



CITY OF FORT LAUDERDALE

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

Staff Present:

Marie Arias, Administrative Assistant
Diana Cahill, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Kailly Linares, Administrative Assistant
Brenda Torres-Flores, Part Time Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Alejandro DelRio, Senior Building Inspector
Andrew Gebbia, Building Inspector Trainee
Linda Holloway, Code Compliance Officer
Preston Mark, Building Inspector
Leonardo Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Wilson Quintero, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE23070189: Michael Linger	BE23030160: Dale Clappison
BE23020162: Julius Forbes	BE23010100: Christopher Barone
BE23030194: Eric Pitchman	BE23100226: Wesley Blanc; Marc Demetrius
BE24040026: Hans Ostermunchner	BE23120148: Sergio Rojas Segura
BE23120155: Benedetto Lauria	BE23060204: Thomas Stevens
BE24050184: Jacob Nunez Esq.	BE23010073: Arron Gongales; Suinard Akius
BE24010067: Brian Scharick	BE24020077: Anthony Jackson; Greta Johnson; Mable McCoy
BE23080365: Daniel Boyd	BE24040001: Hani Levy; Maikel Gil Hernandez
BE23060046: Andrei Sagdeev	BE21070392: Santiago Rodriguez
BE23080204: Valerie Patterson	BE21070128: Bailey Morris; Mark Lovell
BE24020128: Jacqueline Hyatt	BE21070126: David Ristaino
BE24030184: Dwayne Williams	BE24030006: Christopher Chen
BE22020074: Anthony Ortiz	BE23110103: Mario Gomez
BE23030001: Timothy Gutzmer	BE22040125: Giuseppe Periozzo
BE23120055: George Massey	BE24060039: Linwood Harivel; Anthony Watkins; Gregory Pack; Jo Scott; Paulik Prautcher
BE23080321: Mario Luis Perez	BE24020178: Edmond Chin; Gulahmad Gulah
BE23090059: Gex Richardson Esq.	BE24020159: Nancy Lawville
BE23030211: William Steiger	
BE24030101: Ajay Mehta; Joseph Tremont; Nelson Diaz; Ryan Wechsler Esq.	
BE23040072: Enrique Licker	

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

The meeting was called to order at 9:00 A.M.

Case: BE22040125

Address: 4143 N OCEAN BLVD
Owner: GABLE ARMS CONDO ASSOC INC

This case was first heard on 9/15/22 to comply by 3/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting administrative costs of \$1,275 be imposed.

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

Giuseppe Periozzo was grateful for the reduction and discussed their costs and service issues. He pleaded for a reduction in the administrative fee. Inspector Martinez recommended imposition of the full administrative costs and confirmed notice was sufficient.

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

Case: BE23060046

Address: 600 SW 9 ST 1-5
Owner: BUY RENT SELL NOW LLC

This case was first heard on 4/18/24 to comply by 6/20/24. 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 the full fine be imposed.

Andrei Sagdeev described the work they had done to comply and said they had worked as quickly as possible.

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

Case: BE24020159

ORDER TO REAPPEAR

Address: 6201 BAY CLUB DR
Owner: BAY COLONY CLUB CONDO INC

This case was first heard on 4/18/24 to comply by 6/20/24. 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.

Alexander Albores, Senior Building Inspector, said the property was not in compliance. He said the violations related to balconies in disrepair. At the last hearing, the respondent had been ordered to attend this hearing to provide an update regarding some balconies deemed unsafe that must be blocked off. He said the manager had sent an email indicating those balconies had been closed off and Inspector Albores would not object to an extension. He recommended 126 days and ordering the respondent to attend the 11/21/24 hearing for another update.

Nancy Lawville, association president, confirmed they had closed off the unsafe balconies.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/21/24 hearing for another update.

Case: BE21070126

Address: 3101 NE 47 CT
Owner: WILSHIRE EAST ASSN INC

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$37,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

David Ristaino agreed to the fine reduction.

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

Case: BE23090059

Address: 1335 S ANDREWS AVE

Owner: FT 1335 LLC; SS 1335 LLC

This case was first heard on 3/21/24 to comply by 5/2/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,600 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, said the report had been provided and repairs were required. He recommended a 30-day extension for the respondent to provide a letter indicating the building was safe during repairs.

Gex Richardson Esq. agreed to the extension.

Ms. Flynn granted a 30-day extension, during which time no fines would accrue for the respondent to provide a letter indicating the building was safe during repairs.

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 \$11,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Building Inspector, recommended imposition of the fine.

Enrique Licker said the fence company that applied for the permit had been sold and he had recently contacted the new company. They would either remove the fence or finalize the permit.

Ms. Flynn imposed the \$11,150 fine, which would continue to accrue until the property was in compliance.

Case: BE21070128

Address: 3051 NE 48 ST

Owner: RIDGEVIEW TOWERS INC

This case was first heard on 11/18/21 to comply by 12/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$37,600 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, said he had just received a letter requesting a 91-day extension, indicating they had an active permit.

Bailey Morris requested 91 days.

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

Case: BE21070392

Address: 3043 HARBOR DR

Owner: ONE ON ONE HARBOR BEACH INC

This case was first heard on 3/16/23 to comply by 4/27/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,400 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 was a demolition permit for the entire property.

Santiago Rodriguez said they had experienced some hardships but the demolition was underway. He requested 91 days. Inspector Martinez agreed.

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

Case: BE22020074

Address: 813 SW 4 CT 1-4

Owner: SAILBOAT BEND RESIDENCES LLC

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,650 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, said the property was not in compliance and recommended a 180-day extension.

Anthony Ortiz requested 180 days.

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

Case: BE24040026

Address: 333 SW 14 WAY

Owner: BC CAPITAL PROPERTIES LLC

Service was via posting at the property on 6/20/24 and at 1 East Broward Blvd. on 7/3/24.

Andrew Gebbia, Building Inspector Trainee, 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:
DEMOLITION OF STRUCTURE

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

Hans Ostermunchner said the permit was in process.

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

Case: BE23080365

Address: 600 SW 27 AVE

Owner: CHURCH OF GOD CHRISTIAN CENTER INC

This case was first heard on 2/15/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,100 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, said no report had been submitted.

Daniel Boyd said he could not get anyone to explain the violation. Inspector Martinez explained.

Ms. Flynn imposed the \$11,100 fine, which would continue to accrue until the property was in compliance.

Case: BE24040001

Address: 2950 SW 17 PL

Owner: H&M HOUSING LAND DEVELOPMENT LLC

Service was via posting at the property on 6/17/24 and at 1 East Broward Blvd. on 7/3/24.

Andrew Gebbia, Building Inspector Trainee, 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:
FILL/SOIL DUMPED AND NOT LEVELED IN LOT.

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

Hani Levy said they purchased the lot unaware of issues at the property. She said they had applied for the permit but it was on hold while they tried to resolve the landlocked issue by buying the adjacent property. Inspector Gebbia confirmed the permit application had been submitted.

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

Case: BE24020077

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, said the owner had applied for an electrical permit. He recommended a 63-day extension and ordering the respondent to attend the 9/19/24 hearing. He said they needed an engineer or architect to provide drawings of the property.

Anthony Jackson said the contractor had already done the work. Inspector Saragusti said the City had inspected the property and found 16 people living there. Greta Johnson, the owner's daughter, said there were not 16 people living there. Ms. Flynn said it had already been determined that this was an assisted living facility, so the owners needed to comply with the requirements to run an assisted living facility.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/19/24 hearing.

Case: BE23100226

Address: 1628 NE 7 AVE

Owner: WESLY R BLANC LLC

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

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:
NEW SHED ON EXISTING SLAB IN BACK YARD, WINDOWS REPLACEMENT,
WIRE LATH INSTALLED AT UTILITY ROOM & FLORIDA ROOM, COMPLETE SOFFIT
REPLACEMENT, PLUMBING FOR SHUTOFF VALVE, WASHER & DRYER, ELECTRICAL FOR NEW
PANEL, AND KITCHEN REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He had posted a Stop Work Order on the property. Inspector Mark said permit applications had been submitted and were in process.

Wesley Blanc 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: BE24050184

Address: 413 SW 3 AVE

Owner: WATER TAXI 18 LLC

Service was via posting at the property on 6/19/24 and at 1 East Broward Blvd. on 7/3/24.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-91.(c)

THE DOCK AT THIS LOCATION IS IN DISREPAIR. IN THIS CONDITION IT IS FOUND TO BE
UNSAFE AND IN AN UNSATISFACTORY CONDITION.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. She said the deteriorated portions of the dock had been removed and requested an engineering report that the remaining portion of the dock was sound.

Jacob Nunez Esq. said his client would submit the report.

Ms. Flynn found in favor of the City and ordered compliance by providing an engineering report within 28 days or a fine of \$100 per day.

Case: BE23030211

ORDER TO REAPPEAR

Address: 1400 NE 53 CT

Owner: MODERN APARTMENTS LLC

This case was first heard on 6/15/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the owner was addressing the issue. He reported the metal staircase had been replaced and the permit closed. There was a permit for the concrete restoration and this would be complied once inspected. He recommended a 30-day extension.

William Steiger agreed to the extension.

Ms. Flynn granted a 30-day extension, during which time no fines would accrue.

Case: BE24030101

CITATION

Address: 1408 NE 5 CT

Owner: AJAY MEHTA LIV TR; MEHTA, AJAY TRUSTEE

This case was first heard on 3/18/24 to comply by 3/20/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting a \$500 fine be imposed. No appeal had been received.

Linda Holloway, Code Compliance Officer, recommended reducing the fine to \$500. She said the contractor, Nelson Diaz, had sent an email on April 2 [the deadline for filing an appeal] asking, "Is there any way I can appeal this charge?" But there was no appeal filed.

Nelson Diaz, contractor, said he had not formally filed an appeal.

Ryan Wechsler Esq., attorney for Joseph Tremont, neighbor, said issues on this property affected his property. Mr. Tremont said the issue had persisted for some time. He stated the problem was the owner had built the property up to get an elevation certificate.

Joe Pasquariello, Assistant Building Official, said the City was aware of these issues and the City had responded to Mr. Tremont's complaints.

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

Case: BE23110103

Address: 3350 DAVIE BLVD

Owner: DAVIE PETROLEUM LLC

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

Jose Saragusti, 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:
NEW ELECTRIC SIGN.

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

Mario Gomez agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE23080204

Address: 633 NE 9 AVE

Owner: PARKSIDE VILLAS II CONDO ASSN INC

This case was first heard on 2/15/24 to comply by 3/28/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting the full fine be imposed.

Leonardo Martinez, Senior Building Inspector, said the case was in compliance and recommended reducing fines to administrative costs of \$1,275.

Valerie Patterson agreed to the fine reduction.

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

Case: BE23010073

Address: 2666 E OAKLAND PARK BLVD

Owner: GONGALES, ARRON C; STRAMAGLIA, VITO

This case was first heard on 5/18/23 to comply by 6/29/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$38,400 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 the property was not in compliance.

Suinard Akius said the owner had assumed he, as the tenant, would get the report but he had assumed the owner would do it. Once he was aware of the problem, he hired an engineering company and he was awaiting the report. Inspector Martinez said no extension could be granted.

Ms. Flynn imposed the \$38,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn took a brief recess.

Case: BE24030184

Address: 715 NW 19 TER

Owner: WILLIAMS, DWAYNE

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-12081721 INSTALL ASPHALT DRIVEWAY

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

Dwayne Williams 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: BE23030160

Address: 1470 N DIXIE HWY

Owner: WISTERIA COURT CONDO ASSN INC

This case was first heard on 8/17/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,200 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 the extension had expired and the owner needed to submit a new letter from an engineer requesting an extension.

Dale Clappison was present.

Ms. Flynn imposed the \$11,200 fine, which would continue to accrue until the property was in compliance.

Case: BE23030001

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

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

Timothy Gutzmer said the fence had been approved but they would remove it to address stormwater issues. They were getting drawings for the wall to add to the permit documents. Inspector Martinez noted how many extensions had been granted.

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

Case: BE23060204 ORDER 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 \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, said the facilities manager had indicated they were working on the report but he had not received it yet.

Thomas Stevens requested more than 63 days. Inspector Saragusti did not object and recommended ordering the respondent to attend the 9/19/24 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/19/24 hearing.

Case: BE23010100 ORDER 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 said they had submitted permit applications and were addressing corrections. He requested 63 days.

Alexander Albores, Senior Building Inspector, did not object to the extension request.

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

Case: BE24060039
Address: 4250 GALT OCEAN DR 10E
Owner: HARIVEL, L CRAIG

Service was via posting at the property on 6/14/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: 9-259
THIS BUILDING IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 9-276(A)
THE OWNER SHALL NOT OCCUPY, PERMIT ANOTHER TO OCCUPY, OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING, DWELLING UNIT OR HOTEL OR ROOMING UNIT THAT IS NOT CLEAN, SANITARY, SAFE AND FIT FOR HUMAN HABITATION.

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

Anthony Watkins said he was acting as proxy for Linwood Harivel, owner, who had been living in a health and rehab facility for his hip since June. Mr. Watkins had contacted a special cleaning service and would then contact a general contractor and an air conditioning company. He said there was mold in the unit that needed to be remediated as well.

Gregory Pack, association board member, said they wanted this addressed as soon as possible. He noted there were odors emanating from the unit, which did not have air conditioning. He said Mr. Harivel would air out the unit by opening the outer door and the hallway door, which let humidity into the hallway, resulting in slippery floors.

Joann Scott, property manager, said this situation was impacting neighboring units and the common area and they did not want to wait 63 days. She stated they were seeking an injunction to allow the management company to have a contractor enter the unit to remediate the issues.

Joe Pasquariello, Assistant Building Official said due to extenuating circumstances, the work could begin immediately while the permit applications were being processed.

Mr. Watkins said the cleaning company had informed him it would take two to three days to clean the unit.

Ms. Flynn said she would grant 14 days, but if Mr. Watkins encountered a problem, he should contact the inspector to allow a total of 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 9/19/24 hearing.

Case: BE24010067

Address: 600 NE 17 WAY

Owner: SCHARICK, BRIAN M

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/3/24.

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:

1. POOL INSTALLATION WITHOUT PERMITS AND FENCE REPLACEMENT.
2. WINDOWS AND DOORS, NEW GAS WATER HEATER, AND NEW CONCRETE (BOTH)SIDE ENTRANCE WAY.
3. INTERIOR REMODEL INCLUDING BATHROOMS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said permit applications were begun but the permits were not yet issued and he had posted a Stop Work order at the property. He had requested they complete the two doors they had started but no other work should be done.

Brian Scharick 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: BE23070189

Address: 39 NE 16 CT

Owner: LINGER, MICHAEL ARRON
WIESENBERGER, CHRISTOPHER DALLAS

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

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:
ELECTRICAL PANEL CHANGE/UPGRADE, ALTER/COVER MASONRY OPENINGS AND INSTALL NEW WINDOWS. IN ADDITION THE AC UNIT CHANGEOUT, ALTERATION OF COVERED CARPORT, BACK PORCH AND ACCESSARY BUILDING. ALSO PLUMBING REVISION FOR SEWER CONNECTIONS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He noted the current owner had inherited the violations from the previous owner.

Michael Linger 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: BE23120148

Address: 2215 NE 19 ST

Owner: HOUSE OF DREAMS LLC

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

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:
RAILINGS AND UTILITY STRUCTURE (BACK PATIO).

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

Sergio Rojas Segura 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: BE24030006

Address: 3343 NE 40 ST

Owner: CHEN, CHRISTOPHER T

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

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: SEAWALL AND DOCK IN DISREPAIR.

Inspector Saragusti 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 9/19/24 hearing. He said the permit had been issued.

Christopher Chen said a neighbor's seawall work had cracked his wall. He said the entire seawall had collapsed and the repair would cost \$250,000.

Ms. Flynn said she would grant 63 days but if Mr. Chen needed more time, the City would work with him.

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 9/19/24 hearing.

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 in compliance, fines had accrued to \$6,250 and the City was requesting administrative costs of \$1,508.77 be imposed.

Preston Mark, Building Inspector, recommended reducing fines to administrative costs of \$1,508.77.

Julius Forbes said he had already paid administrative costs for another case on the other half of the duplex. Leonardo Martinez, Senior Building Inspector, said there were separate cases for the two buildings on the property.

Ms. Flynn imposed administrative costs of \$1,508.77.

Case: BE23030194

ORDER TO REAPPEAR

Address: 200 S BIRCH RD

Owner: LEISURE BEACH ASSOCIATION INC

This case was first heard on 5/18/23 to comply by 6/15/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the owner was working toward compliance.

Eric Pitchman said the project should be completed in March 2025 and requested six months. Inspector Albores recommended a 180-day extension and ordering the respondent to attend the January 16, 2025 hearing.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue and ordered the respondent to attend the January 16, 2025 hearing.

Case: BE23120155

Address: 401 NE 14 AVE

Owner: DCL 401 LLC

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/3/24.

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:

WINDOWS/DOORS, AC UNITS, BATHROOM AND KITCHEN REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He had posted a Stop Work order on the property and reported permits were pending.

Joe Pasquariello, Assistant Building Official, acted as interpreter for the owner, Benedetto Lauria. Mr. Lauria said he was respecting the Stop Work Order and had retained a contractor and an architect. Inspector Mark was concerned that Mr. Lauria's contractor's license had been revoked and recommended 91 days.

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

Case: BE24020178

Address: 4500 N FEDERAL HWY

Owner: EDKAR INVESTMENTS INC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/3/24.

Jose Saragusti, Senior 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:
PARTITION WALL DEMOLISHED, NEW PARTITION WALL, ELECTRICAL WORKS.

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

Edmond Chin agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE23120055

Address: 846 SW 10 ST

Owner: MASSEY, GEORGE E & SANDRA L

Service was via posting at the property on 6/25/24 and at 1 East Broward Blvd. on 7/3/24.

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:
NEW KITCHEN CABINETS, SINK AND FAUCET.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said permit applications had been submitted.

George Massey 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: BE23080321

Address: 1329 NW 4 AVE

Owner: PEREZ GALAN, MARIO L

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 7/3/24.

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:
WOODEN FENCE & GATE.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He noted this owner had inherited the issue from the previous owner.

Mario Luis Perez agreed to comply.

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

Case: BE24010153

Address: 1316 SE 11 CT
Owner: BB SOUTHPORT HOLDINGS LLC

Service was via posting at the property on 6/12/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
DOMESTIC 1 METER INSTALLATION- PLB-MET-23050004
1 1/2' IRRIGATION METER INSTALLATION-PLB-MET-23050004

Inspector DelRio 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: BE23120177

Address: 2637 OKEECHOBEE LN
Owner: GIMELSHTEYN, YELENA

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

Alexander Albores, 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 ALTERATIONS INCLUDING KITCHEN AND TWO BATHROOMS,
RECESSED CEILING LIGHTING, NEW A/C AND DUCT WORK, EXTERIOR LIGHTING AROUND THE HOUSE UNDER OVERHANG, CONCRETE WALL ADJACENT TO BOAT DOCK.

Inspector Albores 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: BE24010014

Address: 3060 NW 17 ST
Owner: MUNGAL FAM REV TR; MUNGAL, HARRY TRS

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 7/3/24.

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-7.(b)
THERE IS A PROPERTY THAT APPEARS TO HAVE BEEN BOARDED UP WITHOUT A CERTIFICATE.

Officer Quintero 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: BE24030039

Address: 1201 S FEDERAL HWY
Owner: WG FTL FEDERAL HWY LLC

Service was via posting at the property on 6/7/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: FBC (2023) 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: BE24020198

Address: 3003 TERRAMAR ST

Owner: BIRCH SQUARE ASSOC INC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: FBC (2023) 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: BE24040179

Address: 1312 NW 6 ST

Owner: NWRD LLC

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 7/3/24.

Linda Holloway, 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:
FENCE INSTALLED WITHOUT A PERMIT.

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

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

Case: BE24030137

Address: 240 SW 14 AVE

Owner: BEAVERHAUSEN, ANASTASIA

Service was via posting at the property on 6/20/24 and at 1 East Broward Blvd. on 7/3/24.

Andrew Gebbia, Building Inspector Trainee, 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:
AIR CONDITIONER UNIT CHANGEOUT

Inspector Gebbia 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: BE24010039

Address: 3020 N FEDERAL HWY 13

Owner: BANE PROPERTIES TIME SQUARE LLC

Service was via posting at the property on 6/26/24 and at 1 East Broward Blvd. on 7/3/24.

Andrew Gebbia, Building Inspector Trainee, 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:
WORK WITHOUT PERMIT- WORK STARTED BEFORE PERMIT ISSUANCE. WHICH INCLUDED, PLUMBING, ELECTRICAL, AND FRAMING WITHIN THE INTERIOR RENOVATION.

Inspector Gebbia 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: BE24020070

Address: 450 NE 9 ST

Owner: 450 NE 9TH OWNER LLC

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

Jose Saragusti, 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:
PARKING RESTRIPEDED.

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

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE24020073

Address: 820 NE 5 AVE

Owner: 550 NE 9TH OWNER LLC
%AIMCO INVESTMENT COMPANY LLC

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

Jose Saragusti, 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:
PARKING RESTRIPE.

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

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE24030047

Address: 850 NE 13 ST C

Owner: TRANSFORMA REALTY LLC

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

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BLD-ROOF-22030184 -NEW ROOF

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

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: BE23110100

Address: 211 NE 16 AVE

Owner: QUIST, NATASHA

Service was via posting at the property on 6/28/24 and at 1 East Broward Blvd. on 7/3/24.

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

VIOLATIONS: Sec. 47-20.13.B

THE PARKING AREA AT THIS PROPERTY DOES NOT MEET THE REQUIREMENTS OF THE ABOVE CODE. ALSO THERE ARE NO PERMITS ON RECORD FOR THIS WORK- DRIVEWAY AND PARKING

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: BE23120156

Address: 1413 N ANDREWS AVE
Owner: KIMBERLITE MANAGEMENT LLC

Service was via posting at the property on 6/21/24 and at 1 East Broward Blvd. on 7/3/24.

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:
CUT OPENING FOR SIDE DOOR, MECHANICAL, PLUMBING AND ELECTRICAL.
PATIO ROOF AWNING AND SOFFIT.

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: BE23110038

Address: 1604 SW 5 ST
Owner: MARTINEZ, CARMEN L

Service was via posting at the property on 6/20/24 and at 1 East Broward Blvd. on 7/3/24.

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:
REPLACEMENT OF 2 AC UNITS.

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: BE23120094

Address: 2060 NE 62 CT
Owner: ZIEL, TED J & ELIZABETH A

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 7/3/24.

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:
FRONT PATIO AWNINGS, FISHPOND PUMP AND ALUMINUM FENCE.

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: BE23120150

Address: 2221 NE 19 ST

Owner: REINHART, SAMSON

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

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:
ROOF TOP RAILINGS AND ACCESS SPIRAL STAIRS.

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: BE23120151

Address: 2225 NE 19 ST

Owner: KASH, ITALIA TOOCHI

Service was via posting at the property on 6/27/24 and at 1 East Broward Blvd. on 7/3/24.

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:
RAILINGS AND SPIRAL STAIRS AT REAR.

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: BE23100060

Address: 2587 SW 30 AVE

Owner: KATABANA, NSHOKANO

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 7/3/24.

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:
INTERIOR DRYWALL REPLACEMENT (APPROX. 4FT HIGH THRU OUT HOME)

Inspector Mark presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said he had posted a Stop Work Order on the property and permits were in progress.

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

Case: BE23070269

Address: 3110 HOUSTON ST
Owner: LEVEL SEVEN REAL ESTATE LLC

This case was first heard on 3/21/24 to comply by 5/23/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,200 fine.

Case: BE23010196

Address: 744 NW 5 AVE
Owner: THRIVE DEVELOPMENT GROUP 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 \$15,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23010074

Address: 2355 NE 26 ST
Owner: BRC LAND TR;
SCHMIER, ROBERT TRUSTEE ET AL

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 in compliance, fines had accrued to \$22,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23070131

Address: 5601 N POWERLINE RD
Owner: PBC INVESTORS I LLC;
C/O KEI PROPERTIES GROUND FL S

This case was first heard on 1/18/24 to comply by 2/29/24. 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.

Ms. Flynn imposed the \$13,900 fine, which would continue to accrue until the property was in compliance.

Case: BE24020128

Address: 640 SW 30 AVE
Owner: 640 SOUTHWIDE TRUST HYATT, JACQUELINE TRUSTEE

This case was first heard on 4/18/24 to comply by 5/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$62,000 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.

Jacqueline Hyatt said she had not invited Inspector Martinez onto the property and he had never entered the property to inspect. She said this was not an assisted living facility; she took care of family members in the home. Ms. Hasan noted the violation had already been found to exist.

Ms. Hyatt said she was in the process of pulling the permit for the carport.

Inspector Martinez acknowledged he had never entered the property but said stated the Fire Department and Police Department had both been in the property.

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

City staff entered page 24 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:
BE23080204

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:
BE21070127

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

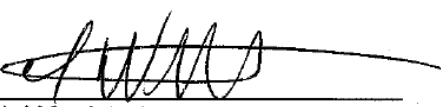
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 12:00 Noon.



Special Magistrate

ATTEST:



Clerk, Special Magistrate