



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**  
**September 19, 2024**  
**9:00 A.M.**

**Staff Present:**

Marie Arias, Administrative Assistant  
Diana Cahill, Administrative Assistant  
Felicia Ritchey, Administrative Assistant  
Kailly Linares, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Senior Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Andrew Gebbia, Building Inspector  
Linda Holloway, Code Compliance Officer  
Preston Mark, Senior Building Inspector  
Leonardo Martinez, Chief Building Inspector  
Jorge Martinez, Senior 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**

BE24070024;	BE24070019:	Pablo Ormachea; Gabriel Ormachea	BE23070074: Karen Finger
BE23070165:	Lauren Schwartzfeld Esq.;	Jose Compres	BE24020156: Roberto Morriseau
BE24070066;	BE24020085:	Joshua Lockard; Dulack Guerrier	BE23120171: Michael Merino Esq.
BE24050184:	Tyler Flanzer		BE23060204: Mac Hodge; Thomas Stevens
BE24060065:	Thomas Runyan Esq.		BE23070029: Alan Bailey; August Breault
BE23020157:	Wayne Wyndham Esq.		BE24020053; BE24020055; BE24020056: Kathryn Bushey
BE23070188;	Patricia MacDonald; Jordan Ford		BE24020077: Mabel McCoy; Anthony Jackson
BE23030079:	Jakisha Cooper		BE23060195: Kelly Harris
BE22050094;	BE24020069:	Courtney Crush Esq.	BE24060205: Matthew Lyons
BE23080194:	Matthew Corey		BE24040001: Marc Brown Esq.; Hani Levy; Maikel Hill
BE23070077:	Karen Finger Everette		BE24040009: Peter Snyder Esq.; Guy Fleurant
BE24060052:	Ajay Mehta		BE24030006: Christopher Chen
BE24050095:	Michael Devlin		BE24030147: Lawrence Smith; Robin Kirby
			BE24060039: Lynwood Harivel; Anthony Watkins; Carlos Botero
			BE23070230: Tania Leon Dehan

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

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

**Case:** **BE24030006**

**ORDERED TO REAPPEAR**

Address: 3343 NE 40 ST

Owner: CHEN, CHRISTOPHER T

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, said a permit had been issued and recommended a 63-day extension.

Christopher Chen described his efforts to comply and agreed to the extension.

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

**Case: BE23020157**

Address: 441 ISLE OF PALMS DR

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

This case was first heard on 9/21/23 to comply by 11/23/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,550 and the City was requesting administrative costs of \$1,259.31 be imposed.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,259.31.

Wayne Wyndham Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,259.31.

**Case: BE24070019**

Address: 209 NE 23 AVE

Owner: LAS OLAS SEVEN ISLES LLC

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-16050056 SFR NEW CBS 3STY 6BED/8BATH 3 CAR GARAGE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He stated the revised permit had been issued on 9/5/24 but the property did not have a certificate of occupancy.

Gabriel Ormachea agreed to comply but requested more than 42 days. He said they had done the landscaping per the approved plans but the landscape inspector would not approve the work on inspection.

Ms. Hasan questioned why the issue had not been resolved in three years. Inspector Gebbia said the revised plans must be approved and final inspections passed.

Joe Pasquariello, Assistant Building Official, suggested the owners contact him to initiate a meeting with the Building Official and the Landscape Department.

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

**Case: BE24070024**

Address: 209 NE 23 AVE

Owner: LAS OLAS SEVEN ISLES LLC

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: FBC(2023) 111.1.1

OCCUPIED WITHOUT CERTIFICATE OF OCCUPANCY

Inspector Gebbia presented the case file into evidence and recommended ordering the property be immediately vacated or a fine of \$100 per day.

Gabriel Ormachea said the issue was the same as for the previous case. He noted that all sub-permits had been approved except the landscaping. He stated this was a personal home. Ms. Hasan noted this was an \$8 million property and the owner should be sophisticated enough to follow through on the permits.

Ms. Flynn found in favor of the City and ordered the property to be immediately vacated or a fine of \$100 per day.

**Case: BE24060052**

Address: 1408 NE 5 CT

Owner: AJAY MEHTA LIV TR; MEHTA, AJAY TRUSTEE

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 9/5/24.

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:  
DRIVEWAY INSTALLED WITHOUT PERMIT BLD-RPAV-22100007 BEING ISSUED.

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

Ajay Mehta 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: BE24060039**

ORDERED TO REAPPEAR

Address: 4250 GALT OCEAN DR 10E

Owner: HARIVEL, L CRAIG

This case was first heard on 7/18/24 to comply by 8/1/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector, said the property was not in compliance and recommended imposition of the fine.

Anthony Watkins said the condominium association case had to be settled. He stated the condominium was hiring its own contractors to repair the unit. Carlos Botero, condominium manager, said the condominium had been granted temporary relief to clean the property because the condition of this unit was affecting other units. But this would not have prevented Mr. Harivel from having the work done. Mr. Watkins said they had needed permission from the general manager to get estimates to have work done but could not have workers enter the unit due to the injunction granted to the condominium association to take care of it. Ms. Flynn said it appeared per the order that Mr. Watkins was prohibited from working on the unit due to the injunction and Ms. Hasan agreed. Mr. Botero stated the condominium had hired a mold remediation company. He said their intent was to perform the work and send the owner the bill.

Ms. Hasan recommended imposing fines totaled to the date of the court order, the time the property owner would have been authorized to make the repairs.

Ms. Flynn closed the case and vacated the portion of the order that incurred the fines.

**Case: BE24060065**

Address: 417 SE 16 ST

Owner: FLL401 INVESTMENT LLC

Service was via posting at the property on 7/23/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: FBC(2023) 111.1.1

SINGLE FAMILY HOME CONVERTED INTO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and ordering the respondent to attend the 11/21/24 hearing.

Thomas Runyan Esq., the owner's attorney, requested more than 60 days because the roof must be replaced first. He noted they had already applied for a roof permit.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day and ordered the respondent to attend the 1/16/25 hearing. She also ordered the property not be occupied.

**Case: BE23080194**

Address: 1401 NE 4 AVE

Owner: INSIGHT FOR THE BLIND INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Matthew Corey said they had switched their engineering contractor but they were well into the permitting process. He requested additional time. Chief Martinez noted the City could not grant any further extensions.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE24040001**

REQUEST AN EXTENSION

Address: 2950 SW 17 PL

Owner: H&M HOUSING LAND DEVELOPMENT LLC

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Andrew Gebbia, Building Inspector, did not recommend an extension.

Marc Brown Esq., the owners' attorney, requested an extension and said the owners were working to comply. He stated once the permit was issued, they could address the violation.

Maikel Hill, owner, said they were working to comply and were creating a swale. He said one neighbor was pumping water from his property onto this property.

Hani Levy, owner, stated they had submitted development engineering plans and permit applications that would require more fill. She noted that the City refused to issue a fill permit because the property could not be built on. They then sued the person who sold them the property. They were purchasing the adjacent lot so they could build on the combined lots.

Joe Pasquariello, Assistant Building Official, said the owners had purchased a lot that was landlocked and was deemed not buildable and they must purchase the adjacent property in order to build. Ms. Levy described all the work they had done toward compliance. Mr. Pasquariello said the City could not support an extension until the permit was issued but agreed to 119 days.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Ms. Flynn took a brief recess.

**Case: BE23120171 REQUEST AN EXTENSION**

Address: 2032 SUNRISE KEY BLVD

Owner: MED IRREV TR; MARTINEZ, FEDERICO TRUSTEE

This case was first heard on 6/20/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, said one permit had been issued and others were pending. He recommended a 63-day extension.

Michael Merino Esq., the owner's attorney, agreed to the extension.

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

**Case: BE23070165**

Address: 301 N BIRCH RD

Owner: BIRCH POINTE CONDO ASSN

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, said the property was not in compliance.

Jose Compres, engineer, said he had re-done the certification report and plans were ready to be submitted. He requested additional time. Chief Martinez noted the City could not grant any further extensions without a permit.

Lauren Schwartzfeld Esq., the owner's attorney, requested time to apply for the permits. Ms. Hasan pointed out that the Broward County Board of Rules and Appeals was auditing cities to ensure they were not granting extensions improperly. Joe Pasquariello, Assistant Building Official, said there were two criteria for an extension: an engineer's letter certifying the property was safe for occupancy AND active permits.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE24070066**

Address: 408 NE 6 ST

Owner: SE SOLMAR LLC

Service was via posting at the property on 8/2/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: 9-305(b)

THE LANDSCAPE HAS TREE GRATES THAT ARE LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.

VIOLATIONS: 9-280(d)

THERE ARE PAVERS AT THIS LOCATION THAT ARE MISSING, LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.

VIOLATIONS: 25-56(C)

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE LIFTED AND POSE A SAFETY HAZARD.

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

Dulack Guerrier agreed to comply.

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

**Case:** **BE24020085**  
**Address:** 408 NE 6 ST 744S  
**Owner:** SE SOLMAR LLC

This case was first heard on 5/23/24 to comply by 8/22/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dulack Guerrier said they had hired an engineer to make the repairs. He requested until March of next year.

Alexander Albores, Senior Building Inspector, said the engineer's report indicated the long-term repairs and he had also recommended some temporary repairs to mitigate water intrusion. Those temporary repairs had been done. Officer Albores recommended a 182-day extension.

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

**Case:** **BE24020156**  
**Address:** 1620 NW 7 ST  
**Owner:** MORISSEAU, ROBERTO

Service was via posting at the property on 7/30/24 and at 1 East Broward Blvd. on 9/5/24.

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:  
NEW ROOM ADDITION AT REAR OF HOME INCLUDING STRUCTURAL, PLUMBING, ELECTRICAL, WINDOWS, DOOR, ROOFING, FRAMING & DRYWALL.

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

Roberto Morriseau said the architect was working on plans. He requested 90 – 120 days.

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

**Case:** **BE24040009**  
**Address:** 3300 NE 37 ST  
**Owner:** FLEURANT, GUY

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: FBC(2023) 111.1.1  
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

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 11/21/24 hearing.

Joe Pasquariello, Assistant Building Official, said he would not support any time for a structure to be occupied with a Certificate of Occupancy.

Peter Snyder Esq., the owner's attorney, said the owner had not understood the inspection process. Guy Fleurant said he had lived in the home for one year. Ms. Hasan recommended ordering that the property be immediately vacated or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered that the property be immediately vacated or a fine of \$100 per day.

**Case: BE24050095**

Address: 1421 NW 2 AVE

Owner: DEVLIN TRINITY REV TR;  
DEVLIN, LARA K TRUSTEE

Service was via posting at the property on 8/22/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
WOOD FENCE CONSTRUCTED

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

Michael Devlin said he had replaced slats, not erected a new fence.

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

**Case: BE24020069**

Address: 831 NE 5 AVE

Owner: 450 NE 9TH OWNER LLC;  
% AIMCO INVESTMENT COMPANY LLC

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

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:  
PARKING SPACES RESTRIPEDED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He said the permit application had been awaiting client reply since 9/18/24.

Courtney Crush Esq., the owner's attorney, agreed to the 63 days. She said there were complications regarding the five folios for these adjacent properties.

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

**Case: BE22050094**

Address: 1201 SW 17 ST

Owner: WEINBERG, PAUL & MARCY

This case was first heard on 8/18/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$94,800 and the City was requesting administrative costs of \$1,914.63 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,914.63.

Courtney Crush Esq., the owner's attorney, agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,914.63.

**Case: BE24030147**

Address: 3901 SW 13 CT

Owner: SMITH, LAWRENCE

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

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. ROOF PARTIALLY COLLAPSED.

Inspector Saragusti presented the case file into evidence and recommended ordering the respondent to demolish the property within 63 days or a fine of \$50 per day. He stated a demolition permit had been issued on 9/6/24.

Robin Kirby, the owner's daughter, said they were making progress.

Ms. Flynn found in favor of the City and ordered the respondent to demolish the property within 63 days or the City would demolish the property at the owner's expense.

**Case: BE23070188**

Address: 520 ORTON AVE

Owner: GARDEN VIEW APTS INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jordan Ford, property manager, requested 180 days. He stated they had received the drawings and would move forward with taking bids from contractors. Leonardo Martinez, Chief Building Inspector, said the City could not grant any further extension without an open permit and an engineer's letter. Joe Pasquariello, Assistant Building Official, stated the City had the report; they just needed the permit.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070029**

Address: 2419 E COMMERCIAL BLVD

Owner: PERENCAL LLC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alan Bailey, property manager, said permits were pending. August Breault, engineer, said they needed 90 days. Leonardo Martinez, Chief Building Inspector, stated the City could not grant an extension without a permit and an engineer's letter.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.



**Case: BE23070230**

Address: 5900 N ANDREWS AVE

Owner: CFC OFFICES LLC % VISION PROPERTIES

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tania Leon Dehan said they had submitted the permit application and were working toward compliance. She requested an extension. Leonardo Martinez, Chief Building Inspector, said the City could not grant an extension without a permit and an engineer's letter.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**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 the repairs were near an FPL vault and they were working with engineers and FPL to relocate electrical service and develop a repair plan.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension and ordering the respondent to attend the 11/21/24 hearing.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/21/24 hearing.

**Case: BE23030079**

Address: 610 NE 14 PL

Owner: WRIGHT, JAKISHA

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 \$13,300 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 been granted a variance and the permit should be issued soon. He recommended a 63-day extension.

Jakisha Cooper agreed to the extension. She described her efforts to comply.

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

**Case: BE24050184**

Address: 413 SW 3 AVE

Owner: WATER TAXI 18 LLC

This case was first heard on 7/18/24 to comply by 8/15/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,400 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, did not recommend an extension.

Tyler Flanzer said they had provided the structural report to the City and the City determined repairs were needed. They were requesting proposals from structural engineers. He requested an extension. Ms. Hasan recommended a 119-day extension and ordering the respondent to attend the 1/16/25 hearing.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

**Case: BE24020053**

Address: 2617 N OCEAN BLVD  
Owner: USMAN, GHULAM H

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 9/5/24.

Alexander Albores, 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:  
EXTERIOR WALL COVERING REPLACED AT SECOND FLOOR SE CORNER OF BUILDING,  
ELECTRICAL CONDUITS FOR LIGHTING AT SE SIDE OF BUILDING, WINDOWS REPLACED.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a permit application that did not cover all of the work was awaiting client reply. Other permit applications were still needed. He asked for the order to be recorded.

Kathryn Bushey, property manager, described her efforts to comply.

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: BE24020055**

Address: 2621 N OCEAN BLVD  
Owner: USMAN, GHULAM H

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 9/5/24.

Alexander Albores, 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:  
RAILINGS TO STAIRS ON SOUTH SIDE OF BUILDING, NEW WINDOWS/DOORS

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He asked for the order to be recorded.

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: BE24020056**

Address: 2625 N OCEAN BLVD  
Owner: USMAN, GHULAM

Service was via posting at the property on 7/12/24 and at 1 East Broward Blvd. on 9/5/24.

Alexander Albores, 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:  
RAILINGS REPLACED ON NORTH SIDE OF BUILDING. WINDOWS/DOORS

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

Kathryn Bushey, property manager, agreed.

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: BE23070077**

Address: 1401 NW 62 ST

Owner: FORT LAUDERDALE CROWN CENTER INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$65,100 and the City was requesting administrative costs of \$1,275 be imposed.

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

Karen Everett agreed to the fine reduction.

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

**Case: BE23070074**

Address: 1475 W CYPRESS CREEK RD

Owner: FORT LAUDERDALE CROWN CENTER INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

Karen Finger agreed to the fine reduction.

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

**Case: BE24060205**

Address: 2889 NE 27 ST

Owner: BERTRANOU, CHARLES

Service was via posting at the property on 7/26/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: 18-11.(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

VIOLATIONS: 8-91.(c)  
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

Officer Quintero presented the case file into evidence and recommended ordering compliance with 18-11.(b) within 10 days or a fine of \$100 per day and with 8-91.(c) within 42 days or a fine of \$50 per day.

Matthew Lyons requested 30 days for the pool violation. Mr. Lyons said they wanted to get the pool operating again. He agreed to put mosquito dunks in the pool.

Ms. Flynn found in favor of the City and ordered compliance with 18-11.(b) within 10 days or a fine of \$100 per day and with 8-91.(c) within 42 days or a fine of \$50 per day.

**Case: BE23090208**

Address: 3309 SW 2 AVE

Owner: OLAM FORT LAUDERDALE 1 LLC

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 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.

Chief 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: BE24040210**

Address: 1441 SW 32 ST

Owner: FRANJAU PROPERTIES LLC

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: 9-259  
THIS VACANT BUILDING IS SEVERELY DILAPIDATED AND THE INTERIOR EXPOSED TO THE ELEMENTS DUE TO MISSING AND BROKEN WINDOWS AND DOORS. THERE ARE AREAS OF THE ROOF THAT CAVED IN AND THERE ARE SIGNS OF FIRE DAMAGE IN SOME AREAS OF THE BUILDING. THE BUILDING IN ITS PRESENT CONDITION IS FOUND TO BE UNFIT FOR HUMAN OCCUPATION AND IT CREATES A SERIOUS HAZARD TO THE HEALTH AND SAFETY OF THE OCCUPANTS OR THE PUBLIC.

Inspector Martinez presented the case file into evidence and recommended ordering the respondent to demolish the property within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the respondent to demolish the property within 30 days or the City would demolish the property at the owner's expense.

**Case: BE24010053**

Address: 1223 SW 31 ST  
Owner: TAM, LIOR & MOR

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

Alexander Albores, 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:  
ADDITION INCLUDING BUT NOT LIMITED TO CARPORT ENCLOSURE, WINDOWS AND DOORS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He also asked that the order be recorded.

Ms. Flynn found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day and recorded the order.

**Case: BE24010151**

Address: 3160 NW 66 ST  
Owner: MACALUSO, M J & MARIA A  
MACALUSO FAM REV LIV TR

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

Wilson Quintero Jr., 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:  
ASPHALT DRIVEWAY/SWALE RESURFACE

Officer Quintero presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said an old permit application was awaiting client reply and a new permit application had been submitted.

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

**Case: BE24010031**

Address: 180 ISLE OF VENICE DR 210  
Owner: KARP, JOHN

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

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:  
BLD-RALT-21060047- PLB-RES-21060068/ FLOORING/REPLACE TOILET

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: BE23120074**

Address: 825 SW 26 ST

Owner: BANGE, DAVID WAYNE

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

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:

COMPLETE INTERIOR REMODEL, INCLUDING WINDOWS, A/C CHANGEOUT, ELECTRICAL PANEL, WATER HEATER, (2) NEW BATHROOMS AND KITCHEN.

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

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

**Case: BE24030146**

Address: 1800 NW 7 AVE

Owner: WILLS, GINETTE

Service was via posting at the property on 7/30/24 and at 1 East Broward Blvd. on 9/5/24.

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:

WINDOWS & DOORS, STUCCO WORK AND PVC FENCE.

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

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

**Case: BE24030005**

Address: 2900 NE 30 ST G-5

Owner: RESIDENTIAL CREDIT OPPOR TR;  
WILMINGTON SAVINGS FUND TRUSTEE

Service was via posting at the property on 7/26/24 and at 1 East Broward Blvd. on 9/5/24.

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:

FLOORING, KITCHEN AND BATHROOM REMODEL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day. He said the original contractor was no longer associated with the project. A permit application from March 2024 was still awaiting client reply.

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

**Case: BE24050066**

Address: 511 SW 31 AVE

Owner: ROSCOE, J & CLARA B

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
NEW PVC FENCE AND GATE CONSTRUCTION

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: BE24050032**

Address: 615 SW 16 ST

Owner: COSTANZO, MICHAEL JR;  
MERCADO-COSTANZO, SERINA

Service was via posting at the property on 7/24/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
INTERIOR/EXTERIOR DEMOLITION, EXTENSION IN THE BACK OF THE HOUSE.

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: BE24030190**

Address: 828 SE 12 ST

Owner: BELLAMY, ANN M

Service was via posting at the property on 7/11/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
WOOD FENCE INSTALLATION AND REPAIRS

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: BE24050092**

Address: 1203 N ANDREWS AVE  
Owner: EMPIRE PROPERTY PROS LLC  
CONTRERAS, DANIEL & BARBAGALLO, F

Service was via posting at the property on 7/25/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
WOOD FENCE AND GATE CONSTRUCTED

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: BE23100150**

Address: 1605 NW 11 CT  
Owner: EC 2013 INVESTMENTS INC

Service was via posting at the property on 8/23/24 and at 1 East Broward Blvd. on 9/5/24.

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

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FRONT DOOR REPLACEMENT AND NEW AIR CONDITIONER UNIT CHANGE OUT

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: BE24040188**

Address: 1725 NE 49 ST  
Owner: SUTTON TERRACE CORPORATION

Service was via posting at the property on 7/29/24 and at 1 East Broward Blvd. on 9/5/24.

Andrew Gebbia, 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:  
WATER FOUNTAIN INSTALLATION

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: BE23110148**

Address: 646 FLAMINGO DR

Owner: 646 FLAMINGO DR HOLDINGS LLC

This case was first heard on 4/18/24 to comply by 5/30/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,050 fine.

**Case: BE24020206**

Address: 1055 N FEDERAL HWY

Owner: 1055 N FEDERAL LLC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE24030015**

Address: 1320 SW 26 ST

Owner: MARINA MILE ALF LLC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE24050033**

CITATION

Address: 618 NE 3 AVE

Owner: MIDTOWN PAL FLAGLER VILLAGE LLC

This case was cited on 5/7/24 to comply by 5/21/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,250 and the City was requesting \$500 be imposed. No appeal had been received.

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

**Case: BE24010128**

Address: 807 SW 14 CT

Owner: LINCOLN SPORTS & ENTERTAINMENT LLC

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE24010007**

Address: 1610 SW 24 AVE

Owner: PETOT, MATTHIEU RENE PIERRE

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting administrative costs of \$808.31 be imposed.

Ms. Flynn imposed administrative costs of \$808.31.

**Case: BE23070302**

Address: 1237 NE 14 AVE

Owner: AKYOL, LEVENT; AKYOL, VALENTINA

This case was first heard on 5/23/24 to comply by 7/25/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting administrative costs of \$1,176.31 be imposed.

Ms. Flynn imposed administrative costs of \$1,176.31.

**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 in compliance, fines had accrued to \$13,900 and the City was requesting administrative costs of \$1,182.55 be imposed.

Ms. Flynn imposed administrative costs of \$1,182.55.

**Case: BE23100210**

Address: 2008 SW 15 AVE

Owner: LOPEZ, YVETTE

This case was first heard on 6/20/24 to comply by 8/1/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE24020077**

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

ORDERED TO REAPPEAR

VACATE FO 4/18/24

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 to vacate the Final Order dated 4/18/24.

Ms. Flynn vacated the Final Order dated 4/18/24.

**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 \$12,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,550 fine, which would continue to accrue until the property was in compliance.

**Case: BE21070362**

Address: 111 SE 19 ST 1-7  
Owner: 111 PRINCIPALITIES LLC

This case was first heard on 12/16/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$47,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE23090239**

Address: 715 NW 14 WAY  
Owner: IMANUEL CHURCH OF GOD IN CHRIST

This case was first heard on 4/18/24 to comply by 5/30/24. 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.

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

**Case: BE23070329**

Address: 1001 NW 52 ST  
Owner: CES PROPERTY DIVISION

This case was first heard on 5/23/24 to comply by 7/4/24. 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.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

**Case: BE23090105**

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

This case was first heard on 4/18/24 to comply by 5/30/24. 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.

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

**Case: BE23100004**

Address: 1545 MIAMI RD

Owner: CARPE DIEM TR; PALAMARA, RON TRS

This case was first heard on 5/23/24 to comply by 7/4/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE23080126**

Address: 1900 N FEDERAL HWY

Owner: ROBERT RICKEL TR A; JJJ REV TR  
%EDENS & AVANT

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE23060195**

Address: 2715 N OCEAN BLVD

Owner: EMBASSY TOWER II INC

This case was first heard on 8/17/23 to comply by 2/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,200 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE23100017**

Address: 2817 E OAKLAND PARK BLVD

Owner: ACS 2817 LLC

This case was first heard on 5/23/24 to comply by 7/4/24. 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.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070155**

Address: 3055 HARBOR DR

Owner: HARBOURAGE PLACE CONDO ASSN INC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070071**

Address: 3095 NW 62 ST

Owner: RJ PETROLEUM PROPERTIES III LLC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE23070257**

Address: 6405 N FEDERAL HWY  
Owner: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

**Case: BE23070105**

Address: 6701 NW 12 AVE  
Owner: GUNDO HOLDINGS LLC

This case was first heard on 1/18/24 to comply by 7/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE23100027**

Address: 6783 NW 17 AVE  
Owner: ARNOLD SALES COMPANY INC;  
% THOMSON REUTER (PROP TAX SRVC)

This case was first heard on 5/23/24 to comply by 7/4/24. 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.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property was in compliance.

City staff entered page 26 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

**Cases Complied**

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

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

**Cases with No Service**

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

**Respondent Non-Appearance**

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

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

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

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate