



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
MAY 20, 2021
8:30 A.M.**

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

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.

Special Magistrate Hearing

May 20, 2021

Page 2

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 Katsamakias, 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. Katsamakias 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. Katsamakias 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. Katsamakias said she still had no evidence of when any unpermitted work had been done.

Special Magistrate Hearing

May 20, 2021

Page 3

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. Katsamakakis 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. Katsamakakis 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. Katsamakakis 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.

Special Magistrate Hearing

May 20, 2021

Page 4

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.

Special Magistrate Hearing

May 20, 2021

Page 5

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.

Special Magistrate Hearing

May 20, 2021

Page 6

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.

Special Magistrate Hearing

May 20, 2021

Page 7

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.

Special Magistrate Hearing

May 20, 2021

Page 8

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

Special Magistrate Hearing

May 20, 2021

Page 9

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.

Special Magistrate Hearing

May 20, 2021

Page 10

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.

Special Magistrate Hearing

May 20, 2021

Page 11

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.

Special Magistrate Hearing

May 20, 2021

Page 12

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 .

Special Magistrate Hearing

May 20, 2021

Page 13

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.

Special Magistrate Hearing

May 20, 2021

Page 14

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. SCEN 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.

Special Magistrate Hearing

May 20, 2021

Page 15

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.

Special Magistrate Hearing

May 20, 2021

Page 16

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.

Special Magistrate Hearing

May 20, 2021

Page 17

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)

Special Magistrate Hearing

May 20, 2021

Page 18

(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.

Special Magistrate Hearing

May 20, 2021

Page 19

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.

Special Magistrate Hearing

May 20, 2021

Page 20

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.

Special Magistrate Hearing

May 20, 2021

Page 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.

Special Magistrate Hearing

May 20, 2021

Page 22

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.

Special Magistrate Hearing

May 20, 2021

Page 23

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:

Special Magistrate Hearing

May 20, 2021

Page 24

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.

Special Magistrate Hearing

May 20, 2021

Page 25

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.

Special Magistrate Hearing

May 20, 2021

Page 27

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.

Special Magistrate Hearing

May 20, 2021

Page 28

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

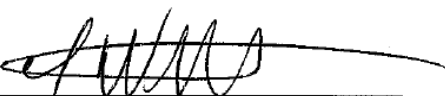
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:15 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate