



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING**  
**2<sup>nd</sup> Floor Meeting Room**  
**Marine Industries, 221 SW 3<sup>rd</sup> Ave**  
**Rose Ann Flynn Presiding**  
**April 18, 2024**  
**9:00 A.M.**

**Staff Present:**

Diana Cahill, Administrative Assistant  
Kailly Linares, Administrative Assistant  
Felicia Ritchey, PT Administrative Assistant  
Carmen Thompson, Permit Services Tech  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Sr. Assistant City Attorney  
Alexander Albores, Sr. Building Inspector  
Andrew Gebbia, Building Inspector Trainee  
Linda Holloway, Code Compliance Officer  
Preston Mark, Building Inspector  
Leonardo Martinez, Sr. Building Inspector  
Jorge Martinez, Sr. Building Inspector  
Joe Pasquariello, Assistant Building Official  
Wilson Quintero, Code Compliance Officer  
Jose Saragusti, Senior Building Inspector  
Katie Williams, Code Compliance Officer

**Respondents and witnesses**

BE24020119: Steven Steckler; Greg Main	BE22040140: Mel Li; Gustavo Carbonel
BE23090141: Blake Stranz, Stephane Tilbrook Esq.	BE23040072: Karyn Rivera
BE23090143: Stephen Tilbrook Esq.	BE23010100: Christopher Barone
BE23110139: Nicholas Valverde	BE23110159: Vincent Murray
BE23090115: Jeffrey Porter	BE23060086: Jorge Olmo
BE23090243: Carol Lenahah	BE23090233: Chen Ben Shabat
BE23020170: Julius Forbes	BE22090147: Vanessa Genet
BE24030083: David Bridger Esq.	BE23010081: Laura Dozier
BE22080305: John Seiler Esq.	BE23060204: Thomas Stevens
BE23060167: Cecsill Hinds	BE22020016: Deborah Cerasoli; Marc Booth
BE23090114: Daniel Duffy	BE21090047: Brian Balier
BE24020203: Lorenzo Cobiella Esq.; Raul Rodriguez	BE23010076: James Gill
BE23030001: Timothy Gutzmer	BE24020077: Mable McCoy
BE23090206: Miranda Smith	BE23090221: Louis Condeff
BE23010125: Jacques Altidor	BE23080311: David Crawford
BE24010054: Angelo Golemi	BE24020159: Nancy Lawrille; Carlos Vilaca
BE22090080: Sony Fissien	

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

The meeting was called to order at 9:15 A.M.

**Case:** **BE23060204** **ORDERED TO REAPPEAR**

Address: 2314 E SUNRISE BLVD ZONE2  
Owner: KEYSTONE-FLORIDA PROPERTY HOLD  
% BURDINES TAX DEPT

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 not in compliance, fines had accrued to \$11,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Thomas Stevens said they had submitted the engineer's letter indicating the property was safe for occupancy and requested 180 days. Ms. Hasan objected, since the case was begun in August 2023. Mr. Stevens noted the difficulty they had locating engineers and contractors who could do this work right now.

Jose Saragusti, Senior Building Inspector, recommended a 91-day extension and ordering the respondent to attend the 7/18/24 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/18/24 hearing.

**Case: BE23090141**

Address: 17 S FORT LAUDERDALE BEACH BLVD (504212100080)

Owner: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

Personal service was accepted on 2/27/24. Service was also via posting at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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.

Stephen Tilbrook Esq., the owner's attorney, said they had the reports.

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

**Case: BE23090143**

Address: 17 S FORT LAUDERDALE BEACH BLVD (504212100100)

Owner: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

Personal service was accepted on 2/27/24. Service was also via posting at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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.

Stephen Tilbrook Esq., the owner's attorney, 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: BE23090145**

Address: 17 S FORT LAUDERDALE BEACH BLVD (504212100090)

Owner: THOR GALLERY A BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

Personal service was accepted on 2/27/24. Service was also via posting at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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.

Stephen Tilbrook Esq., the owner's attorney, 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: BE23120162**

ORDERED TO REAPPEAR

Address: 17 S FORT LAUDERDALE BEACH BLVD 2

Owner: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 3/21/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the owner's engineer had provided a letter certifying the property was safe to use while undergoing repairs. He supported a 91-day extension.

Stephen Tilbrook Esq., the owner's attorney, requested 91 days.

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

**Case: BE24020119**

Address: NE 21 ST

Owner: PALMS 2100 OCEAN BLVD LTD

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: 9-280(C)

SOUTH END SHADE STRUCTURE IS LEANING OUT OF PLUMB IN DISREPAIR. SOUTH END BOARDWALK IN DISREPAIR.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, ordering the respondent to attend the 5/23/24 hearing, and recording the order.

Steven Steckler said the documents were ready to submit for the permit and should be done in a few days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day and ordered the respondent to attend the 5/23/24 hearing.

**Case: BE23090115**

Address: 29 SW 33 ST  
Owner: CEMEX CONSTRUCTION MATERIALS FL LLC

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day. He said once the engineer's letter was submitted he would recommend 180 days.

Jeffrey Porter agreed to provide the letter within 10 days to accompany the report.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE22040140**

Address: 1320 MIAMI RD  
Owner: HARBORDALE BREEZES  
CONDOMINIUM ASSOCIATION INC.

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$30,300 and the City was requesting administrative costs of \$1,275.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,275.

Mel Li, association board member, thanked the City for the fine reduction.

Gustavo Carbonel, architect, agreed to the fine reduction.

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

**Case: BE24020077**

Address: 2680 NW 21 CT  
Owner: MCCOY, MABLE J

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: FBC(2023) 111.1.1  
ASSISTED LIVING FACILITY IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO ASSISTED LIVING FACILITY

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$500 per day, ordering the respondent to attend the 6/20/24 hearing, and recording the order.

Fire Lt. Matthew Wells testified he had visited the property numerous times and notified other entities regarding the dangerous situations at the property. He said, "No one seems to know the names of the people living at this address." He

state there had been 118 medical calls to the property since 2019. The owner had informed him that hospitals were sending patients to this address. Ms. Hasan offered the Fire Department call history into the record. Det. Stylianee Hayes said there were many Police calls for service to the property. She had also visited the property with DCF investigators. She stated some people in the home were paying rent and some were not and some wanted to be relocated due to conditions in the home. She had concluded this was an unlicensed assisted living facility.

Mable McCoy, owner, said this was not a facility; it was her home and some people living there were her family. She stated some of the people had been sent here by Broward General Hospital. She said she was trying to help people but agreed to stop.

Ms. Hasan stated this home was being run as an Assistant Living Facility. She noted Ms. McCoy's grandson had denied access to the property.

Inspector Saragusti read the Code definition of an Assisted Living Facility

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$500 per day, ordered the owner to allow access for inspections within 10 days, and ordered the respondent to attend the 6/20/24 hearing.

**Case: BE22090080**

Address: 1130 SW 26 AVE

Owner: FISSIEN, SONY

This case was first heard on 8/17/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting administrative costs of \$1,282.46.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,282.46.

Sony Fissien spoke through an interpreter, requesting a further fine reduction. He said he had purchased the property with the violations. Inspector Saragusti suggested \$600.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

**Case: BE23010081**

Address: 2132 E OAKLAND PARK BLVD

Owner: HARRY VORDERMEIER JR REV LIV TR

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 \$26,400 and the City was requesting administrative costs of \$1,275.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,275.

Laura Dozier, property manager, agreed to the fine reduction.

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

**Case: BE23080311**

Address: 5307 NE 32 AVE

Owner: CRAWFORD, DAVID M

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/4/24.

Preston Mark, 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 NEW DECK & DOCK INCLUDING PAVERS.

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

David Crawford 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: BE23110139**

Address: 27 PELICAN DR

Owner: VALVERDE, NICHOLAS R;  
LAROCCA, JOSEPH A JR

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/4/24.

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:  
INTERIOR RENOVATION, INTERIOR WALL AND CEILING REMOVAL IN KITCHEN AREA AND BATHROOMS RENOVATION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day. He stated he had posted a Stop Work Order on the property and permits were in process.

Nicholas Valverde 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: BE23040072**

Address: 1430 SW 31 CT

Owner: MARINA MILE 1429 LLC

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 not in compliance, fines had accrued to \$8,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Karyn Rivera requested 35 days and Preston Mark, Building Inspector, did not object.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: BE23010100**

ORDERED TO REAPPEAR

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.

Christopher Barone, association president, said the previous management was poor. He stated he had a signed contract and was ready to apply for the permits.

Alexander Albores, Senior Building Inspector, recommended a 35-day extension and ordering the respondent to attend the 5/23/24 hearing.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue. and ordered the respondent to attend the 5/23/24 hearing.

**Case: BE22090147**

Address: 2115 NE 37 DR

Owner: CORAL RIDGE COUNTRY CLUB APTS INC

This case was first heard on 2/16/23 to comply by 8/15/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vanessa Genet said the report had been submitted and all work completed, they just needed final report.

Leonardo Martinez, Senior Building Inspector, said no extension could be granted. He said the engineer must submit the request for an extension. The general contractor requested an extension to prove they had provided all the required documents. He presented a report they had submitted and Joe Pasquariello, Assistant Building Official, stated they still needed to submit the Broward County approved form. Inspector Martinez said they would be allowed seven days to provide the engineer's report indicating no repairs were required and the City would backdate it.

Ms. Flynn granted a 7-day extension, during which time no fines would accrue.

**Case: BE24020128**

Address: 640 SW 30 AVE

Owner: SOUTH WIDE CAPITAL LLC

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: FBC(2023) 105.1  
ENCLOSING A CARPORT WITHOUT PERMITS.

VIOLATIONS: FBC(2023) 111.1  
CHANGE FROM SINGLE FAMILY HOME TO ASSISTED LIVING FACILITY WITHOUT CHANGE OF USE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day, per violation.

Firefighter Mike Elpert stated someone living at the property had indicated to him there was elder abuse in the home, due to the condition of the premises. The occupant had also stated he was brought to the home from Memorial Hospital by a social worker and later discovered that the person who transported him and the owner knew each other. However, the occupant refused to go to the hospital, stating people were stealing from him. Firefighter Elpert said there were approximately five elderly people living at the home and at least one room had been partitioned off. There was also a woman with two children in the home. He stated there were rodent droppings and roaches in the home, and bars on the windows.

Ms. Flynn asked staff to report that two hospitals were referring people to unlicensed facilities and wanted a response.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day, per violation.

**Case: BE23030001**

ORDERED TO REAPPEAR

Address: 815 NW 4 AVE

Owner: GUTZMER, TIMOTHY

This case was first heard on 1/18/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonardo Martinez, Senior Building Inspector, said several permits were still in process and did not recommend an extension.

Timothy Gutzmer, owner, said the property required a new lateral and requested 30 days. Inspector Martinez requested the case be scheduled for a Massey hearing.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

**Case: BE23090206**

Address: 1051 NW 53 ST

Owner: ISRAELS BROTHERS PARTNERSHIP LLC

Service was via posting at the property on 3/12/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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.

Miranda Smith 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: BE22080305**

Address: 213 ROYAL PALM DR

Owner: MORI LEGACY FOUNDATION INC

This case was first heard on 6/15/23 to comply by 7/13/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Seiler Esq., the foundation's attorney, said the property had been tied up in litigation for years. The IRS had signed off the ownership in the last month. He requested 90 days.

Leonardo Martinez, Senior Building Inspector, did not object to the request.

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

**Case: BE23090221**

Address: 5220 NE 14 WAY

Owner: L & S APARTMENTS INC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Matinez, Senior 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.

Louis Condeff 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: BE23060086**

Address: 1521 NW 6 AVE

Owner: OLMO, JORGE

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 not in compliance, fines had accrued to \$13,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Building Inspector, stated the property was not in compliance.

Jorge Olmo said he had purchased the home unaware of the open permit. He said he had submitted everything for the permit and just needed the contractor to do the work. He requested additional time. Inspector Marks suggested a 63-day extension.

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

**Case: BE24030083**

Address: 120 NW 16 ST

Owner: NW 16TH ST LAND TRUST#120 TR;  
FLORIDA TR SERVICES LLC TRUSTEE

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/4/24.

Andrew Gebbia, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 116.1.1

BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE SHALL OBTAIN PERMITS TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODES. THIS BUILDING IS ABANDONED WITHOUT WATER AND ELECTRICITY AND ALL BUILDING PARTS ARE IN DISREPAIR.

BLDG.# 1 MAIN STRUCTURE, LOCATION: WEST OF THE SITE. SINGLE STORY AREA: 1.332 SQ FT.:

ROOF COVERING/SHINGLES DETERIORATED AND WOOD SHEATHING IS DETERIORATED THROUGHOUT. THERE ARE MANY AREAS AT THE UNDERSIDE OF THE SOFFIT THAT HAVE DETERIORATED AND HAVE LOST ALL STRUCTURAL INTEGRITY. SHEATHING THAT IS INTENDED TO BRACE THE ROOF AND USED AS ANCHOR ROOFING HAS DETERIORATED AND LOST ALL ITS STRUCTURAL INTEGRITY. TIE BEAM IS CUT OVER FRONT WINDOW AND THE ROOF STRUCTURE AT THAT AREA IS NOT ADEQUATELY SUPPORTED.

TIE BEAM CUT AT REAR WEST ELEVATION TO MAKE ROOM FOR AN UNPERMITTED EXTERIOR DOOR CREATED A NON-CONTINUOUS STRUCTURAL SUPPORT FOR THE WALL AND ROOF. THERE IS WORK DONE THROUGHOUT WITHOUT PERMITS INCLUDING NEW WINDOWS AND DOORS. THERE ARE STRUCTURAL CRACKS THROUGHOUT AS A POSSIBLE RESULT OF STRESS DUE TO MISSING BEAMS. THE WINDOWS AND DOORS ARE INADEQUATELY BOARDED

UP AND THERE IS NO PERMIT FOR THE BOARD UP.  
THE STRUCTURE HAS INADEQUATELY BOARDED WINDOWS AND DOORS THAT ARE INSUFFICIENTLY ANCHORED AND ONLY COVERING PORTIONS OF THE OPENINGS, ALLOWING WATER TO ENTER THE STRUCTURE AND CREATE MORE DAMAGE.  
THE UPPER PORTION OF STRUCTURE HAS EVIDENCE OF NEW WIRE LATH AND STUCCO OVER WOOD SHEATHING, ALL DONE WITHOUT PERMITS. THE ENTIRE PROPERTY IS LITTERED WITH TRASH AND VEGETATION. THE FENCE IN DISREPAIR.

BLDG.# 2 STORAGE STRUCTURE, LOCATION: TOWARDS THE REAR OF THE PROPERTY, BETWEEN THE MAIN STRUCTURE AND THE ACCESSORY BUILDING: AREA: 60 SQFT.  
THE ENTIRE ROOF IS MISSING, ALL STRUCTURAL MEMBERS AND ROOF MATERIAL REMOVED AND THE APPROPRIATE REPAIRS/REPLACEMENT WOULD EXCEED 50% OF THE VALUE OF THE STRUCTURE. THERE ARE CRACKS NOTED THROUGHOUT EXTERIOR WALLS. THE FENCE IN DISREPAIR.

BLD. # 3 EAST SIDE OF SITE, AREA: 648 SQFT.  
ELECTRICAL WORK DONE WITHOUT PERMITS INCLUDING NEW ELECTRICAL PANEL .  
THE STRUCTURE IS INADEQUATELY BOARDED THROUGHOUT, ALLOWING WATER TO INFILTRATE THE INTERIOR AND CAUSE MORE DAMAGE.  
THE INTERIOR OF THE STRUCTURE IS ACCESSIBLE AT THE FRONT DOOR, SINCE THE BOARD UP IS LOOSELY LAYING ALONG SIDE OF THE OPENING.  
THE STRUCTURE IS OPEN AND ABANDONED.  
THE INTERIOR HAS EVIDENCE OF WORK WITHOUT PERMITS, WINDOWS AND DOORS ALTERED. INTERIOR AND DRYWALL ON EXTERIOR WALLS HAVE BEEN DEMOLISHED/REMOVED. NEW ELECTRICAL PANEL HAS BEEN INSTALLED AND IS UNSAFE. THERE IS TRASH AND OVERGROWTH VEGETATION SURROUNDING THE STRUCTURE.  
THERE IS A HUGE TREE DANGEROUSLY CLOSE TO THIS STRUCTURE, WITHIN APPROX.1 FOOT. THE INADEQUATELY INSTALLED WINDOWS ALONG WITH DAMAGE BLOCK WORK IS A CONCERN IF THERE WOULD BE A STORM EVENT AS THEY WOULD BE A WIND-BORNE HAZARD AND POSSIBLE COLLAPSE. THE FENCE IS IN DISREPAIR.

VIOLATIONS: FBC(2023) 116.1.2  
INCOMPLETE BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED, OR COMPLETED BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.

VIOLATIONS: FBC(2023) 116.1.4  
A PERMIT SHALL BE ISSUED FOR THE DEMOLITION OF ANY UNSAFE BUILDING OR STRUCTURE IN ACCORDANCE WITH SECTION 105.18 OF THIS CODE.

VIOLATIONS: FBC(2023) 116.2.1.1.1  
IT IS VACANT, UNGUARDED AND OPEN AT DOORS OR WINDOWS.

VIOLATIONS: FBC(2023) 116.2.1.1.2  
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER COMBUSTIBLE MATERIAL THEREIN.

VIOLATIONS: FBC(2023) 116.2.1.2.1  
THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING, BLOCK, BRICK, OR OTHER BUILDING MATERIAL.

VIOLATIONS: FBC(2023) 116.2.1.2.4  
THERE IS AN UNUSUAL SAGGING OR LEANING OUT OF PLUMB OF THE BUILDING OR ANY PARTS OF THE BUILDING AND SUCH EFFECT IS CAUSED BY DETERIORATION OR OVER STRESSING

VIOLATIONS: FBC (2023) 116.2.1.2.5  
THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS  
CONDITION IN VIOLATION OF THIS CODE

VIOLATIONS: FBC (2023) 116.2.1.3.1  
THE CONSTRUCTION, INSTALLATION OF ELECTRICAL, PLUMBING OR OTHER EQUIPMENT  
THEREIN OR THEREON, OR THE PARTIAL CONSTRUCTION OR INSTALLATION OF EQUIPMENT  
HAS BEEN COMMENCED OR COMPLETED WITHOUT A PERMIT THEREFORE  
HAVING BEEN OBTAINED OR THE PERMIT THEREFORE EXPIRED PRIOR TO COMPLETION AND  
A CERTIFICATE OF OCCUPANCY ISSUED.

VIOLATIONS: FBC (2023) 116.2.1.3.2  
BY REASON OF ILLEGAL OR IMPROPER USE, OCCUPANCY, OR MAINTENANCE DOES NOT  
COMPLY WITH THIS CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE  
APPLICABLE MINIMUM HOUSING CODE.

Inspector Gebbia presented the case file into evidence and recommended ordering the owner to apply for permits to repair the property or to demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense.

David Bridger Esq., the owner's attorney, said they would submit plans by the end of May.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair the property or to demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense.

**Case: BE23010125**

Address: 1060 NE 5 TER

Owner: PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH

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 not in compliance, fines had accrued to \$26,500 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, recommended imposition of the fine.

Jacques Altidor said they had submitted the report the previous day and presented a receipt.

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

**Case: BE24020203**

Address: 803 NE 4 AVE

Owner: BRIGADA INTERNATIONAL SERVICE LLC

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: FBC(2023) 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:  
DEMO BUILDING WITHOUT A PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$250 per day. He said several permit applications were still "awaiting client reply." There were also several expired permits. He requested recording the final order and ordering the respondent to attend the 6/20/24 hearing.

Lorenzo Cobiella Esq. the owner's attorney, said the demolition permit could not be approved because they were awaiting the asbestos mitigation agreement from Broward County.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day and ordered the respondent to attend the 6/20/24 hearing.

**Case: BE23010076**

Address: 2525 N FEDERAL HWY  
Owner: RCSH OPERATIONS LLC

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 \$12,700 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.

James Gill, electrical contractor, said they were awaiting a delivery to complete the work. He had a letter from the engineer stating the structure was safe. Inspector Martinez said the engineer must submit a request for an extension to be considered.

Ms. Flynn imposed the \$12,700 fine, which would continue to accrue until the property was in compliance.

**Case: BE24010054**

Address: 1109 SE 9 ST  
Owner: GOLEMI, ANGELO A

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: FBC(2023) 116.1.1

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

Inspector Saragusti presented the case file into evidence and recommended ordering the owner to pull permits to repair or demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense. He also requested recording the order and ordering the respondent to attend the 6/20/24 hearing.

Angelo Golemi said there had been a catastrophic fire at the property. He had preliminary plans and was waiting for insurance to settle. He requested 90 days.

Ms. Flynn found in favor of the City and ordered the owner to pull permits to repair or demolish the property within 60 days. If the owner did not comply, the City would demolish the property at the owner's expense. She also recorded the order.

**Case: BE23110159**

Address: 1515 SE 16 ST  
Owner: POMPANETTE INC

This case was first heard on 1/18/24 to comply by 3/21/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 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 there had been progress.

Vincent Murray said the safety issue had been addressed. The permit was being reviewed by Broward County environmental. He requested 91 days and Inspector Martinez did not object.

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

**Case: BE23020170**

Address: 101 SE 23 ST

Owner: BUNKHOUSE HOLDINGS LLC

This case was first heard on 9/21/23 to comply by 11/16/23. 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 \$1,275.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,275.

Julius Forbes requested a further reduction due to extenuating circumstances that had caused a delay.

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

**Case: BE23090233**

Address: 1935 SW 5 PL 1-8

Owner: LIAD INVESTMENTS LLC

Service was via posting at the property on 3/5/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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.

Chen Ben Shabat said they had submitted the report the previous week and repairs were required.

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

**Case: BE24020159**

Address: 6201 BAY CLUB DR

Owner: BAY COLONY CLUB CONDO INC

Service was via posting at the property on 3/29/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: 9-280(C)

APPROXIMATELY 7 BALCONIES HAVE CONCEALED DETERIORATION TO THE STRUCTURAL STEEL SUPPORT MEMBERS AS PER THE ENGINEER LETTER DATED DECEMBER 17, 2023

VIOLATIONS: 9-280(d)

WATER INTRUSION DUE TO DETERIORATION OF THE EXTERIOR WALL COVERING THAT PROTECTS THE STRUCTURAL STEEL MEMBER SUPPORTS THAT ARE CONCEALED INSIDE THE BALCONIES.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation, and ordering the respondent to attend the 6/20/24 hearing. He also requested an updated

signed and sealed letter from the engineer regarding the safety of the balconies within 63 days. He also requested the order be recorded.

Carlos Vilaca the engineer's representative, said they were drafting plans to address the needed repairs.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to provide an updated signed and sealed letter from the engineer regarding the safety of the balconies, and to attend the 6/20/24 hearing.

**Case: BE23060167**

Address: 220 SW 30 AVE

Owner: HINDS, CESCILL MICHAEL

Service was via posting at the property on 3/28/24 and at 1 East Broward Blvd. on 4/4/24.

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-18092562- INSTALL LP TANK 120GALS AND RUN LINES TO STOVE

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

Cescill Hinds stated he was working diligently to resolve the issue.

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

**Case: BE21090047**

Address: 2501 NE 49 ST

Owner: 4901 NE 26 AVENUE LLC;

2501 NE 49 STREET 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 not in compliance, fines had accrued to \$59,600 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.

Brian Balier, owner, said he was waiting for one part, which had been on backorder for 18 months, to complete the work. He requested an extension. Joe Pasquariello, Assistant Building Official, requested confirmation from the engineer that there was no other part available that would work. Mr. Balier agreed to provide information from the engineer within 48 hours.

Ms. Hasan objected to another extension because the property had been out of compliance for 596 days.

Ms. Flynn imposed the \$59,600 fine, which would continue to accrue until the property was in compliance.

**Case: BE23090147**

Address: 733 BREAKERS AVE (504201060160)

Owner: COVENANT HOUSE FLORIDA INC

Service was via posting at the property on 3/4/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090148**

Address: 733 BREAKERS AVE (504201060150)

Owner: COVENANT HOUSE FLORIDA INC

Service was via posting at the property on 3/4/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23060046**

Address: 600 SW 9 ST 1-5

Owner: BUY RENT SELL NOW LLC

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

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

VIOLATIONS: FBC(2020) 111.1.1

A 5 UNIT MULTIFAMILY PROPERTY HAS BEEN CONVERTED TO A 7 UNIT MULTIFAMILY  
PROPERTY WITHOUT THE REQUIRED PERMITS AND ISSUED CERTIFICATE OF OCCUPANCY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and ordering the respondent to attend the 6/20/24 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day and ordered the respondent to attend the 6/20/24 hearing.

**Case: BE23110078**

Address: 200 S ANDREWS AVE 200

Owner: DOWDING HOLDINGS INC

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

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:  
1-ELECTRICAL WORK (RUNNING CIRCUITS FROM ELECTRICAL PANEL TO A HALL CLOSET TO CONNECT SOME BITCOIN MACHINES).  
2-PARTITION REMOVAL IN THE C.E.O. OFFICE.

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

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

**Case: BE23110148**

Address: 646 FLAMINGO DR

Owner: 646 FLAMINGO LLC

Service was via posting at the property on 3/4/24 and at 1 East Broward Blvd. on 4/4/24.

Katie Williams, 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:  
CHAIN LINK FENCE

VIOLATIONS: 47-19.5.E.7. **COMPLIED**

THE CHAIN LINK FENCING IS NOT BEING MAINTAINED IN GOOD REPAIR OR SECURE MANNER

Officer Williams 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: BE23070072**

Address: 1624 NE 1 ST 1-3

Owner: SECOND LAYER EQUITY LLC

Service was via posting at the property on 3/27/24 and at 1 East Broward Blvd. on 4/4/24.

Jose Saragusti, Senior 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:  
INSTALLED 3 NEW AC UNITS WITHOUT A PERMIT

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

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

**Case: BE23090114**

Address: 350 SW 25 ST



Owner: ROBERT L AGEE; POST 1966 V F W INC

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090117**

Address: 519 SE 32 CT

Owner: REM MANAGEMENT GROUP LLC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE23090239**

Address: 715 NW 14 WAY

Owner: IMANUEL CHURCH OF GOD IN CHRIST

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090183**

Address: 780 NW 57 CT

Owner: YALUZ & RIBAK LLC

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090330**

Address: 820 NW 57 ST

Owner: RALPH, THOMAS M

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090242**

Address: 833 NE 4 AVE

Owner: FT 850-833 LLC; SS 850-833 LLC

Service was via posting at the property on 3/4/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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:** BE23090236  
Address: 837 NE 3 AVE  
Owner: WINE WATCH INC

Service was via posting at the property on 3/4/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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:** BE23090112  
Address: 915 SW 26 ST  
Owner: FORT PIERCE OIL COMPANY  
C/O JEFFREY R EISENSMITH

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case:** BE23090182  
Address: 921 NE 16 ST  
Owner: 921 NE 16TH ST LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090294**

Address: 1015 NE 17 AVE

Owner: SANCHEZ, FREDERICK;  
SANCHEZ, ALICIA & SANCHEZ, KATHRYN

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090306**

Address: 1240 NE 13 AVE

Owner: 1240 NE 13 AVENUE LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090159**

Address: 1380 W MCNAB RD COMM  
Owner: MCNAB INDUSTRIAL CONDO ASSN INC

Service was via posting at the property on 3/11/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090105**

Address: 1460 SW 24 CT 1-4  
Owner: PIERRE-PAUL, SMITH EST

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090014**

Address: 1510 SE 17 ST  
Owner: MARINE EXEC CENTER CONDO ASSN INC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090073**

Address: 1819 S FEDERAL HWY

Owner: CNL RESTAURANT NET LEASE PROP II INC  
%FIESTA RESTAURANT GROUP INC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090241**

Address: 2500 SW 2 AVE

Owner: TARMAC AMERICA LLC

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE23090308**

Address: 2681 E OAKLAND PARK BLVD

Owner: 2691 OFFICE BUILDING LLC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090131**

Address: 2800 SW 4 AVE

Owner: EAST PENN MANUFACTURING CO

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090122**

Address: 2810 SW 2 AVE

Owner: THERMOFIN INC

Service was via posting at the property on 3/6/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090096**

Address: 3001 W STATE ROAD 84

Owner: YACHT MANAGEMENT SOUTH FLORIDA INC

Service was via posting at the property on 3/1/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090133**

Address: 3251 SW 1 TER

Owner: FANTOM REALTY LLC

Service was via posting at the property on 2/28/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE23090167**

Address: 4845 NE 25 AVE

Owner: CHRIST CHURCH UNITED METHODIST INC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE23090212**

Address: 4875 NE 20 TER

Owner: EVB INVESTMENT & PROPERTY MANAGEMENT INC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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: BE23090160**

Address: 5700 N FEDERAL HWY

Owner: LAKE EST MED CMLPX CONDO ASSN INC

Service was via posting at the property on 2/29/24 and at 1 East Broward Blvd. on 4/4/24.

Leonardo Martinez, Senior 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 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

**Case: BE22110015**

Address: 2010 NE 17 ST

Owner: OCEAN KEY APARTMENTS LLC

This case was first heard on 1/19/23 to comply by 3/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,450 and the City was requesting administrative costs of \$1,717.08.

Jorge Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,717.00.

Ms. Flynn imposed administrative costs of \$1,717.00.

**Case: BE22080121**

Address: 651 NE 19 AVE

Owner: PYLE, THERESA & VINCENT F JR

This case was first heard on 7/20/23 to comply by 8/31/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting administrative costs of \$500.

Ms. Flynn imposed administrative costs of \$500.

**Case: BE23120037**

CITATION

Address: 337 COCONUT ISLE DR

Owner: 335 COCONUT ISLE DRIVE LLC

This case was cited on 12/6/23 to comply by 12/6/23. 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: CE14110800**

Address: 804 SW 18 ST

Owner: EVERT, MARTHA CHRISTY

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 \$150,850 and the City was requesting to vacate the Final Order dated 4/2/15.

Ms. Flynn vacated the Final Order dated 4/2/15.

**Case: BE23030236**

Address: 221 SW 1 AVE RESID

Owner: PMG-GREYBROOK RIVERFRONT I 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 in compliance, fines had accrued to \$7,300 and the City was requesting administrative costs of \$1,275.

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

**Case: BE23010130**

Address: 2487 ANDROS LN

Owner: DAVIDOVICH, MIKHAIL

This case was first heard on 9/21/23 to comply by 11/16/23. 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 \$1,275.

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

**Case: BE23010170**

Address: 817 NW 5 AVE

Owner: MARLENE THOMAS REV TR;  
THOMAS, MARLENE TRUSTEE

This case was first heard on 5/18/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,500 fine, which would continue to accrue until the property was in compliance.

**Case: BE21080019**

Address: 831 N FEDERAL HWY

Owner: 831-845 N FEDERAL HIGHWAY LLC

This case was first heard on 8/18/22 to comply by 2/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,200 and the City was requesting administrative costs of \$1,275.

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

**Case: BE23010102**

Address: 1122 NW 9 AVE

Owner: RESTORING GRACE COMMUNITY CHURCH INC

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 not in compliance, fines had accrued to \$26,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$26,500 fine, which would continue to accrue until the property was in compliance.

**Case: BE21090317**

Address: 1700 NW 6 PL

Owner: MOUNT OLIVE GARDENS #1 INC  
% TRIUMPH HOUSING MANAGEMENT

This case was first heard on 2/17/22 to comply by 8/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$61,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$61,000 fine, which would continue to accrue until the property was in compliance.

**Case: BE22020016**

Address: 2451 NE 49 ST

Owner: ASPEN HOUSE CONDO ASSN INC

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 in compliance, fines had accrued to \$40,300 and the City was requesting administrative costs of \$1,275.

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

**Case: BE21090112**

Address: 2819 NE 30 ST 1-6

Owner: BAYVIEW 30 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 not in compliance, fines had accrued to \$59,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$59,600 fine, which would continue to accrue until the property was in compliance.

**Case:** BE23090080

ORDERED TO REAPPEAR

Address: 2931 RIVERLAND RD

Owner: LONDOS, JACOB; LONDOS, WILLIAM

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Building Inspector, confirmed the property was not in compliance and the respondent was not in attendance. He recommended setting the case for a Massey hearing.

Ms. Flynn did not grant an extension, and the case would be scheduled for a Massey hearing.

City staff entered page 36 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:

BE23090243                      BE23090101

**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:

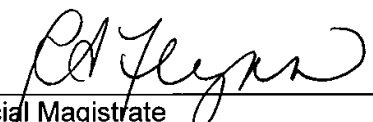
None

**Respondent Non-Appearance**

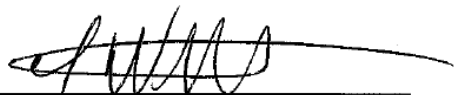
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:15 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
\_\_\_\_\_

Clerk, Special Magistrate