342**

804 SW 2 CT

800 HOTEL LLC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alejandro DelRio, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 FENCE INSTALLED IN FRONT OF THE PROPERTY AND PERGOLA

ON INTERIOR PATIO. SCON LIGHTS, NEW FENCE, TWO NEW SPLITS A/C UNITS, NEW

WIRING FOR SECURITY AND NEW EXTERIOR ELECTRICAL PANEL.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of $50 per day.

**Case: BE20070181**

1215 NE 13 AVE

BROWN, KEVIN J & MOFFATT, TIMOTHY J

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Leonardo Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY

PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:

NEW WINDOWS AND DOORS. OPENING ENCLOSURE. STUCCO OVER WIRE LATH.

SPRINKLER SYSTEM. NEW SPRINKLER PUMP. NEW AC UNITS(2). NEW INTERIOR HIGH

HATS. NEW KITCHEN.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 35 days or a fine of $50 per day. He said the sprinkler and sprinkler pump permits were still needed.  
  
Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of $50 per day.

**Case: BE21020020**

4 PELICAN DR

SENDOWSKI FAM TR;

SENDOWSKI, J & PAMELA TRUSTEE

Service was via posting at the property on 4/23/21 and at City Hall on 5/6/21.  
  
Leonardo Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 111.1.1

BUILDING IS BEING OCCUPIED WITHOUT OBTAINING CO.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or the property must be vacated and a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 91 days or the property must be vacated and a fine of $50 per day.

**Case: BE20060196**

2100 S OCEAN LN, # 1508

LAMISERE, ANN BERTHA SOPHIE

Service was via posting at the property on 5/4/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑17080447 # 1508 FLOOR KITCHEN AND BATH REMODEL

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20060319**

2726 DAVIE BLVD

LA SEGUNDA REALTY CORP

Service was via posting at the property on 5/4/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑15091020 ‑ INSTALL BURGLAR ALRAM SYSTEM FOR 2726

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.

**Case: BE20070037**

2841 N OCEAN BLVD, # 1801

CERUTI, ANTONELLA

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑07031223 ‑ INSTALL 6 ACCORDION SHUTTERS

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20070269**

3391 NW 63 ST

SZIKSZAI, LUDENCIA

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Jose Saragusti, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑19020139 ‑ SFR REROOF 2200 SQFT SHINGLES

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE21010006**

515 NE 4 ST

515 INC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

47‑19.2.HH.II.2.C

THERE IS A PORTABLE STORAGE UNIT ON REAR OF THIS PROPERTY.

FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY

PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:

ELECTRICAL OUTLETS AT THE REAR OF THE PROPERTY AND NEXT TO PORTABLE

STORAGE CONTAINER UNIT.

FBC(2020) 111.1.1

SINGLE FAMILY RESIDENT PROPERTY BEING USED FOR ASSEMBLY OR AS AN

EXTENSION OF ADJACENT BUSINESS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of $50 per day, per violation.  
  
Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of $50 per day, per violation.  
  
**Case: BE21030049**

1451 N FEDERAL HWY

BH PLAZA DEL MAR LLC

Service was via posting at the property on 5/5/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

SEC. 28‑155.(A)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE‑ PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62‑555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25‑153, 28‑155).

CCN 8B75‑Y3SX

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE21030084**

1312 E LAS OLAS BLVD

BETH W GORDON REV LIV TR;

GORDON, BETH W TRUSTEE

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY

PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:

TWO WOOD FLOOR DECKS

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE21030089**

1020 NW 23 AVE

PUBLIC STORAGE PROP IV LTD; DEPT PT‑FL 00415‑01

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

Sec. 28‑155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE

SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE‑ PLUMBING (FBCP)

(2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER

62‑555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES

(CHAPTER 25‑153, 28‑155).

CCN 2Z65‑W3QE

Inspector Albores presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: CE20071328**

1748 NW 29 WAY

POOLE, JAMES

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alexander Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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:

INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS, WINDOWS, DOORS, ELECTRICAL

AND ROOF EXTENSION.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 91 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of $50 per day.

**Case: BE20050352**

1220 NW 7 TER

JOHNSON, TOWANDA

Service was via posting at the property on 4/28/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑19010865 ATF: INSTALL 29 X 4.5 FT WOOD FENCE WITH ONE GATE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.

**Case: BE20050393**

1350 RIVER REACH DR, # 414

AKANDE, AFEEZ

Service was via posting at the property on 4/28/21 and at City Hall on 5/6/21.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑18092707 # 414 AC CHANGEOUT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20060041**

1533 SW 20 AVE

MALEC, JOHN J

Service was via posting at the property on 4/23/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑19031617 ‑ REMOVE AND REPLACE FRONT DOOR

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20060065**

1606 NW 14 CT

LOGICORP ENTERPRISES INC

Service was via posting at the property on 4/28/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑16012227 AFTER THE FACT FLAT DECK REROOF

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.

**Case: BE20060094**

1731 SE 15 ST, # 613

JOHN WENER REV TR

WENER, JOHN TRUSTEE

Service was via posting at the property on 4/28/21 and at City Hall on 5/6/21.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑13070031 # 613 REMODEL KITCHEN & OTHER GENERAL REMODELING

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20060114**

1775 N ANDREWS SQ, # 103W

MIZE, GREGG A

Service was via posting at the property on 5/4/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM‑14011155 #103W REPLACE 2 TON WSHP

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: CE20100174**

841 ARIZONA AVE

CARVALHO, PETER R & BISSON T

Service was via posting at the property on 4/23/21 and at City Hall on 5/6/21.  
  
Jorge Martinez, 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:

ENCLOSURE OF CARPORT

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of $50 per day.  
  
**Case: CE21010528**

6988 NW 30 AVE

PICCOLO, LILLIAN ROZE

Service was via posting at the property on 5/4/21 and at City Hall on 5/6/21.

Jorge Martinez, 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:

THERE IS A NEW FENCE, NO PERMIT ON FILE

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $50 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $50 per day.  
  
**Case: BE20040198**

3340 NE 32 ST

EDNA B RELLA LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.

**Case: BE20050327**

223 SW 28 ST

MANNING CAPITAL HOLDING LLC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20050336**

2731 NW 19 ST

JOHNSON, H WESLEY

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Alex Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 180 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of $100 per day.  
  
**Case: BE20050337**

4 NW 7 ST

LEVY FT LAUDERDALE HOLDING LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20050372**

612 NW 9 AVE

PROVIDENT FORT LAUDERDALE LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
Alex Albores, Building Inspector, testified to the following violation(s):  
VIOLATIONS:

FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE

BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 180 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of $100 per day.  
  
**Case: BE20050412**

3214 W BROWARD BLVD

A & M INVESTMENTS OF AMERICA LLC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.

Mary Rich, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.

**Case: BE20050432**

1302 E LAS OLAS BLVD

FIRST PRESBYTERIAN CHURCH; OF FORT LAUDERDALE FL INC

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20060031**

3561 W DAVIE BLVD

TROPICAL TREASURE LC

Service was via posting at the property on 4/29/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20060062**

608 SE 6 ST

614 SFH LLC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
**Case: BE20060064**

909 E LAS OLAS BLVD

MELCHIOR 915 LLC

Service was via posting at the property on 5/3/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20070074**

1726 SE 3 AVE

BROWARD HOUSE INC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Alex Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 180 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of $100 per day.

**Case: BE20070077**

1515 SW 20 ST

CRP LMC RB LLC

Service was via posting at the property on 4/30/21 and at City Hall on 5/6/21.  
  
Mary Rich, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of $100 per day.  
  
**Case: BE20120004**

511 SE 32 CT

FLL BUSINESS PROPERTIES LLC

Service was via posting at the property on 4/20/21 and at City Hall on 5/6/21.  
  
Alex Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS:

FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10

YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL

ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN

FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL

NOTICE SENT TO YOU.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 180 days or a fine of $100 per day.  
  
Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of $100 per day.  
  
**Case: BE20070241**

3300 NE 36 ST, # 1209

FALLON, CAROLYN & JOHN

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the $2,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE20070264**

3330 NW 69 ST

HOME 4 YOU INVESTMENT GROUP LLC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $1,550 and the City was requesting $150 for administrative costs.  
  
Ms. Flynn imposed administrative costs of $150.

**Case: BE20070271**

3356 NE 42 CT

CEVIK, SEFA

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Ms. Flynn imposed the $2,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE20040216**

330 SW 29 AVE

FRANCIS, MICHEL EST

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Ms. Flynn imposed the $2,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE20060283**

2555 NE 11 ST, # 108

WALTER WHALEN REV LIV TR WHALEN, WAL

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $1,750 and the City was requesting the full fine be imposed.  
  
Ms. Flynn imposed the $1,750 fine.

**Case: BE20040173**

237 CITY VIEW DR

RADAKER, JOHN

This case was first heard on 11/10/20 to comply by 12/22/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $7,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.  
  
Ms. Flynn imposed the $7,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE20040310**

415 NW 21 TER

BUILDERS ASSOCIATES I LLC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $2,000 and the City was requesting a $275 fine be imposed.  
  
Ms. Flynn imposed a fine of $275 for the time the property was out of compliance.  
  
**Case: BE20040445**

528 N BIRCH RD

BIRCH RD LLC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to $1,250 and the City was requesting the full fine be imposed.  
  
Ms. Flynn imposed the $1,250 fine.  
**Case: BE20050211**

1000 NE 4 AVE

HOME DEPOT U S A INC

% PROP TAX DEP

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to $2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the $2,400 fine, which would continue to accrue until the property was in compliance.

Staff entered into the record the closed, complied and withdrawn cases on page 27.

**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:

BE20080092 BE21030091

**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 11:15 A.M.



