



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
APRIL 14, 2022
9:00 A.M.**

Staff Present:

Diana Cahill, Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Assistant Supervisor
Rhonda Hasan, Assistant City Attorney
Nebojsa [Nash] Madic, Building Inspector
Jorge Martinez, Building Inspector
Leonardo Martinez, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Code Compliance Officer
Jose Saragusti, Building Inspector
Hector Suarez, Code Compliance Officer
Carmen Thompson, Permit Services Tech

Respondents and witnesses

BE21090149: Courtney Crush, Esq.; Lauren Pleffner	CE20071328: James Poole
BE21120044: Agustine Tome	BE20040237: Harvey Adelson
BE21050016: Bryon Todaro	CE20110009: Carline Ulysse
BE21120011: Anair Gonzalez	BE21100190: Michael Jones
BE21110156: Steven Chess	CE12022033: Christine Grissett; Ralph Grissett
BE21100167: Claudinne Cerviera	BE20040081: Alexandra Demostue Jouis
BE21100317: Ron Kleiner, Esq.	BE21090125: Rachel Jacobson
BE21120023: Douglas Neuhaus	BE21120030: Jonathan Edelstein
BE21070031: David Medici	BE21110082: Jonathan Edelstein;
BE21090159: Rich Stalder	BE21080064: Ronld Sereno; Earl Lynn; Bruce Bromley
CE20071110: Todd Stone	BE21060112: Manuel Forero
BE21120069: Dane Meyer	BE20040057: Ian Rovner
BE22020095: Michael Barliari	BE21110053: Robert Krause

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

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

Case: BE21050016

607 SW 10 ST
TODARO, BYRON CHARLES

This case was first heard on 8/19/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,800 and the City was requesting \$258 be imposed.

Jose Saragusti, Building Inspector, recommended reducing the amount owed to \$258 to cover administrative costs.

Bryon Todaro said he had been undergoing cancer treatment while dealing with the violation.

Judge Purdy imposed administrative costs of \$258.

Case: BE21120044

600 VICTORIA TER
CEBALLOS, JORGE

Service was via posting at the property on 3/8/22 and at City Hall on 3/31/22.

Leonardo Martinez, 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:
ATF POOL HEATER. 2 ACs. PAVERS ON THE REAR AND LEFT SIDE OF PROPERTY.
SCONCE LIGHTS WIRING IN THE REAR OF THE PROPERTY. WOODEN FENCE GATE IN THE FRONT.

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

Agustine Tome said the owner was working on the plans and would comply.

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

Case: BE21080064

ORDER TO REAPPEAR

4100 GALT OCEAN DR

THE GALLEON CONDO APTS INC

This case was first heard on 1/20/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building Inspector, said there was an active concrete restoration permit, but he did not know if the pool was included.

Bruce Bromley, engineer, reported they were monitoring the crack under the pool and its repair would be added to the project. Inspector Martinez requested a letter indicating when it would be addressed. Mr. Bromley referred to a letter from August indicating the pool would be addressed in the next six months.

George Oliva, Chief Building Inspector, stated the 40-year inspection report must be updated every 180 days. Once this was done, he could approve the report and grant an extension.

Inspector Matinez requested a mandatory reappearance for the May 19, 2022 hearing.

Ms. Hasan asked that the engineer's letter should also indicate that there was no imminent life safety issue regarding the pool.

Judge Purdy ordered the respondent to attend the 5/19/22 hearing.

Case: BE21110156

773 MIDDLE RIVER DR

CHESS, STEVEN M & KAREN

Service was via posting at the property on 3/24/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
WOOD FENCE WITHOUT PERMIT.

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

Steven Chess said this was a "broad and overreaching allegation" and said this was a trellis, not a fence. He provided the State Statute's definition of a trellis.

Inspector Saragusti did not have the photos and requested the case be moved to the next hearing.

Judge Purdy heard other cases while Inspector Saragusti located the photos.

Later in the meeting, George Oliva, Chief Building Inspector, said the City had been unable to locate photos of the property and requested the case be withdrawn and he would work with the owner to resolve the situation.

Case: CE20110009

1901 NW 16 CT
ULYSSE, CARLINE

This case was first heard on 4/15/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines. Jorge Martinez, Building Inspector, recommended reducing the amount owed to \$341 to cover administrative costs.

Carline Ulysse agreed to the reduction.

Judge Purdy imposed administrative costs of \$341.

Case: BE20040081

2829 NE 33 CT
IMPERIAL CONDOMINIUM INC

This case was first heard on 2/18/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the 40-year inspection report had failed and it was more than 180 days. He recommended imposition of the fines.

Alexandra Demostue Jouis said the electrician would complete the report the following day. Chief Oliva reiterated his request for imposition of the fines.

Judge Purdy imposed the \$23,700 fine, which would continue to accrue until the property was in compliance.

Case: BE21090159

1100 MANGO ISLE
STALDER, RICHARD J

Service was via posting at the property on 3/28/22 and at City Hall on 3/31/22.

Nash Madic, 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:
BOAT LIFT

Inspector Madic presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

\$50 per day.

Rich Stalder said the lift had been there for 16 years. He had sent Inspector Madic an engineer's letter indicating the lift had been installed correctly. Inspector Madic said a Zoning permit was needed.

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

Case: CE12022033

2404 NW 20 ST
NEW COVENANT DELIVERANCE CATHEDRAL INC

This case was first heard on 4/2/15 to comply by 9/29/15. Violations and extensions were as noted in the agenda. The property was in compliance, and fines of \$199,400 had been imposed on 2/17/22. The City was requesting the Order of 2/17/22 be vacated and \$1,275 be imposed.

George Oliva, Chief Building Inspector, recommended reducing the amount owed to \$1,275 to cover administrative costs.

Christine Grissett said the inspection had been done in 2015 but fines had accumulated. Chief Oliva said the report was not submitted until 90 days ago.

Judge Purdy vacated the order dated 2/17/22 and imposed administrative costs of \$1,275.

Case: BE21100317

905 SW 9 TER
SEDAKA, DEBORAH R

Service was via posting at the property on 3/28/22 and at City Hall on 3/31/22.

Nash Madic, 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:
DRIVEWAY, FENCE AND STUCCO.

Inspector Madic presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He said permits were in process.

Ron Kleiner, attorney, agreed.

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

Case: BE21070031

1016 NE 13 AVE
MEDICI PROPERTIES LLC

This case was first heard on 10/14/21 to comply by 1/13/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

David Medici stated he had a contractor working on this since December. The contractor had told him he pulled the permits but Mr. Medici had found out that the permits had not been pulled.

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

Case: BE20040057

5550 NW 12 AVE
DL SEGAL PROPERTIES 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 \$15,500 and the City was requesting \$1,275 be imposed.

George Oliva, Chief Building Inspector, recommended reducing the amount owed to \$1,275 to cover administrative costs.

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

Case: BE21120023

1007 CITRUS ISLE 1-2
HOTTENROTT, FRANK

Service was via posting at the property on 3/2/22 and at City Hall on 3/31/22.

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

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

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

Douglas Neuhaus said he was trying to purchase the property. He said he would make the repairs after closing and requested 90 days. Inspector Martinez stated the City could not be sure Mr. Neuhaus would own the property. Ms. Hasan said until the property changed hands, the owner was responsible.

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

Judge Purdy took a brief recess.

Case: BE21120069

1517 PONCE DE LEON DR
SAFINA, JOSEPH & AMANDA
JOSEPH SAFINA TR

Service was via posting at the property on 3/10/22 and at City Hall on 3/31/22.

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

VIOLATIONS: FBC(2020) 111.1.1
BEDROOM ADDITION, COMPLETED UNDER PERMIT NUMBER PM-19031670, IS BEING USED OR OCCUPIED WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY.

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

Dane Meyer agreed to comply.

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

Case: CE20071110

1101 NE 18 CT
SARKELL, BARRY

This case was first heard on 8/19/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$52,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Todd Stone said the owner had purchased the property unaware of the violations. He described their efforts to comply the violation and requested 63 days.

Jorge Martinez, Building Inspector, did not object to the request.

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

Case: BE21100190
2300 N OCEAN BLVD
MICHAEL E JONES (IRA) ET AL
% NUVIEW IRA INC

Service was via posting at the property on 3/3/22 and at City Hall on 3/31/22.

Nash Madic, 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:
ELECTRICAL METER ENCLOSURE

Inspector Madic presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He said the permit was in process.

Michael Jones said he had started work immediately, without a permit, because it was a life safety issue. He agreed to 35 days.

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

Case: BE21090149
213 S FORT LAUDERDALE BEACH BLVD
TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 3/29/22 and at City Hall on 3/31/22.

Jorge Martinez, 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:
ROOF EXTENSION/ FAÇADE

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

Lauren Pleffner, law clerk, agreed to 63 days.

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

Case: CE20071328
1748 NW 29 WAY
POOLE, JAMES

This case was first heard on 5/20/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

James Poole said he had registered the vehicles and sent an email to the original inspector. He had since been informed about work being done on the property.

Leonardo Martinez, Building Inspector, said this case concerned an extension that had been built on the back room, but he did not have the photos with him. He recommended an extension to the next hearing.

Judge Purdy granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/19/22 hearing.

Case: BE20040237

1801 SW 11 CT
HARVEY J ADELSON FAM TR
ADELSON, HARVEY J TRUSTEE ET AL

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 \$44,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said this was 40-year inspection case and fines had been running since April 2020. He recommended imposition of the fines.

Harvey Adelson said he had received the March 14 notice and immediately called Kathie Williams and then contracted an engineer. He said he had moved and the notice had been forwarded. Chief Oliva said it was the owner's responsibility to keep an updated address with the property appraiser.

Judge Purdy imposed the \$44,900 fine, which would continue to accrue until the property was in compliance.

Judge Purdy took brief recess.

Case: BE22020095

CITATION

1535 NE 17 WAY
REDIGER, JASON;
BARILARI, MICHAEL

This case was first cited on 2/11/22 to comply by 2/11/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed. No appeal had been received.

Michael Barliari said the property was in compliance and requested a fine reduction.

Judge Purdy imposed the \$1,050 fine.

Case: BE21090125

2961 SW 11 CT
JACOBSON, RACHEL L

Service was via posting at the property on 3/22/22 and at City Hall on 3/31/22.

Jose Saragusti, 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: NEW WINDOWS WITHOUT PERMIT.

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

Rachel Jacobson agreed to comply and said she was already working on it.

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

Case: BE21100167

905 SW 10 TER
CERVEIRA, CLAUDINNE

Service was via posting at the property on 3/18/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
BATHROOM, KITCHEN, AND WALL BUILD IN THE MAIN HOUSE. CARPORT CONVERTED IN BEDROOM IN THE GUEST HOUSE. ALL THIS WITHOUT PERMITS.

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

Claudinne Cerviera said the City had a permit on file from 1971 for the carport conversion. Inspector Saragusti said that permit related to a carport on the main house. The case related to the carport on the guest house.

George Oliva, Chief Building Inspector, recommended allowing 63 days, and asked the owner to make an appointment to bring her documents to the City.

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

Case: BE21120011

620 NW 15 AVE
GONZALEZ, ANAIR; LIMA, EDGAR

Service was via posting at the property on 3/22/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
WOOD FENCE WITH GATE, DRIVEWAY, A/C UNIT, KITCHEN, BATHROOM, DOORS AND WINDOWS, SHED.

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

Anair Gonzalez said she had applied for the permits. She explained that she had not done the work, so she lacked certain required information.

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

Case: BE21060112

5240 NE 14 TER

5240 NE 14TH INC

This case was first heard on 12/16/21 to comply by 1/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Manuel Forero, contractor, said they had a permit and they just needed final inspections.

Jose Saragusti, Building Inspector, recommended a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: BE21120030

3400 SW 12 PL
YY3400 LLC

Service was via posting at the property on 3/8/22 and at City Hall on 3/31/22.

George Oliva, Chief 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.

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

Jonathan Edelstein said he had already started the process.

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

Case: BE21110082

3400 SW 12 PL 1 7
YY3400 LLC

Service was via posting at the property on 3/1/22 and at City Hall on 3/31/22.

Leonardo Martinez, 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:
FLOOR REPAIR WAS DONE ON LIVING ROOM OF UNIT #10 WITHOUT PERMIT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He had requested the building be evaluated by a structural engineer, who should provide a letter indicating findings and prescribing a remedy. Work had been done, but the work was not inspected before the floor was closed and had not been done pursuant to an engineer-prescribed remedy. He presented the engineer's letter the City had received.

Jonathan Edelstein agreed to the 91 days.

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

Case: BE22020047

6131 NE 14 AVE
PS FORT LAUDERDALE 14TH AVE 2013 LLC

Service was via posting at the property on 3/8/22 and at City Hall on 3/31/22.

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 CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

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: BE22020062

1110 NE 8 AVE
MCCS N E 8 AVENUE LLC
% KEI PROPERTIES

Service was via posting at the property on 3/11/22 and at City Hall on 3/31/22.

Mary Rich, Senior 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 CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

Officer Rich 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: BE22020048

1150 W STATE ROAD 84
LAXMI PROPERTIES LLC

Personal service was made on 3/25/22. Service was also via posting at City Hall on 3/31/22.

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

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

Officer Rich 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: BE22010008

1590 SW 31 AVE
SIZA INVESTMENT GROUP INC

Service was via posting at the property on 3/22/22 and at City Hall on 3/31/22.

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

VIOLATIONS: 18-7.(b)

THE PROPERTY WAS BOARDED WITHOUT OBTAINING A BOARD UP CERTIFICATE OR PERMIT.

Officer Rich 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: BE21120122

331 SW 29 TER

BRASSARD-JOBIN, ISABELLE

Service was via posting at the property on 3/18/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
EFFICIENCY CONVERSION INCLUDING NEW DOOR, PARTITION, BATHROOM.

Inspector Saragusti 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: BE21110087

972 PENNSYLVANIA AVE

TALERAND, ESPOVERT H/E TALERAND, LAUNA

Service was via posting at the property on 2/25/22 and at City Hall on 3/31/22.

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

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 Saragusti 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: BE21120010

1526 NW 11 CT

GUILLAUME, CHRIS OLSEN

GUILLAUME, CHRISTINE

Service was via posting at the property on 3/25/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
WINDOWS, BATHROOM, KITCHEN, AND PARTITION WORKS.

Inspector Saragusti 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: BE22020052

2900 NE 24 CT
WHITE, ROBERT M JR

Service was via posting at the property on 3/19/22 and at City Hall on 3/31/22.

Jose Saragusti, 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:
PILING FOR DOCK CONSTRUCTION.

Inspector Saragusti 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: BE21110038

99 SW 14 ST
FT 99 LLC; SS 99 LLC

Service was via posting at the property on 3/1/22 and at City Hall on 3/31/22.

George Oliva, Chief 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.

Chief Oliva 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: BE21100356

515 NE 3 ST
616 SE 4TH AVENUE LLC
% DUCHARME, MCMILLEN & ASSOC

Personal service was made on 3/17/22. Service was also via posting at City Hall on 3/31/22.

George Oliva, Chief 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.

Chief Oliva 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: BE21110051

700 NW 57 PL
ST 700 LLC & LC 700 LLC;
DS 700 LLC & MZ 700 LLC

Service was via posting at the property on 3/9/22 and at City Hall on 3/31/22.

George Oliva, Chief 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.

Chief Oliva 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: BE21100015

749 NE 16 AVE
794 INVESTMENT LLC

Service was via posting at the property on 3/3/22 and at City Hall on 3/31/22.

George Oliva, Chief 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.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: BE21110092

888 W CYPRESS CREEK RD
BANK OF AMERICA
% CORP REAL ESTATE ASSMT

Service was via posting at the property on 3/1/22 and at City Hall on 3/31/22.

Hector Suarez, 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 Suarez presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: BE21110036

1701 W CYPRESS CREEK RD
1701 WEST CYPRESS CREEK LLC

Service was via posting at the property on 3/1/22 and at City Hall on 3/31/22.

Hector Suarez, 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 Suarez 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: BE21110064

1918 S ANDREWS AVE
CRATOR 1918 LLC

Service was via posting at the property on 3/8/22 and at City Hall on 3/31/22.

Hector Suarez, 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 Suarez 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: BE21110050
2300 SW 15 AVE
BUD ROBINSON MEMORIAL
CHURCH OF THE NAZARENE

Personal service was made on 3/2/22. Service was also via posting at City Hall on 3/31/22.

Hector Suarez, 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 Suarez 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: BE21110053
5899 NW 9 AVE
PENTAGON A INVESTMENTS
% DEAN C ALLRED

Service was via posting at the property on 3/1/22 and at City Hall on 3/31/22.

Hector Suarez, 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 Suarez presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: CE20080421
1016 SW 22 TER
GORMAN, RANDALL

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 \$22,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, recommended imposition of the fines.

Judge Purdy imposed the \$22,450 fine, which would continue to accrue until the property was in compliance.

Case: BE21090253

6265 BAY CLUB DR
BAY COLONY CLUB CONDO INC

This case was first heard on 10/14/21 to comply by 1/12/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting \$1,275 be imposed.

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

Case: BE21010003

3000 NW 69 CT COMMON AREA
PALM-AIRE VILLAGE CONDO ASSN #1 INC

This case was first heard on 9/16/21 to comply by 11/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,450 and the City was requesting \$258 be imposed.

Judge Purdy imposed a fine of \$258 for the time the property was out of compliance.

The City entered page 22 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

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

None

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

BE21110156

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 11:00 A.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate