



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
AUGUST 18, 2022
9:00 A.M.**

Staff Present:

Diana Cahill, Administrative Assistant
Marie Arias, Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Thomas Corley, Building Inspector
Alejandro DelRio, Building Inspector
Justin Drechsel, Building Inspector
Linda Holloway, Code Compliance Officer
Jorge Martinez, Building Inspector
Leonardo Martinez, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Jose Saragusti, Building Inspector
Stephen Cimaglia, Electrical Inspector
Hector Suarez, Code Compliance Officer
Carmen Thompson, Permit Services Tech
Nash Madic, Building Inspector

Respondents and witnesses

BE22020112: Jamyra Rusty
BE21110004; BE21090149: Lauren Pleffner
BE22020060: Marilou Romero
BE22030042: Tayron Lopez; Victoria Lopez
BE21100366: Daniel King
BE-19120044: Jonelle Adderly
BE20040207: Mark Berkowitz
BE22040031; BE22040030: Glenn Campbell
BE22030057: Michael Spyra
BE21120011: Edgar Lima
BE22030104: Albert Chauvet
BE22040013: Gary Michel
BE21080019: Andrew Sterman
BE21120060: Jose Abreu
CE20101321: Warren Gayle
BE22060125: Brendan Sweeney
CE20071110: Todd Stone; George Coloney; Gus Carbonell
BE20040391: Mark Bruno
BE22040011: Neida Gomez
BE22040184: Justice Bentz
CE20080564: Jose Castellanos
BE21090176: David Fletcher
BE22070166: Miguel Pilgram

BE22010035: Edrin Janvier
BE22040132: Dale Clappison
BE21120069: Dane Meyer
BE21120010: Luis Leon
BE20050439: Stephanie Toothaker
BE22010030: Vitaly Pilyavsky
BE22010071: Camille Fenn
BE21100280: Shawn Singh
BE21100266: Richard Downing
BE21110023: Anneli Smoke
BE21110018: Daniela Leo
BE22030106: Ari Schwalb
CE16080444: Francesco Talerico
BE21090125: Rachel Jacobson
BE21070001: Robert Cullen; Bryan Kurth; Raj Shirish
BE21120013: Matthew Roque
BE22050162: Eric Bona; Noel Pantoja; Jennifer Flick
BE21100368: Daniel King
BE21090158: Zachery Benjamin; David Fernandez;
BE22050170: Joshua Sturdivant
BE22020073: Alexandra De; Nostue Jouis; Myrna Stripling
BE21110001: Angela Kuebler
BE21110120: Michael Gorman
BE22010175: Gerard Scalzo

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in. The meeting was called to order at 9:00 A.M.

Case: BE22040011

1300 NW 15 CT
BARBARITA INTERIOR DESIGNS INC

Service was via posting at the property on 7/12/22 and at City Hall on 8/4/22.

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:
ROOFING WORK, NEW WINDOWS AND DOORS.

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

Neida Gomez said the permit was in process and agreed to comply.

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

Case: BE22030042

350 FLORIDA AVE
LOPEZ, TAYRON LOPEZ, VICTORIA

Service was via posting at the property on 6/10/22 and at City Hall on 8/4/22.

Leonardo Martinez, 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.
UNSAFE POOL BASE ON REPORT OBTAINED BY ELECTRICAL CHIEF SCOTT DRY.
BONDING IS NOT CORRECT AND GFCI'S ARE NOT WORKING PROPERLY.

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

Stephen Cimaglia, Electrical Inspector, presented photos of the property and testified regarding the violation.

Tayron Lopez agreed to comply. He said the open permit dated back to 2002, before they owned the property. He said in 2002, when the pool was built, the grounding rod was acceptable, so it should be grandfathered in. The type of grounding the City now wanted required chipping onto the pool concrete that could cause the pool to leak. He stated they were addressing the other electrical issues.

George Oliva, Chief Building Inspector, said the Florida Building Code did not allow grandfathering. Inspector Cimaglia said the bonding of the pool structure was needed to prevent a voltage issue. He did not recall that a driven ground rod was ever permitted.

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

Case: BE20050439

1611 S ANDREWS AVE
NORTH BROWARD HOSPITAL DISTRICT

This case was first heard on 9/16/21 to comply by 10/28/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,300 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 report had been submitted and requested a 180-year extension for the building to be demolished

Stephanie Toothaker, attorney, agreed to the extension.

Ms. Flynn granted a 180-day extension, during which time no fines would accrue.

Case: BE21100280 **ORDERED TO REAPPEAR**
2165 NW 19 ST
TRAVELERS XPRESS SERVICES INC

This case was first heard on 5/19/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Nash Madic, Building Inspector, said most of the violations were complied. He recommended a 28-day extension.

Shawn Singh agreed to comply.

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

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 \$67,750 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 case was not in compliance and recommended a 91-day extension.

Todd Stone, attorney, said the owner had discovered he needed a variance and requested a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: BE21070001
3015 N OCEAN BLVD 2R
BERKLEY SOUTH CONDO ASSN INC

This case was first heard on 3/17/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bryan Kurth said they were working to comply and requested a 180-day extension.

Alejandro DelRio, Building Inspector, did not object to the extension request.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Case: BE21090158
3201 PORT ROYALE DR S D
PORT ROYALE PROPCO LLC

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, fines had accrued to \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the case was not in compliance.

Zachery Benjamin said their general contractor had needed to update his insurance in June. The new contractor would obtain the permit. He requested additional time. Inspector Madic did not object.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: BE22020073

3605 NE 32 AVE
THE INTRACOASTAL RIVIERA INC

Service was via posting at the property on 6/30/22 and at City Hall on 8/4/22.

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.

Alexandra De Nostue Jouis agreed to comply.

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

Case: BE21110001

5743 NE 17 TER
KUEBLER, ANGELA

This case was first heard on 2/17/22 to comply by 4/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the case was not in compliance.

Angela Kuebler said she had picked up the plans on Thursday and said she would apply for the permit within the week. Inspector Martinez recommended 42 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: BE21100266

2212 NE 17 PL
PHAM, TRANG

Service was via posting at the property on 6/14/22 and at City Hall on 8/4/22.

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:
ENTIRE HOUSE RENOVATION. PLUMBING, MECHANICAL, ELECTRICAL, STRUCTURAL, ROOF, POOL. 2-PLUMBING(SEWER)

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

Richard Downing agreed to comply.

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

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

This case was first heard on 4/14/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, recommended imposition of administrative costs of \$645.

Lauren Pleffner agree to the fine reduction.

Ms. Flynn imposed administrative costs of \$645.

Case: BE21110004
401 NE 8 ST
401 NE 8TH STREET LLC

This case was first heard on 2/17/22 to comply by 6/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lauren Pleffner said the change of use was still in process and requested 63-days.

Leonardo Martinez, Building Inspector, reminded Ms. Pleffner that a second permit was needed.

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

Case: BE21120069
1517 PONCE DE LEON DR
SAFINA, JOSEPH & AMANDA;
JOSEPH SAFINA TR

This case was first heard on 4/14/22 to comply by 6/16/22. 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.

Alejandro DelRio, Building Inspector, said the permit had been issued but the Certificate of Occupancy had not.

Dane Meyer stated final inspections were being conducted that week. Ms. Flynn suggested a 21-day extension and Inspector DelRio did not object.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: BE22020060
215 N NEW RIVER DR E
PR II/STILES ROLO APARTMENTS OWNER LLC

This case was first heard on 5/19/22 to comply by 6/30/22. 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.

Linda Holloway, Senior Code Compliance Officer, said the violations remained and recommended imposition of the fines.

Marilou Romero said they were waiting for a part and work should be completed by August 31. Officer Holloway recommended 14 days.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: BE22050162

3028 SEVILLE ST
ALTO BRISA LC

Service was via posting at the property on 7/13/22 and at City Hall on 8/4/22.

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

Eric Bona agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

After Ms. Flynn's ruling, Noel Pantoja said he had recently moved out of this building and was "the whistleblower." Ms. Hasan reminded Ms. Flynn that there was no "absolute right for an interested party to speak at a Special Magistrate hearing." Mr. Pantoja said there were County officials "involved" in this case. He wanted to enter proof of "disrepairs" into evidence, stating he had copies of the inspector's report. Ms. Flynn advised Mr. Pantoja that this was outside her jurisdiction.

Case: BE22030106

2810 RIVERLAND RD
2810 RIVERLAND LLC

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
CONCRETE SLAB ON THE BACK OF THE PROPERTY, EXTERIOR WALLS RENOVATION

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

Ari Schwalb said they were addressing the violation now and requested 63 days.

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

Case: BE21080019

831 N FEDERAL HWY
831-845 N FEDERAL HIGHWAY LLC

Service was via posting at the property on 6/14/22 and at City Hall on 8/4/22.

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

Andrew Sterman agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: BE22010030

1800 N VICTORIA PARK RD
PILYAVSKY, VITALY; VAYNER, LYUBOV

Service was via posting at the property on 5/26/22 and at City Hall on 8/4/22.

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:
POOL DECK, FENCE, DRIVEWAY.

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

Vitaly Pilyavsky agreed to comply.

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

Case: BE21100366

ORDERED TO REAPPEAR

401 N FORT LAUDERDALE BEACH BLVD
CAPRI HOTEL LLC

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Daniel King said they had permits, hired contractors and were making progress. He hoped to complete work by December 15.

Jorge Martinez, Building inspector, recommended a 147-day extension and ordering the respondent to attend the 10/20/22 hearing to provide an update.

Ms. Flynn granted a 147-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/20/22 hearing.

Case: BE21100368

ORDERED TO REAPPEAR

3101 BAYSHORE DR
FT LAUD RESIDENCES HOTEL CONDO ASSN

This case was first heard on 1/20/22 to comply by 3/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Building inspector, recommended a 147-day extension and ordering the respondent to attend the 10/20/22 hearing to provide an update.

Daniel King agreed.

Ms. Flynn granted a 147-day extension, during which time no fines would accrue and ordered the respondent to attend the 10/20/22 hearing.

Case: BE22010071

1812 SE 1 AVE
FENN, CAMILLE & ROBERT KERRY

This case was first heard on 5/19/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the owner was working on obtaining a Certificate of Occupancy.

Camille Fenn requested additional time.

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

Case: BE21120060

915 NE 15 ST
ABREU, JOSE P & MICHELLE V

This case was first heard on 3/17/22 to comply by 5/19/22. 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.

Jose Abreu said the surveys and City process had taken some time. He requested no fines be imposed.

Alejandro DelRio, Building Inspector, said he would not oppose waiving the fines.

Ms. Flynn imposed no fine.

Case: BE22040184

1300 W LAKE DR
TAMAYO, JOSE M; TAMAYO, MARISABEL

Service was via posting at the property on 7/15/22 and at City Hall on 8/4/22.

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

VIOLATIONS: FBC(2020) 111.1.1
PROPERTY IS BEING OCCUPIED WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF
OCCUPANCY RELATED TO PERMIT NUMBER PM-19090104.

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

Justice Bentz, contractor, agreed to comply.

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

Ms. Flynn took a brief recess

Case: BE20040391

1140 NW 55 ST
1163 HOLDINGS 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 not in compliance, fines had accrued to \$50,300 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 case was opened in April 2020 and the report had still not been submitted. He recommended imposition of the fines.

Mark Bruno said the engineer had initially done the report on the wrong building. The report had been done last week. Chief Oliva stated only the engineer could request an extension.

Ms. Flynn imposed the \$50,300 fine, which would continue to accrue until the property was in compliance.

Case: BE22020112

100 SE 3 AVE
OFP FORT LAUDERDALE LLC
% ALLIANCE HSP INVESTMENTS LLC

Service was via posting at the property on 6/10/22 and at City Hall on 8/4/22.

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

Jamyra Rusty said they were in the process of making the repairs.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: BE22030057

601 SW 14 AVE
SPYRA, MICHAEL L

Service was via posting at the property on 8/3/22 and at City Hall on 8/4/22.

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:
FRONT AND SIDE FENCE INSTALLATION, WATER HEATER REPLACEMENT, TOILET REPLACEMENT. KITCHEN SINK FAUCET REPLACEMENT. AIR CONDITIONING UNITS (INSIDE AND OUTSIDE) REPLACEMENT, NEW GAS LINE FROM METER TO THE APPLIANCES.

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

Michael Spyra agreed to comply.

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

The following two cases for the same owner were heard together:

Case: BE22040031

518 NW 17 AVE
3EYE POWER LLC

Service was via posting at the property on 7/20/22 and at City Hall on 8/4/22.

Justin Drechsel, 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:
METAL FENCE AND DOORS

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

Glenn Campbell agreed to comply.

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

Case: BE22040030

520 NW 17 AVE
3EYE POWER LLC

Service was via posting at the property on 7/20/22 and at City Hall on 8/4/22.

Justin Drechsel, 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:
METAL FENCE AND DOOR

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

Glenn Campbell agreed to comply.

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

Case: BE22070166

1448 NW 6 ST
MARGLIP INVESTMENTS LLC

Service was via posting at the property on 8/3/22 and at City Hall on 8/4/22.

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

VIOLATIONS: 9-259

THIS BUILDING IS UNFIT FOR HUMAN HABITATION. THIS PROPERTY IS IN DISREPAIR AND ITS PRESENT CONDITION UNINHABITABLE. THE STRUCTURE IS UNSANITARY, A PUBLIC NUISANCE AND HEALTH HAZARD. THE OWNERS ARE UNWILLING, UNABLE OR NEGLIGIBLE TO MAINTAIN THE PROPERTY TO MINIMUM STANDARDS FOR HUMAN OCCUPANCY AND MINIMUM MAINTENANCE STANDARDS OF THE FBC AS ADOPTED BY CITY ORDINANCE 9-1(D). IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF CITY ORDINANCE.

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

Miguel Pilgram said he would try 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: CE20080564

1301 NW 24 AVE
CASTELLANOS VALDEZ, JOSE RICARDO;
ESPINAL COLINDRES, MARYURI Y

This case was first heard on 7/15/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,350 and the City was requesting reducing the fines to \$935 to cover administrative costs.

Jose Castellanos agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$935.

Case: BE21120011

620 NW 15 AVE
GONZALEZ, ANAIR; LIMA, EDGAR

This case was first heard on 4/14/22 to comply by 6/16/22. 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.

Edgar Lima said he was unaware of the violations when he purchased the home. He said they had submitted design plans.

Jose Saragusti, Building Inspector, did not object to a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: BE21090125

2961 SW 11 CT
JACOBSON, RACHEL L

This case was first heard on 4/14/22 to comply by 6/16/22. 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.

Rachel Jacobson said she was having trouble finding a contractor. She described her efforts to have a contractor do the work. She stated she had just hired Aruba Services.

Jose Saragusti, Building Inspector, recommended a 63-day extension.

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

Case: CE16080444

2886 NE 26 PL
PBFT REALTY LLC

This case was first heard on 9/15/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$395,600 and the City was requesting fines be reduced to administrative costs.

George Oliva, Chief Building Inspector, recommended imposition of administrative costs of \$2,885.

Francesco Talerico agreed to the reduction.

Ms. Flynn imposed administrative costs of \$2,885.

Case: BE22040013

ORDERED TO REAPPEAR

722 NE 14 AVE 1-4
MICHEL, GARY L

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Building inspector, said the owner was making progress.

Gary Michel said he had hired a structural engineer, who was in the process of having drawings created. He requested 63 days and Inspector Martinez did not object.

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

Case: BE22010175

6750 NW 27 WAY
SCALZO, GERARD ANTHONY

Service was via posting at the property on 7/6/22 and at City Hall on 8/4/22.

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:
NEW STRUCTURE ON THE SIDE OF THE BUILDING, NEW SIDING, FRONT DOOR REPLACED, ENCLOSING OF THE GARAGE, SIDE WORK IN FRONT OF THE HOUSE REPLACED WITH NEW CONCRETE.

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

Gerald Scalzo agreed to comply.

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

Case: BE21110023

2347 NW 13 ST
DUPLIY, DMITRIY

This case was first heard on 3/17/22 to comply by 7/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,650 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Anneli Smoke said the owner lived out of state and the first contractor had taken the money and not done the work. He had a new contractor who was pulling permits. She requested 60-90 days.

Leonardo Martinez, Building Inspector, recommended 42 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: BE22010035
1451 NE 10 AVE
CATALONIA FL HOLDINGS INC

This case was first heard on 5/19/22 to comply by 6/16/22. 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.

Nash Madic, Building Inspector, said a fence permit was still needed.

Edrin Janvier said he was waiting for a survey to submit the permit application. He requested 60 days.

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

Case: BE21120013 **REQUEST EXTENSION**
3025 CENTER AVE
ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Matthew Roque said he had applied for a variance and requested 90 days.

Leonardo Martinez, Building inspector, agreed to a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: BE22030104
638 NE 18 AVE
CHAUVET, ALBERT; CHAUVET, BERENICE

Service was via posting at the property on 6/28/22 and at City Hall on 8/4/22.

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:
NEW KITCHEN AND BATHROOMS. INTERIOR PARTITION REMOVAL. NEW DOOR OPENING.
NEW ELECTRICAL PANEL AND LIGHTING. NEW SEWER. NEW WATER HEATER. NEW AC.

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

Albert Chauvet agreed.

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

Case: BE21120010

1526 NW 11 CT
GUILLAUME, CHRIS OLSEN;
GUILLAUME, CHRISTINE

This case was first heard on 4/14/22 to comply by 6/16/22. 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.

Luis Leon said the permit applications were undergoing engineering revisions. He requested 60 days.

Jose Saragusti, Building Inspector, suggested a 63-day extension.

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

Case: CE20101321 **ORDERED TO REAPPEAR**
941 SW 30 AVE
GAYLE, KEITH

This case was first heard on 4/15/21 to comply by 6/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,200 and the fines had been imposed at the 5/19/22 hearing.

Nash Madic, Building Inspector, said the permit applications were incomplete.

Warren Gayle requested 90 days and Inspector Madic did not object but Ms. Hasan said Judge Purdy had already imposed the fines and requested this update.

Case: BE21110120
5820 NE 14 RD
YUEN, LANE

Service was via posting at the property on 6/29/22 and at City Hall on 8/4/22.

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:
TWO LARGE TIKI HUTS BUILT
REAR DECK BUILT WITH KNEE WALL
ELECTRICAL INSTALLED THROUGHOUT THE DECK
RAILING WITH GLASS PANELS INSTALLED

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

Michael Gorman said he had demolished the two tiki huts and other items and requested 63 days.

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

Case: BE21110018
2621 NE 13 CT
GS LEEWARD LLC

This case was first heard on 2/17/22 to comply by 5/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

Leonardo Martinez, Building Inspector, recommended imposition of the fines.
Daniela Leo agreed to the fines.

Ms. Flynn imposed the \$550 fine.

Case: BE21090176

1441 N DIXIE HWY
FRIENDLY TABERNACLE CHURCH
OF GOD IN CHRIST INC

This case was first heard on 1/20/22 to comply by 3/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,500 and the City was requesting administrative costs of \$575.

George Oliva, Chief Building Inspector, recommended imposition of administrative costs of \$575.

David Fletcher said he had hoped there would be no fines.

Ms. Flynn imposed administrative costs of \$575.

Case: BE-19120044

408 NW 14 TER
FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY

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 \$19,400 and the City was requesting no fine be imposed.

George Oliva, Chief Building Inspector, recommended no fine be imposed.

Jonelle Adderly agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE22040147

912 NE 2 AVE
912 2ND LLC

Service was via posting at the property on 7/25/22 and at City Hall on 8/4/22.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: DEMO PERMIT ATF PM-19040754

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

Ms. Hasan requested the daily fine be \$150.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

Case: BE21070028

1424 SE 15 ST
NORWICH APTS CONDO ASSN INC

Personal service was accepted on 6/15/22. Service was also via posting at City Hall on 8/4/22.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INCLUDING CONCRETE SPALLING AND CRACKS IN SEVERAL AREAS OF THE BUILDING.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He said the building permit had already been issued.

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

Case: BE22060125

1007 NW 1 AVE
SUNRISE PARADISE PLAZA CORP
A 2 Z COMMERCIAL HOLDINGS INC

Service was via posting at the property on 7/8/22 and at City Hall on 8/4/22.

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

VIOLATIONS: 9-259

THIS BUILDING IS UNFIT FOR HUMAN HABITATION. THIS PROPERTY IS IN DISREPAIR AND ITS PRESENT CONDITION UNINHABITABLE. THIS PROPERTY HAD A FIRE THAT DESTROYED THE INTERIOR. THE STRUCTURE IS UNSANITARY, A PUBLIC NUISANCE AND HEALTH HAZARD. THE OWNERS ARE UNWILLING, UNABLE OR NEGLIGIBLE TO MAINTAIN THE PROPERTY TO MINIMUM STANDARDS FOR HUMAN OCCUPANCY AND MINIMUM MAINTENANCE STANDARDS OF THE FBC AS ADOPTED BY CITY ORDINANCE 9-1(D). IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF CITY ORDINANCE

Inspector Martinez presented the case file into evidence and recommended ordering the owner to apply for the required permits to bring the property into compliance, or for a permit to demolish the structure within 60 days or the City would demolish the property at the owner's expense. He also asked for the final order to be recorded.

Ms. Flynn found in favor of the City and ordered the owner to apply for the required permits to bring the property into compliance, or for a permit to demolish the structure within 60 days or the City would demolish the property at the owner's expense. She also ordered that the final order be recorded.

Case: BE22040227

2406 NASSAU LN
BELTRAN, HERNAN; BELTRAN, SANDRA

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
NEW OUTDOOR WOOD STAIRCASE
WOOD DECK
NEW RETENTION WALL

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

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

Case: BE21090013

2548 TORTUGAS LN
2548 TORTUGAS LLC

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
NEW DOCK AND NEW WOOD FENCE

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

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

Case: BE22050094

1201 SW 17 ST
WEINBERG, PAUL & MARCY

Service was via posting at the property on 8/1/22 and at City Hall on 8/4/22.

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

VIOLATIONS: FBC(2020) 111.1.1
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

VIOLATIONS: 9-260.(a)
PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

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

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation.

Case: BE22040191

702 NE 5 ST
KHIMANI, FARHANA

Service was via posting at the property on 6/30/22 and at City Hall on 8/4/22.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a-f)
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.

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

Case: BE22040218

2211 SW 29 AVE
DIAZ, ERNESTO LE; RIVERO, YITZHAK LE ET AL

Service was via posting at the property on 7/15/22 and at City Hall on 8/4/22.

Hector Suarez, Code Compliance Officer, 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:
WOOD FENCE

Officer Suarez 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: BE22020138
2587 SW 30 AVE
DUMONT, STEVEN L MARTIR, RICHARD

Service was via posting at the property on 7/20/22 and at City Hall on 8/4/22.

Hector Suarez, Code Compliance Officer, 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:
WALKWAY PAVERS AND DRIVEWAY

Officer Suarez 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: BE22040162
648 NE 16 TER
VENTURE NOOB LLC

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
COMPLETE HOUSE REMODELING INCLUDING ROOF RAFTERS, FLOOR JOIST AND SHEATHING, EXTERIOR WOOD FRAME WALLS, EXTERIOR WALL COVERING, NEW FASCIA BOARD. INTERIOR PARTITIONS, NEW PLUMBING WITH NEW WATER HEATERS, NEW ELECTRICAL INCLUDING INTERIOR PANELS AND MECHANICAL PERMITS REQUIRED. NEW WINDOWS AND DOORS.

FBC(2020) 111.1.1
CHANGED FROM GROUP U TO GROUP R-3 FOR THE CARPORT / GARAGE CONVERSION.

Inspector Martinez presented the case file into evidence and said he had issued a Stop Work Order on 4/21/22. He 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: BE22040132

1470 N DIXIE HWY
WISTERIA COURT CONDO ASSN INC

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
INSTALLATION OF A PEX SUPPLY LINE NEAR THE NW ENTRANCE OF THE BUILDING.

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

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

Case: BE22030065

1737 NE 1 ST
WEHBY, JEREMY & JENON;
JACKSON, EDWARD P & KIMBERLY R

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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:
REMOVING AND PREPARING TO INSTALL NEW PAVERS WITHOUT PERMIT.

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

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

Case: BE22030039

500 SE 6 ST
FORT PRUF ROCK LAND TR
FORT PRUF ROCK TRUSTEE LLC TRUSTEE

Service was via posting at the property on 6/10/22 and at City Hall on 8/4/22.

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 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: BE22030037

621 S FEDERAL HWY
FORT PRUF ROCK LAND TR
FORT PRUF ROCK TRUSTEE LLC

Service was via posting at the property on 6/28/22 and at City Hall on 8/4/22.

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 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: BE22030034

633 S FEDERAL HWY
FORT PRUF ROCK LAND TR
FORT PRUF ROCK TRUSTEE LLC TRUSTEE

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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 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: BE22050170

3250 NE 28 ST
LE CERCLE BY THE BEACH CONDO ASSOC

Service was via posting at the property on 7/14/22 and at City Hall on 8/4/22.

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 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: CE22030721

1044 NW 7 AVE
NORTH BIMINI LLC

Service was via posting at the property on 7/6/22 and at City Hall on 8/4/22.

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:
RENOVATING UNIT ON THE NORTH SIDE OF THE HOUSE, STRUCTURAL, PLUMBING AND ELECTRICAL.

Inspector Madic 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: BE22020100

1121 MANGO ISLE
JLF HOLDINGS LLC

Service was via posting at the property on 6/3/22 and at City Hall on 8/4/22.

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:
NEW WOOD STRUCTURE ERECTED IN THE REAR OF THE RESIDENCE

Inspector Madic presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

Case: BE22030010

1121 SW 18 ST
PARIS 51 PROPERTIES CORP

Service was via posting at the property on 7/6/22 and at City Hall on 8/4/22.

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:
RENOVATION OF THE HOUSE, KITCHEN REMODELING, NEW ELECTRICAL PANEL AND

ELECTRICAL WORK FOR KITCHEN AND BATHROOMS AS WELL AS WORK ON LIGHTING THROUGHOUT THE HOUSE, RENOVATION OF BATHROOMS, NEW FRONT DOOR, ENCLOSE DOORS AND INSTALL WINDOWS ON THE BACK OF THE HOUSE, INSTALL NEW FENCE AROUND THE HOUSE, PLUMBING WORK FOR KITCHEN AND BATHROOM INCLUDING REPLACEMENT OF WATER HEATER.

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

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

Case: BE22020094

1709 NE 15 AVE 1-4
QUOCATION LLC

Service was via posting at the property on 7/5/22 and at City Hall on 8/4/22.

Nash Madic, 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 A/C SYSTEM INCLUDING DUCT WORK, ELECTRICAL PANEL, BATHROOM REMODELING

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

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

Case: BE22040210

ORDERED TO REAPPEAR

100 SW 3 AVE
NUGENT AVENUE RETAIL LLC

This case was first heard on 6/16/22 to comply by 7/21/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,700.

Leonardo Martinez, Building inspector, said no permit had been issued and recommended scheduling the case for a Massey hearing.

Ms. Flynn granted no extension agreed to schedule the case for a Massey hearing.

Case: BE22040167

2700 YACHT CLUB BLVD 7C
ALFONSO, DANIO V

Service was via posting at the property on 8/3/22 and at City Hall on 8/4/22.

Nash Madic, 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:
FENCE AROUND A/C UNITS, WOOD DECK IN FRONT OF THE UNIT

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

Ms. Flynn found in favor of the City and ordered compliance within 63 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 in compliance, fines had accrued to \$16,900 and the City was requesting the full fine be imposed.

Jose Saragusti, Building Inspector, said the property was being demolished and recommended imposition of administrative costs of \$926.

Ms. Flynn imposed administrative costs of \$926.

Case: BE20080115

6000 NW 21 AVE
CITY OF FORT LAUDERDALE
% FT LAUD EXECUTIVE AIRPORT

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 in compliance, fines had accrued to \$2,750 and the City was requesting the Special Magistrate vacate the 6/16/22 order and abate the fines.

Ms. Flynn vacated the 6/16/22 order and imposed no fine.

Case: BE21100310

1500 NE 12 ST
COLES, CHRISTOPHER

This case was first heard on 2/17/22 to comply by 3/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nash Madic, Building Inspector, reported the no permit application had been submitted.

Ms. Flynn imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

Case: BE21110093

524 NW 21 TER
KODOS INVESTMENTS SA LLC

This case was first heard on 1/20/22 to comply by 2/24/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$87,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$87,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21050447

916 SW 24 AVE
BRRRR PROPERTIES LLC

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 \$83,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$83,750 fine, which would continue to accrue until the property was in compliance.

Case: CE20120326

3308 NE 40 CT
WOJCIAK, MARTIN A H/E
MANIVONG, OUTHANE

This case was first heard on 3/17/22 to comply by 5/19/22. 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.

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

Case: BE20040207

440 NW 6 ST
BROWARD COUNTY LONGSHOREMENS
ASSOCIATION INC

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 in compliance, fines had accrued to \$38,200 and the City was requesting administrative costs of \$1,275.

Ms. Flynn imposed administrative costs of \$1,275.

Case: BE20040140

834 NW 10 TER
RAM, RAMPATI;
RAMSARRAN, CHANDERAYAL ET AL

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 \$50,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$50,300 fine, which would continue to accrue until the property was in compliance.

Case: BE20050184

1400 NE 5 AVE
FAITH CHURCH OF THE NAZARENE

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 \$3,700 and the City was requesting administrative costs of \$575.

Ms. Flynn imposed administrative costs of \$575.

Case: BE21070037

2029 N OCEAN BLVD
TRADEWINDS BY THE SEA INC

This case was first heard on 12/16/21 to comply by 6/14/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting administrative costs of \$575.

Ms. Flynn imposed administrative costs of \$575.

Case: BE21090177

2300 NW 6 ST
SKAB LLC

This case was first heard on 6/16/22 to comply by 7/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting a 180-day extension.

Ms. Flynn granted a 180-day extension, during which time no fines would accrue.

Case: CE17041134

2491 W 84 SR
BILL B RICHARDSON LIV TR

This case was first heard on 8/17/17 to comply by 2/13/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$102,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$102,100 fine, which would continue to accrue until the property was in compliance.

The City entered page 35 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:42 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate