



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Rose Ann Flynn Presiding
March 21, 2024
9:00 A.M.

Staff Present:

Diana Cahill, Administrative Assistant
Kailly Linares, Administrative Assistant
Felicia Ritchey, PT Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alexander Albores, Sr. Building Inspector
Alejandro DelRio, Sr. Building Inspector
Andrew Gebbia, Building Inspector Trainee
Linda Holloway, Code Compliance Officer
Preston Mark, Building Inspector
Leonardo Martinez, Sr. Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Sr. Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Victoria Bryan, Administrative Assistant

Respondents and witnesses

BE23120162; BE23080070: Blake Stranz; Stephen
Tilbrook Esq.
BE23090029: Aarin Greier
BE23020162: Julius Forbes; Chad Crazman
BE23060052: Jordan Ford
BE23090055: Peter Scerbo; Aileen Liptak
BE23120173: Huffman Trusty
BE23080351: Okema McIntosh
BE23080329: Michael Rahal
BE23010147: Betty Taylor
BE23030018: C. Edward McGee Esq.
CE19050764: Jesse Enriquez
BE23110186: Milton Flores; Janille Lowe
BE22110007: Chris Gallagher
BE23060028: Brent James; Travis Herring
BE23010136: Giselle Prince; Jordan Ford
BE23060081: Michael Lydon
BE23030128: Cibele Avelar
CE16110451: Pierre Plancher
CE11111936: Rodrigo Mosegui

CE14111386: Denise Morris
CE15092347: Adele Nasra
BE22010014: Seniqua Williams
BE23070004: Joshua Rizo Patron
CE24030393; CE23120276: Kevin Correa Esq.
BE23010100: Lee Ballard Esq.; Christopher Barone
BE22110086: Jose Sigala Pena
BE23090023: Jorge Reyes
CE16110405: Thomas Schwolow
BE22090127: Joseph Caruso
BE21120119: Patricia Tennies
CE14100269: David Lewis
BE23080248: Lars Peterson Anderson
CE12021671: Nga Truong
CE14120733: Sonia Cooper
CE17040814: Marcellia Osamor
BE23120082: Charles Sposato; Kara Sposato; Kateryna
Podolian

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

The meeting was called to order at 9:11 A.M.

Case: CE23120276

VACATE ORDER OF 2/13/24

Address: 1425 NE 57 ST

Owner: 1425 NE 57TH STREET LLC

This was a request to vacate the Order dated 2/13/24.

Ms. Hasan said the City had recommended vacating the Order due to some irregularities in the Order.

Kevin Correa Esq. agreed.

Ms. Flynn vacated the Order dated 2/13/24.

Case: CE24030393

Address: 1425 NE 57 ST

Owner: 1425 NE 57TH STREET LLC

Service was via posting at the property on 3/13/24 and at 1 East Broward Blvd. on 3/13/24.

VIOLATIONS: 15-282.(a)

ANY CERTIFICATE OF COMPLIANCE ISSUED PURSUANT TO THIS ARTICLE MAY BE DENIED, REVOKED, OR SUSPENDED BY THE CITY MANAGER OR HIS OR HER DESIGNEE UPON THE ADJUDICATION OF A VIOLATION OF THIS ARTICLE, ANY CITY ORDINANCE, OR STATE LAW BY THE RESPONSIBLE PARTY, PROPERTY OWNER OR TRANSIENT OCCUPANT ATTRIBUTABLE TO THE PROPERTY FOR WHICH THE CERTIFICATE OF COMPLIANCE IS ISSUED. IN ACCORDANCE WITH VIOLATING SECTION 18-1 OF THE CITY'S MUNICIPAL CODE IN THAT IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OF ANY PROPERTY IN THIS CITY TO MAINTAIN SUCH PROPERTY OR TO PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE.

ON DECEMBER 10, 2023, THE PROPERTY RECEIVED THREE (3) VIOLATIONS ON CASE CE23120274 FOR EXCEEDING GATHERING OCCUPANCY, IMPROPER VACATION RENTAL PARKING, AND NOISE EXCEEDING THE AUDIBLE THRESHOLD 50 FEET FROM THE PROPERTY LINE.

ON MARCH 8, 2024, THE PROPERTY RECEIVED FOUR (4) VIOLATIONS ON CASE CE24030330 FOR EXCEEDING GATHERING OCCUPANCY, IMPROPER VACATION RENTAL PARKING, FAILURE OF THE RESPONSIBLE PARTY TO ARRIVE AT THE PROPERTY WITHIN THE ONE (1) HOUR TIMEFRAME, AND NOISE EXCEEDING THE AUDIBLE THRESHOLD 50 FEET FROM THE PROPERTY LINE.

ON MARCH 9, 2024, OCCUPANTS OF THE PROPERTY ENGAGED IN BEHAVIOR RESULTING IN A SHOOTING AND SUBSEQUENT CITIZEN DEATH.

THE CITY IS REQUESTING REVOCATION OF THE VACATION RENTAL CERTIFICATE OF COMPLIANCE EFFECTIVE IMMEDIATELY.

Katrina Jordan, Code Manager, testified that there were qualifying violations at this vacation rental and requested a revocation of the vacation rental certificate.

Ms. Hasan stated in addition to the regular notice, the owner's attorney had been emailed on March 13, 2024 and March 20, 2024 regarding this hearing. She entered into the record the cover sheet from the Police report of the March 9, 2024 homicide.

Samantha Reynolds, Fort Lauderdale Police Records Manager, testified regarding the incident report of the homicide that occurred at the property on March 9, 2024 and said the complete report would not be available until the homicide investigation was finished.

Kevin Correa Esq. said his client intended to use the property for long-term rentals or would sell the property.

Ms. Flynn revoked the vacation rental certificate.

Case: BE23060081

Address: 900 MANDARIN ISLE 1-2
Owner: 2400 DEL LAGO DRIVE LLC

This case was first heard on 10/19/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,550 and the City was requesting administrative costs of \$946.31 be imposed.

Michael Lydon said it had taken time to find a contractor to pull the permit. Once he had the permit, he said it had been approved within two days.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE12021671

Address: 3700 GALT OCEAN DR, # 1203
Owner: TRUONG, NGA T

This case was first heard on 5/21/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$150,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nga Truong said she had significant medical issues. She thought the property had passed all inspections.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension and ordering the respondent to attend the 5/23/24 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/23/24 hearing.

Case: BE23120082

Address: 4040 GALT OCEAN DR 716
Owner: OCEAN MANOR SUITES LLC

Service was via posting at the property on 1/30/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Senior 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:
ENCLOSING A SECTION OF BUILDING CORRIDOR TO MAKE IT PART OF THE DWELLING UNIT.

FBC(2020) 105.6.1

THE BUILDING OFFICIAL MAY REVOKE A PERMIT OR APPROVAL ISSUED UNDER THE PROVISION OF THIS CODE IN CASE OF ANY FALSE STATEMENT OR MISREPRESENTATION OF FACT IN THE APPLICATION OR ON THE PLANS AND /OR SPECIFICATIONS ON WHICH THE PERMIT OR APPROVAL WAS BASED. PERMIT IS BEING REVOKE SINCE THERE WAS NOT A DOOR REPLACEMENT. THE NEW DOOR INSTALLATION SERVED AS A WALL TO ENCLOSED PART OF THE BUILDING CORRIDOR.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation. He said a permit had been pulled for the door installation but there had never been a final inspection, which Inspector Martinez stated it would have failed.

Charles Sposato stated the door had already been installed when they purchased two apartments in the building. He said he had changed the hinges so the door did not block access to the adjacent unit.

Kateryna Podolian, owner of the adjacent unit, said the door had been moved very close to her door. She had provided her own photos. Ms. Podolian said Mr. Sposato had also installed security cameras that monitored her door. She asked that the owner be required to move the door back to its original location.

Ms. Hasan stated the permit was on hold pending revocation.

Joe Pasquariello, Assistant Building Official, said a permit had been issued to replace the door because Mr. Sposato had thought it was a simple door replacement. But the door had originally been installed enclosing a portion of the corridor and was within inches of the neighbor's door and would never have been approved. Ms. Hasan confirmed that the door and enclosure must be removed.

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

Case: CE16110405

Address: 2021 SW 35 AVE

Owner: SCHWOLOW, THOMAS

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$63,000 and the City was requesting no fine be imposed.

Thomas Schwolow agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23010100

Address: 1501 SE 15 ST

Owner: THE ISLAND CLUB CONDO ASSN INC

This case was first heard on 7/20/23 to comply by 9/21/23. 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.

Lee Ballard Esq., condominium association attorney, said the board had been trying to address the issues since 2022 when the former management had gone out of business. He described the association's efforts to comply.

Christopher Barone, condominium association president, requested at least 60 days.

Alexander Albores, Senior Building Inspector, said the case was over one year old and there had been several extensions. He said the cooling tower was hazardous and only temporarily secured. He did not support another extension, and noted there was still no permit application.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/18/24 hearing.

Case: BE23080329

ORDERED TO REAPPEAR

Address: 511 E BROWARD BLVD

Owner: WEST PAVILION LTD

This case was first heard on 2/15/24 to comply by 3/21/24. Violations were as noted in the agenda. The property was not in compliance.

Michael Rahal said he had plans and had submitted a permit application.

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

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

Case: BE23080070

Address: 17 S FORT LAUDERDALE BEACH BLVD
Owner: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 10/19/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting administrative costs of \$891.54 be imposed.

Stephen Tilbrook requested no fines or fees be imposed.

Blake Stranz, property manager, said Marriott was responsible for the testing and ultimately the fine.

Mary Rich, Sr. Code Compliance Officer, recommended imposition of the administrative costs.

Ms. Flynn imposed administrative costs of \$891.54.

Case: BE23120162

Address: 17 S FORT LAUDERDALE BEACH BLVD 2
Owner: THOR GALLERY AT BEACH PLACE LLC
% RYAN LLC - DIVINA TAVERAS

Service was via posting at the property on 2/13/24 and at 1 East Broward Blvd. on 3/7/24.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.
LOOSE AND OR DETERIORATED GUARD RAILS AT SECOND AND THIRD LEVEL.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. He also requested the order be recorded and ordering the respondent to attend the 4/18/24 hearing.

Stephen Tilbrook Esq. said they were making progress toward compliance. He requested at least 63 days.

Blake Stranz said they needed engineering to put it out to bid. He anticipated applying for a permit in the next two weeks.

Inspector Albores requested a signed seal letter from an engineer within 28 days regarding the safety of the temporary measures taken in the parking garage. The letter should indicate if the structure was safe for its intended use.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day. She also recorded the order and ordered the respondent to attend the 4/18/24 hearing.

Case: BE23060028

Address: 741 NE 19 AVE
Owner: SECOND LAYER EQUITY LLC

This case was first heard on 9/21/23 to comply by 12/21/23. 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.

Leonardo Martinez, Senior Building Inspector, said permits were in process.

Brent James said they would add details to the permit plans on Monday and requested 28 days. Inspector Martinez agreed.

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

Case: BE22110007

Address: 717 NW 1 ST

Owner: CRAVIS HOLDINGS LLC

This case was first heard on 6/15/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,950 and the City was requesting the full fine be imposed.

Alexander Albores, Senior Building Inspector, reported the property was in compliance. He recommended reducing fines to administrative costs of \$1,442.

Chris Gallagher described their efforts to comply and said it had cost them \$50,000 and depleted their savings.

Ms. Flynn imposed a fine of \$700 for the time the property was out of compliance.

Case: CE14120733

Address: 3811 SW 11 ST

Owner: GUMBS, NORRELL A H/E GUMBS, SONYA COOPER

This case was first heard on 6/4/15 to comply by 7/16/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting no fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended no fines be imposed.

Sonia Cooper agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23030018

CONTINUED

Address: 611 N FEDERAL HWY

Owner: 611 FEDERAL LLC

This case was first heard on 8/17/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting administrative costs of \$1,410.88 be imposed.

C. Edward McGee Esq. said he had been told that the administrative fees were \$1,250.

Leonardo Martinez, Senior Building Inspector, recommended administrative fees of \$1,275.

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

Case: CE17040814

Address: 4010 GALT OCEAN DR, # 1109

Owner: OSAMOR, MARCELLIA; MARCELLIA OSAMOR TR

This case was first heard on 8/10/17 to comply by 10/12/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,850 and the City was requesting no fine be imposed.

Jose Saragusti, Senior Building Inspector, recommended no fines.

Marcellia Osamor agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23010136

Address: 821 N VICTORIA PARK RD

Owner: LAKIN-BABETCH RLB LLC %RICHARD LAKIN

This case was first heard on 6/15/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Giselle Prince said the property was in compliance and they needed the engineering company to perform an inspection.

Leonardo Martinez, Sr. Building Inspector, said the City must comply with the Borad of Rules and Appeals [BORA] and could not allow any additional extension. He recommended imposition of the fine.

Ms. Hasan stated once the property was in compliance, the respondent could request fine amnesty.

Ms. Flynn imposed the \$9,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23060052

Address: 125 N BIRCH RD

Owner: SPRINGBROOK GARDENS INC A CONDO

This case was first heard on 10/19/23 to comply by 1/18/24. 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.

Mary Rich, Senior Code Compliance Officer, said the permit had been issued.

Jordan Ford requested 180 days to complete the concrete restoration. Officer Rich did not object.

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

Case: CE16110451

Address: 1107 NW 15 ST

Owner: PLANCHER, PIERRE; PLANCHER, YVON ET AL

This case was first heard on 5/18/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$213,500 and the City was requesting no fine be imposed.

Pierre Plancher agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE22110086

ORDERED TO REAPPEAR

Address: 1616 NE 16 AVE

Owner: COTOPERI REALTY LLC

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,950 and the City was requesting the full fine be imposed.

Jose Sigala Pena said the contractor had delayed the work.

Alexander Albores, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,664.

Ms. Flynn imposed administrative costs of \$1,664.

Ms. Flynn took a brief recess.

Case: BE23080351

Address: 441 SW 27 AVE
Owner: SOUTHEASTERN CONFERENCE ASSN
OF SEVENTH DAY ADVENTISTS INC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Okema McIntosh 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: BE23090055

Address: 255 SE 14 ST
Owner: PS GLOBAL LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Peter Scerbo 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: BE23110186

Address: 615 N ANDREWS AVE
Owner: WISDOM VILLAGE CROSSING LP

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

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

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED:
VINYL FLOORING, DRYWALL PARTITION.

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

Milton Flores agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day and ordered the respondent to attend the 5/23/24 hearing.

Case: CE14100269

Address: 3010 NE 47 ST
Owner: LEWIS, DAVID

This case was first heard on 4/2/15 to comply by 5/21/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting no fine be imposed.

David Lewis agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23090029

Address: 21 S FORT LAUDERDALE BEACH BLVD
Owner: BEACHPLACE TOWERS CONDOMINIUM
ASSOCIATION INC % PROPERTY TAX

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Aarin Greier 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: BE22010014

ORDERED TO REAPPEAR

Address: 1320 NW 19 ST
Owner: LAKES, PARRIS H/E; WILLIAMS, SHENIQUA L

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting no fine be imposed.

Jose Saragusti, Senior Building Inspector, reported the property was in compliance and recommended no fines be imposed.

Seniqua Williams agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23080248

Address: 3200 N OCEAN BLVD
Owner: L'HERMITAGE II CONDO ASSN INC

Service was via posting at the property on 1/30/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Lars Peterson Anderson 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: CE15092347 VACATE OIF 7/28/16 & FO 4/21/16

Address: 1316 NW 2 AVE
Owner: NASRRA, ADEL A

This case was first heard on 4/21/16 to comply by 6/2/16. Violations and extensions were as noted in the agenda. The property was in compliance and the City was requesting to vacate the Order Imposing the Fine dated 7/28/16 and the Final Order dated 4/21/16.

Jose Saragusti, Senior Building Inspector, requested Ms. Flynn vacate the Order Imposing the Fine dated 7/28/16 and the Final Order dated 4/21/16.

Adele Nasrra agreed.

Ms. Flynn vacated the Order Imposing the Fine dated 7/28/16 and the Final Order dated 4/21/16.

Case: CE14111386

Address: 1250 SW 29 ST
Owner: MORRIS, DENISE R

This case was first heard on 4/16/15 to comply by 6/4/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,600 and the City was requesting no fine be imposed.

Denise Morris agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE11111936

Address: 1180 NE 1 ST
Owner: INVESTMENTS AT SOUTH FLORIDA LLC

This case was first heard on 6/21/12 to comply by 12/27/12. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$61,900 and the City was requesting no fine be imposed.

Rodrigo Mosegui agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE22090127

Address: 2436 CAT CAY LN

Owner: TACHER, MARIO & YELENA

This case was first heard on 5/18/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Senior Building Inspector, recommended imposition of the fine.

Joseph Caruso said the owner purchased the property with the violations and fines. He stated they would apply for a variance for a shed on the property.

Ms. Flynn imposed the \$18,100 fine, which would continue to accrue until the property was in compliance.

Case: CE19050764

Address: 612 NE 11 AVE

Owner: ENRIQUEZ, JESSE

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$59,350 and the City was requesting no fine be imposed.

Jesse Enriquez agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: BE23020162

Address: 101 SE 23 ST

Owner: BUNKHOUSE HOLDINGS LLC

This case was first heard on 6/15/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Julius Forbes said they had one permit but needed the electrical and plumbing permits. Chad Crazman said there were two homes on the property and described their progress. He requested 63 days.

Preston Mark, Building Inspector, did not object to the extension request.

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

Case: BE23090023

Address: 1851 SE 10 AVE

Owner: KCMCL FLL LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Jorge Reyes 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: BE23070004

Address: 1401 SE 15 ST 208

Owner: COCHISE CORDOVA ARMS LLC

Service was via posting at the property on 2/22/24 and at 1 East Broward Blvd. on 3/7/24.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. ROOF IN DISREPAIR.

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

Joshua Rizo Patron agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day. She also recorded the order and ordered the respondent to attend the 5/23/24 hearing.

Case: BE23010147

Address: 601 NW 22 RD

Owner: BETTYS SOUL FOOD INC

This case was first heard on 9/21/23 to comply by 11/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended an extension.

Betty Taylor requested 91 days.

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

Case: BE23120173

CITATION

Address: 441 ISLE OF PALMS DR

Owner: FUXA, ANDREW JR; GREENE FUXA, HEATHER M

This case was cited on 12/28/23 to comply by 12/28/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting \$500 be imposed. No appeal had been received.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$500.

Huffman Trusty agreed to the fine reduction.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: BE21120119 ORDERED TO REAPPEAR
Address: 2670 E SUNRISE BLVD PARKING
Owner: SUNRISE AT GALLERIA LLC

This case was first heard on 6/16/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,700 and the City was requesting administrative costs of \$2,002.08 be imposed.

Alejandro DelRio, Senior Building Inspector, recommended reducing fines to administrative costs of \$2,002.08.

Patricia Tennes agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$2,002.08.

Case: BE22080236 VACATE OIF 5/18/23
Address: 424 NW 22 AVE
Owner: STONE, ELDERMINE

This case was first heard on 2/16/23 to comply by 3/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,100 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23, abate the fines and close the case.

Ms. Flynn vacated the Order Imposing the Fine dated 5/18/23, abated the fines and closed the case.

Case: BE23050019 ORDERED TO REAPPEAR
Address: 424 NW 22 AVE VACATE FO 9/21/23
Owner: STONE, ELDERMINE

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting to vacate the Final Order dated 9/21/23 and close the case.

Ms. Flynn vacated the Final Order dated 9/21/23 and closed the case.

Ms. Flynn took a brief recess.

Case: BE23030128 CITATION
Address: 1101 NE 1 ST
Owner: GONZALEZ, LEONARDO; GONZALEZ, KYRIAKI

This case was cited on 3/13/23 to comply by 6/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$35,000 and the City was requesting \$500 be imposed. No appeal had been received.

Cibele Avelar agreed to the fine reduction.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: BE23080255
Address: 2397 SW 18 AVE
Owner: 2397 RIVER OAKS LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/7/24.

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

VIOLATIONS: 9-259

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. THIS BUILDING WAS IN A FIRE, IS ABANDONED, IS WITHOUT WATER AND ELECTRICITY,

Inspector Saragusti presented the case file into evidence and recommended ordering compliance by applying for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the property within 60 days or the City would demolish the property at the owner's expense.

Case: BE23120053

Address: 2301 SE 17 ST

Owner: TRUST NUMBER P66-2020;
P66 LAND TRUST LLC TRUSTEE

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Linda Holloway, 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 Holloway 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: BE23080424

Address: 511 SAN MARCO DR

Owner: BERGER, JAMES E

Service was via posting at the property on 2/2/24 and at 1 East Broward Blvd. on 3/7/24.

Mary Rich, Senior 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:
NEW DRIVEWAY

Officer Rich 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: BE23110149

Address: 1445 W BROWARD BLVD

Owner: SALVATION ARMY INC;
% BUSINESS ADMINISTRATOR

Service was via posting at the property on 2/12/24 and at 1 East Broward Blvd. on 3/7/24.

Mary Rich, Sr, 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 Rich 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: BE23090191

Address: 1455 SE 17 ST

Owner: SOUTHPORT RETAIL LLC
% PRINCIPAL REAL ESTATE INVESTOR

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#PM-19052143/PM-19052144- WALL SIGN 27 SQ FT

Inspector Mark 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: BE23090083

Address: 2900 NE 30 ST G-5

Owner: RESIDENTIAL CREDIT OPPOR TR;
WILMINGTON SAVINGS FUND TRUSTEE

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Preston Mark, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18021933-# G-5 INSTALL IMPACT: 5 WINDOWS, 2 DOORS

Inspector Mark 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: BE23070269

Address: 3110 HOUSTON ST

Owner: LEVEL SEVEN REAL ESTATE LLC

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Preston Mark, 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 BATHROOMS, KITCHEN, IMPACT WINDOWS

Inspector Mark 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: **BE23080371**
Address: 400 SW 3 AVE
Owner: DFW 18 LLC

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: **BE23080436**
Address: 401 S FORT LAUDERDALE BEACH BLVD
Owner: BEACH BOYS PLAZA INC % HAMUY

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: **BE23090070**
Address: 401 SE 18 CT
Owner: BROWARD HOUSE INC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080401

Address: 407 SE 9 ST

Owner: ALIRE LTD

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080349

Address: 501 SW 21 TER

Owner: ESLER, CATHERINE

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080352

Address: 515 SW 21 TER

Owner: NASVA LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080353

Address: 621 SW 21 TER

Owner: ESLER, CATHERINE R

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080398

Address: 700 W BROWARD BLVD

Owner: GALE WINS LLC

Service was via posting at the property on 2/12/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23090042

Address: 1100 SE 3 AVE
Owner: REGENT BANK

Service was via posting at the property on 2/2/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23090052

Address: 1215 SE 2 AVE
Owner: THRU THE NARROW GATE LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23090059

Address: 1335 S ANDREWS AVE
Owner: FT 1335 LLC; SS 1335 LLC

Service was via posting at the property on 2/21/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080339

Address: 1445 W BROWARD BLVD

Owner: SALVATION ARMY INC;
% BUSINESS ADMINISTRATOR

Service was via posting at the property on 2/12/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23090011

Address: 1500 CORDOVA RD 310

Owner: 1500 CORDOVA ROAD LLC

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23090039

Address: 1500 SE 17 ST
Owner: S3 HOSPITALITY LLC
% HOLIDAY INN EXPRESS

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080369

Address: 1560 ARGYLE DR
Owner: PEETS, JOHN S & ADELLE NATALE

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080276

Address: 1730 N FEDERAL HWY
Owner: BAL HARBOUR SQUARE LLC

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080275

Address: 1744 N FEDERAL HWY

Owner: BAL HARBOUR SQUARE LLC

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080443

Address: 1800 S FEDERAL HWY

Owner: SHELINI HOSPITALITY FT LAUDERDALE LLC

Service was via posting at the property on 2/14/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23090063

Address: 1801 S ANDREWS AVE

Owner: 1801 ASSOCIATES LLC

Service was via posting at the property on 2/2/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23090065

Address: 1812 S ANDREWS AVE

Owner: HOLMAN AUTOMOTIVE INC;
DBA LAUDERDALE BMW

Service was via posting at the property on 2/2/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23080282

Address: 1860 N FEDERAL HWY

Owner: BAL HARBOUR SQUARE LLC

Service was via posting at the property on 1/29/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE23090047

Address: 1919 NW 19 ST

Owner: LRF3 MIA 19 STREET LLC

Service was via posting at the property on 2/16/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080393

Address: 5200 NW 31 AVE

Owner: VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 1/30/24 and at 1 East Broward Blvd. on 3/7/24.

Leonardo Martinez, Sr. 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 25 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 Martinez 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: BE22110035

ORDERED TO REAPPEAR

Address: 616 NW 2 AVE

Owner: NORTH WEST 6TH INVESTMENTS LLC

This case was first heard on 8/17/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting administrative costs of \$1,649 be imposed.

Ms. Flynn imposed administrative costs of \$1,649.

Case: BE23020008

Address: 2729 E OAKLAND PARK BLVD

Owner: CANAM OAKLAND PROPERTIES LLC

This case was first heard on 6/15/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The

property was in compliance, fines had accrued to \$2,100 and the City was requesting administrative costs of \$1,303.87 be imposed.

Ms. Flynn imposed administrative costs of \$1,303.87.

Case: BE23030100

Address: 1401 HOLLY HEIGHTS DR 1-4

Owner: 1401 NO TR; FIDELITY 1ST HOLDING LLC TRUSTEE

This case was first heard on 8/17/23 to comply by 10/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19051442

Address: 2710 DAVIE BLVD

Owner: LA SEGUNDA REALTY CORP

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$71,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$71,950 fine, which would continue to accrue until the property was in compliance.

Case: BE23110053

CITATION

Address: 337 COCONUT ISLE DR

Owner: 335 COCONUT ISLE DRIVE LLC

This case was cited on 11/7/23 to comply by 11/7/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$500 fine.

Case: BE24010045

CITATION

Address: 2421 BARCELONA DR

Owner: CNFF DEVELOPMENT LLC

This case was cited on 1/9/24 to comply by 1/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting \$500 be imposed. No appeal had been received.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: BE21090167

VACATE OIF 5/18/23

Address: 716 NE 14 AVE 1-8

Owner: ACS 716 LLC

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 \$26,600 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$1,275.

Ms. Flynn vacated the Order Imposing the Fine dated 5/18/23 and reimposed administrative costs of \$1,275.

Case: BE23010160

Address: 819 NW 7 AVE

Owner: STAR PROPERTY VIII LLC

This case was first heard on 6/15/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,300 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE21070357

VACATE OIF 5/18/23

Address: 842 SW 2 ST 1-6

Owner: GFLNG LLC

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 \$35,100 and the City was requesting to vacate the Order Imposing the Fine dated 5/18/23 and reimpose administrative costs of \$1,275.

Ms. Flynn vacated the Order Imposing the Fine dated 5/18/23 and reimposed administrative costs of \$1,275.

Case: CE17031420

Address: 1337 SW 24 AVE

Owner: SANCHEZ, RAFAEL;
HERNANDEZ MARTINEZ, BELKYS

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE11110666

Address: 1901 N OCEAN BLVD S6E

Owner: BRATHWAITE, FRED BRATHWAITE, VERSTINE

This case was first heard on 5/17/12 to comply by 6/14/12. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$56,625 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE14100881

Address: 3114 NE 21 ST

Owner: PARRA, CECILIA

This case was first heard on 4/16/15 to comply by 6/4/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$151,500 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: BE23060113

Address: 900 NE 18 AVE 1201

Owner: MASCIA, MARIA F & DRANIAS, TED

This case was first heard on 10/19/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$150 fine.

Case: CE09110210

Address: 1060 NW 23 TER

Owner: SMITH, DELLAREESE WILSON

This case was first heard on 8/21/14 to comply by 9/18/14. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,450 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE14102062

Address: 1107 NW 2 AVE

Owner: RIZZO, MICHAEL & BENAIM, VIVIAN

This case was first heard on 2/4/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE14090439

Address: 1119 NW 5 AVE

Owner: SAINT LOUIS ALMONORD, OSENIE

This case was first heard on 6/4/15 to comply by 7/16/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$110,600 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE14061937

Address: 1150 NW 9 TER

Owner: BH NEHAMA CAPITAL LLC

This case was first heard on 2/5/15 to comply by 3/19/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,050 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE15100500

Address: 1705 SW 5 CT

Owner: BRAVERMAN, JOAN LYDIA

This case was first heard on 1/21/16 to comply by 3/3/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,400 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19011753

Address: 1839 MIDDLE RIVER DR

Owner: RIVERS BEND CONDO ASSN INC

This case was first heard on 5/14/19 to comply by 6/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE14091856

Address: 2032 NE 29 ST
Owner: QUIST, NATASHA K

This case was first heard on 4/2/15 to comply by 5/21/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,800 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19090067

Address: 2301 NE 26 ST, # D1
Owner: JOHN R KATSIKAS REV LIV TR
SUSAN G KATSIKAS REV LIV TR

This case was first heard on 5/20/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$48,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Hasan suggested raising the fine to \$250 per day.

Ms. Flynn imposed the \$48,950 fine, which would continue to accrue until the property was in compliance.

Case: CE18070194

Address: 2829 NE 30 ST, # 207
Owner: ROBERT M BOWER TR BOWER, ROBERT M TR

This case was first heard on 11/19/18 to comply by 12/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,700 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: BE23050191

Address: 5910 NE 28 AVE
Owner: UDELSON, TARA S

This case was first heard on 10/9/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$350 fine.

City staff entered page 39 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:
BE22010014

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 11:40 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate