



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
JUNE 17, 2021  
8:30 A.M.**

**Staff Present:**

Tasha Williams, Administrative Supervisor  
Diana Cahill, Administrative Assistant  
Doris Coleman, Administrative Assistant  
Yvette Cross Spencer, Administrative Assistant  
Alicia Joseph, Administrative Assistant  
Katie Williams, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Alexander Albores, Building Inspector  
Alejandro DelRio, Building Inspector  
Leonardo Martinez, Building Inspector  
Jorge Martinez, Building Inspector  
George Oliva, Chief Building Inspector  
Jose Saragusti, Building Inspector  
Hector Suarez, Code Compliance Officer

**Respondents and witnesses**

BE20070098: Lauren Ramos	BE20070186: Lalwani Devkrishin; Jean-Pierre Muniz
CE20050370: Sandra Mivra	CE20050554: Marvin Jones
BE20040368: Rick Lentz	BE20070307: Aaron Penton
BE20090041: Stefan Hart	CE19080429: McClean Bryan; Lindsey Raphael; Renato Silva
CE20070005: Pablo Tobon	CE20080070: Wendy Fabel
CE18121198: Andrew Schein	BE21030001: Michael Pizzi
BE20080209: Trent Turner	BE20070162: Ligia Elena Martinez
BE20060274: Walter Garcia	BE20100003: Fred Harper
BE20090025: Dani Tobaly	BE20090012: Pete Cameron
CE20061384: Oscar Herrera	
BE20070015: Dori Avner	

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: CE19080429**

3700 GALT OCEAN DR  
ROYAL AMBASSADOR CONDO ASSN INC

This case was first heard on 2/11/20 to comply by 8/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Building Inspector, did not support an extension.

Lindsey Raphael, attorney, described their progress and explained that the scope of work had been revised in May 2021 and the project had been re-bid. Renato Silva, building engineer, stated they had been delayed due to the pandemic. He confirmed that the scope of work had been changed and the work re-bid.

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George Oliva, Chief Building Inspector, said there was a life safety issue and there should be no extension. He said the engineer must submit a sealed letter requesting an extension up to 180 days, to be approved by the Building Official. He recommended imposition of the fines.

Ms. Hasan said Broward County had informed the City that there were no extensions granted due to the pandemic.

The project engineer reiterated that they had expanded the scope and were in the bidding process. Chief Oliva reiterated his recommendation to impose the fine.

Ms. Raphael said they would submit the engineer's letter the following day.

Ms. Hasan pointed out that without the engineer's letter, Broward County did not allow the City to grant extensions.

Judge Purdy imposed the \$28,600 fine, which would continue to accrue until the property was in compliance and ordered the respondent to attend the 8/19/21 hearing.

**Case: CE20070005**

615 CORAL WAY

TOBON, PABLO EMILIO TOBON, ANGELA MARIA ESCOBAR

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

Pablo Tobon said they had found out about the violations one week before closing on the sale. They had an agreement with the previous owner for him to address the violations within 90 days. The 90 days would expire the following Friday. Mr. Tobon requested additional time for the previous owner to complete the work.

Jorge Martinez, Building Inspector, recommended a 35-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: CE20080070**

3861 SW 11 ST

TAH 2017-2 BORROWER LLC %TRICON AMERICAN HOMES LLC

This was a request to vacate the order imposing the fine dated 4/15/21.

Judge Purdy vacated the order imposing the fine dated 4/15/21.

Wendy Fabel thanked the City.

**Case: CE18121198**

815 NE 2 AVE

BH3 DJ SUB LLC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$33,200 and the City was requesting \$1,275 for administrative costs.

Alexander Albores, Building Inspector, recommended reducing the amount owed to \$1,275 to cover administrative costs.

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Andrew Schein agreed to the reduction.

Judge Purdy imposed administrative costs of \$1,275.

**Case: BE20080209**

880 W SUNRISE BLVD  
FIRST COAST ENERGY LLP

Service was via posting at the property on 5/29/21 and at City Hall on 6/3/21.

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:  
WOODEN STRUCTURES BUILT IN THE BACK OF THE BUILDING. PLUMBING INSTALLATION AND REPAIRS. ELECTRICAL WORK. AC CHANGEOUT. THE COMMERCIAL KITCHEN HOOD TYPE I INSTALLED AT THIS PROPERTY.

VIOLATIONS: FBC(2020) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. He added that the Department of Agriculture had closed the restaurant for live vermin activity and outside food storage.

Trent Turner stated within 28 days they would decide whether to demolish or remediate the property.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: BE20100003**

6815 NW 28 AVE  
HARPER, FRED J JR; FRED J HARPER JR REV LIV TR

This case was first heard on 2/18/21 to comply by 4/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Fred Harper explained that the contractor had informed him a permit was not needed for the paver work and had subsequently sold his company. Mr. Harper said he had tried unsuccessfully to attend the Zoom hearing when the case was presented. He described his efforts to find a new contractor. Ms. Hasan informed Mr. Harper that he could pull an owner/builder permit.

Jose Saragusti, Building Inspector, recommended a 42-day extension.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

**Case: BE20070098**

225 S FORT LAUDERDALE BEACH BLVD  
L & A BEACH HOLDINGS LLC

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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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.

Lauren Ramos agreed.

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

**Case: CE20050370**

413 SW 22 TER

ROSARIO, VICTOR E & ESTHER

This case was first heard on 12/8/20 to comply by 2/16/21. 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.

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

Sandra Mivra agreed to the extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE20061384**

2641 SW 12 TER

HERRERA, OSCAR H

Service was via posting at the property on 5/17/21 and at City Hall on 6/3/21.

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:  
ADDITION IN THE REAR OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO A ROOM AND A BATHROOM. INSTALLATION OF A NEW EXTERIOR GLAZED DOOR ON THE RIGHT ELEVATION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Oscar Herrera agreed.

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

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**Case: BE20070307**

3411 SW 16 CT  
PENTON, AARON

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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:  
PM18082047 - AC CHANGEOUT 3 TON, 10 KW HEATER

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

Aaron Penton said the permit application was in review.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060274**

2501 DEL LAGO DR  
2501 DEL LAGO LLC

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 \$6,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Walter Garcia explained someone had filed a fraudulent lien against his property and he was in the process of declaring bankruptcy to save it. He believed the title would be clear as of June 24. He requested an extension because he was selling the property.

Alejandro DelRio, Building Inspector, recommended a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

**Case: BE20070015**

3001 E LAS OLAS BLVD  
BROOKLYN 46TH LLC

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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.

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Dori Avner said the work was done and he anticipated the report in the next few days.

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

**Case: BE20090041**

600 ISLE OF PALMS DR

SAVOR, STEVE

This case was first heard on 9/11/20 to comply by 9/13/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Stefan Hart said the fence was installed within 48 hours, and he had photos of this.

Ms. Hasan said this was a citation and no appeal had been received.

Jose Saragusti, Building Inspector, said this was a citation, and the violation had remained for two to three weeks.

Mr. Hart said he had been to a hearing in February for this case and the case had been dismissed after he presented evidence.

Judge Purdy imposed the \$1,500 fine.

**Case: BE20070186**

3142 NE 9 ST

3134 NE 9TH LLC

Service was via posting at the property on 5/13/21 and at City Hall on 6/3/21.

Alejandro DelRio, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-18032015 INTERIOR BUILDOUT FOR NEW SMOOTHIE BAR 1200 SF

Jean-Pierre Muniz, engineer, said his firm was drawing plans and requested 90 days. He said they would void the expired permits.

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

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

**Case: BE21030001**

5300 POWERLINE RD A

DEZER POWERLINE LLC

Service was via posting at the property on 5/15/21 and at City Hall on 6/3/21.

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:

APPROVED PLANS FROM LAST REMODELING PERMIT 14110448 ISSUED 02/04/2015

DOESN'T MATCH EXISTING LAYOUT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days.

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Michael Pizzi, attorney, said they were cooperating and requested a continuance so there was no finding of fact for 90 days.

George Oliva, Chief Building Inspector, said he had agreed to the continuance with no finding or potential fine.

Judge Purdy continued the case for 91 days.

**Case: BE20070162**

5701 NE 22 WAY

KNEZEVICH, DAVID

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

Alexander Albores, Building Inspector, said he did not support an extension.

Ligia Elena Martinez said they received a Notice of Violation for a case that had been closed. The owner had pulled a permit to ensure the City would be able to see the work. She had photos showing there was no kitchen and no partition.

Ms. Hasan stated Ms. Martinez was referring to an unrelated case. The violations related to this case had already been found to exist.

Inspector Albores stated the permit for which the owner had applied did not address the violations. He recommended the fines be imposed. He stated he had discussed this with the owner multiple times.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE20050554**

3250 GLENDALE BLVD

JONES, MARVIN

This case was first heard on 12/8/20 to comply by 1/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Hector Suarez, Code Compliance Officer, said the owner had applied for the fence permit but it had not been issued.

Marvin Jones said it was confusing because he had two fences. Inspector Suarez said the inspection report indicated the violation regarded the wood fence that Mr. Jones had installed without a permit.

Leonardo Martinez, Building Inspector, explained that the owner must supply a survey and detail the location of the fence.

Ms. Hasan noted that if a permit application is rejected, a reason is provided. Mr. Jones acknowledged that the permit had not been issued and had been rejected. Inspector Martinez advised Mr. Jones to contact Burt Ford, the Zoning Chief to determine what must be done to get the permit issued.

Officer Suarez recommended imposition of the fines and ordering Mr. Jones to attend the next hearing.

Judge Purdy imposed the \$7,050 fine, which would continue to accrue until the property was in compliance and ordered the respondent to attend the 7/15/21 hearing.

**Case: BE20090025**

2607 SUGARLOAF LN

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SPIGEL, NILI TOBALY, DANIEL

This case was first heard on 9/8/20 to comply by 10/8/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$62,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said the permits had been awaiting a correction since May. He did not support an extension.

Dani Tobaly said the corrections had been submitted earlier in the day and the delay had been caused by the architect. Judge Purdy imposed the \$62,750 fine, which would continue to accrue until the property was in compliance.

**Case: BE21040025**

1025 NE 18 AVE

GALLERIA LOFTS CONDOMINIUM ASSOCIATION, INC.

Service was via posting at the property on 5/27/21 and at City Hall on 6/3/21.

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 8B36-X5GY AND CCN 2C35-J4QT

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE20080006**

1004 NE 18 ST

CRICKETT, JOHN J

Service was via posting at the property on 5/27/21 and at City Hall on 6/3/21.

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.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE20080507**

1540 NW 11 WAY

CASADO, RODOLFO GUTIERREZ H/E GUTIERREZ, JUDITH

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



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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:

1. WOOD FENCE
2. BRICK AND METAL FENCE

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE20110878**

1600 SW 32 ST  
DOLAN, SHARON

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

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 WOOD FENCE

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060118**

1800 S OCEAN DR, # 404  
ALLEN, BENJAMIN F

Service was via posting at the property on 5/27/21 and at City Hall on 6/3/21.

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-18051952 # 404 BATHROOM RENOVATION REPLACING BATHTUB

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE21020008**

2054 SW 30 TER  
VARDI, TAMIR

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

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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 ARE TWO ADDITIONS ON THE REAR OF THIS PROPERTY, NO PERMITS ON FILE.

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

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

**Case: BE21030040**

910 N VICTORIA PARK RD 201

53 VICTORIA PARK LLC

Service was via posting at the property on 5/28/21 and at City Hall on 6/3/21.

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:

AFTER THE FACT BATHROOM AND KITCHEN REMODELED. NEW TANKLESS WATER HEATER. NEW INTERIOR ELECTRICAL PANEL

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day.

**Case: BE20120013**

2549 SUGARLOAF LN

ARRIBAS, JOSE I & BEATRIZ C

Service was via posting at the property on 5/17/21 and at City Hall on 6/3/21.

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:

AC CHANGEOUT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE20081048**

3904 SW 13 CT 1-7

FLAMINGO 1777 LLC

Service was via posting at the property on 5/19/21 and at City Hall on 6/3/21.

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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 ELECTRICAL PANEL. BATHROOM AND KITCHEN REMODELING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

**Case: BE20060037**

718 N FEDERAL HWY  
LAUDERDALE ONE LLC

Service was via posting at the property on 5/28/21 and at City Hall on 6/3/21.

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

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

**Case: BE21030055**

2323 NW 19 ST  
770 HOLDINGS LLC

Service was via posting at the property on 5/27/21 and at City Hall on 6/3/21.

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.

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

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**Case: BE20070023**

2630 E OAKLAND PARK BLVD  
BCR 2644 LLC

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

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.

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

**Case: BE20040087**

131 SW 31 AVE  
CANNELLA, JANICE

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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-06120492 - SERVICE UPGRADE 200 AMP WITH 1600KW GENERATOR

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20040368**

500 SW 11 ST  
LENTZ, RICK

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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-08091629 - ATF REPAIR PORCH & PIERS

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20050146**

900 NW 6 ST

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FPA II LLC

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

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-03121608 EXT RENOV & ELEVATOR ADDITION

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE20090639**

1224 NW 11 PL

SWABY, DENNIS

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

Jose Saragusti, 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:

CAR PORT ENCLOSURE WITHOUT PERMIT.

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060089**

1705 SW 4 CT

EDWARDS, TITUS M & MILLIE

Service was via posting at the property on 5/25/21 and at City Hall on 6/3/21.

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-19020010 WATER HEATER REPLACEMENT

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060248**

2201 NE 19 ST

FULL GOSPEL CHURCH OF LIVING GOD INC

Service was via posting at the property on 5/27/21 and at City Hall on 6/3/21.

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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-06062373 NEW STANDS

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: BE20060249**

2340 NW 15 CT

BRADLEY, J D JR & ALYCE

Service was via posting at the property on 5/26/21 and at City Hall on 6/3/21.

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-07020781 ADD BED & BATH TO SFR

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

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

**Case: CE19061129**

3051 NE 47 CT

WAYNE HOUSE ASSOCIATION INC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$36,800 and the City was requesting a 28-day extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

**Case: CE20060621**

1681 SW 32 PL

BLANCO, JESSICA

This case was first heard on 12/8/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,350 fine, which would continue to accrue until the property was in compliance.

**Case: CE20060039**

3200 NE 40 CT

LUBINSKY, FRANK

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

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

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**Case: CE-20010003**

35 N FEDERAL HWY

PAVILION LTD % AMERA PROPERTIES INC

This case was first heard on 2/18/21 to comply by 4/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,400.

Leonardo Martinez, Building Inspector, confirmed the property was in compliance and recommended reducing the amount owed to \$500 to cover administrative costs.

Judge Purdy imposed administrative costs of \$500.

**Case: BE20040009**

209 N FORT LAUDERDALE BEACH BLVD

THE SEASONS CONDOMINIUM ASSOCIATION

OF FORT LAUDERDALE, 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 \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE-20010172**

1518 SW 25 ST

FROEHLE, RHONDA L

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 \$150 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$150 fine.

**Case: BE20090012**

2200 S ANDREWS AVE

MIAMI YACHT DIVERS INC

This case was first heard on 9/3/20 to comply by 10/3/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$50,250 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, recommended reducing the amount owed to \$1,275 to cover administrative costs.

Judge Purdy imposed administrative costs of \$1,275.

**Case: CE19091003**

3051 NE 41 ST

CORRIGAN, KEVIN

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 \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE19091458**

3821 SW 11 ST

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PARKER, CHRISTOPHER & EARLENE L

This case was first heard on 2/18/21 to comply by 5/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Staff entered into the record the closed, complied and withdrawn cases on page 24.

**Cases Complied**

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

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

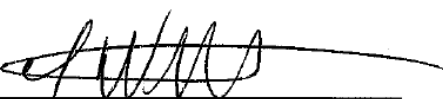
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 10:45 A.M.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate