



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Annette Cannon Presiding
October 17, 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
Wilson Quintero, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector
Katie Williams, Code Compliance Officer

Respondents and witnesses

BE23060167: Cescill Hinds	BE24050176: Daniel Ellis
BE24080093: Hector Hennette; Farhood Rezvani	BE24040082: Virginia Hornaday
BE23070232: Rod Feiner Esq.	BE24040163: Americo Pullini; Armando Serano; Paul Ceparano
BE23090138; BE23090137: Fermin Walker	BE23120148: Esther Molina
BE24010067: Benjamin Sens	BE23120086: Amanda Roy
BE24020128: Jacqueline Hyatt	BE24050177: Mirtha Camacho
BE23080209: Donna Goldstein	BE23080124: Steven Chess
BE24060127: Michelle Gonzalez; Samuel Gonzalez	BE24020062; BE24010122: Ari Pregon Esq.
BE23110141: Lisa Quarterman	BE23070381: Darrel Bencomo
BE24020203: Lorenzo Cabrella Esq.	BE21070392: Santiago Rodriguez
BE23120078: Kyle Hough	BE24060092: Renee Schneider
BE23100227; Edward Baptista	CE12021671: Nga Truong
BE24040029: Vaudy Joseph	BE23080121: Ramson Gulamali; Pierre Wisken
BE24060090: Zelotis Brown	BE24020019: Kathleen Boydston
BE24060011: Michael Grandia	BE24050142: Andrea Norman
BE24040094: George Pappas	BE23070203: Timothy Perini; Raymond Balkey
BE23070076: Karen Finger-Everett	
BE23110159: Vincent Murray	

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: BE23080124

Address: 2611 E OAKLAND PARK BLVD
Owner: 2611 EAST OAKLAND PARK 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 in compliance, fines had accrued to \$5,100 and the City was requesting \$1,275 be imposed.

Steven Chess agreed to the fine reduction.

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

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 in compliance, fines had accrued to \$24,100 and the City was requesting \$1,275 be imposed.

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

Santiago Rodriguez agreed to the fine reduction.

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

Case: BE24020062

Address: 2616 AQUAVISTA BLVD

Owner: ODH 26 LLC

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:
FENCE COLUMNS AND ELECTRICAL WIRING & NEW PANEL.

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

Ari Pregon Esq. said permits were in process and requested 150 days. Ms. Hasan and Leonardo Martinez, Chief Building Inspector, objected to 150 days. Mr. Pregon said his client had experienced delays.

Ms. Cannon found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE24010122

Address: 2622 AQUA VISTA BLVD

Owner: CAPIN, MEHMET A

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:
PERIMETER COLUMNS AND ELECTRICAL WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said the permit applications were awaiting corrections.

Ari Pregon Esq. noted the original Notice of Violations had not mentioned pavers and he thought these should be removed from the order. Ms. Hasan agreed to remove the pavers from the citation..

Ms. Cannon found in favor of the City and ordered compliance within 126 days or a fine of \$50 per day.

Case: BE23110159

Address: 1515 SE 16 ST
Owner: POMPANETTE INC

This case was first heard on 1/18/24 to comply by 3/21/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting \$1,275 be imposed.

Leonardo Martinez, Chief Building Inspector, confirmed the property was in compliance.

Vincent Murray agreed to the fine reduction.

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

Case: BE23070203

Address: 6650 N ANDREWS AVE
Owner: LR LAUDERDALE HOTEL LLC

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 \$4,900 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. He noted this was a safety inspection case and there were strict rules regarding extensions.

Timothy Perini said there was work ongoing at the property. He described their efforts and said they needed the engineer's report. He requested a six-month extension. Chief Martinez said they must submit a letter from the engineer of record with an active permit to get an extension. He recommended imposing the fine and if the letter and permit were provided within one week, he would recommend the order be vacated and recommend a 180-day extension.

Ms. Cannon imposed the \$4,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23120086

Address: 2400 FRYER PT
Owner: ROY, KIMBERLY S EST

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 \$1,000 and the City was requesting \$946.31 be imposed.

Wilson Quintero Jr., Code Compliance Officer, recalled there had been issues with the contractor. He would not object to a further reduction.

Amanda Roy requested a reduction.

Ms. Cannon imposed a fine of \$250 for the time the property was out of compliance.

Case: BE24040082

Address: 1705 SW 14 ST
Owner: HORNADAY, VIRGINIA;
VIRGINIA SUE HORNADAY REV TR

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
RE-ROOF AND NEW WINDOWS AND DOORS

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

Virginia Hornaday requested time to apply for the permit and replace the contractor.

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

Case: BE23110141

Address: 720 ISLE OF PALMS DR

Owner: QUARTERMAN, LISA M

This case was first heard on 6/20/24 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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lisa Quarterman said she was in the process of requesting a variance. She anticipated the Board of Adjustment [BOA] would hear the case in December.

Leonardo Martinez, Chief Building Inspector, said the BOA hearing would be on December 11.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Case: BE24020019

Address: 5292 NE 18 TER

Owner: BOYDSTON, KATHLEEN;
KATHLEEN BOYDSTON REV LIV TR

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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-RADD-23030006-PLB-RES-23030029--ELE-RES-23030038-MEC-RES-23030011-CONVERT
CARPORT TO GARAGE/NEW ADDITION/INTERIOR ALTERATION

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day. He said a field inspection was required to issue the permit.

Kathleen Boydston said the first contractor had abandoned the job and she needed to void that permit.

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

Case: BE24060011

Address: 1150 SW 24 AVE

Owner: MCO HOLDINGS LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
DEMOLITION, ELECTRICAL, AND PLUMBING

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

Michael Grandia said the tools belonged to the tenant, who said no work was being done. Inspector Gebbia said he had viewed photos on Zillow showing a relatively new bathroom and a new air conditioning unit. Mr. Grandia stated the photos were from when the property was sold. Ms. Cannon explained that the current owner was responsible for the violations. Ms. Hasan explained the violations to Mr. Grandia and stated the work needed to be permitted.

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

Case: BE23080121

Address: 5070 N STATE ROAD 7

Owner: ORANGE AVE HOSPITALITY LLC

This case was first heard on 2/15/24 to comply by 8/13/24. 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, confirmed the property was not in compliance.

Ramson Gulamali said they had hired the engineer. Pierre Wisken, chief engineer, said the structural work was complete and they were still working in the electrical in the pool area. He thought the pool engineer would file for an extension. Chief Martinez stated an active permit and an engineer's letter were required to request an extension.

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

Case: BE24050142

Address: 5320 N POWERLINE RD 100

Owner: DEZER POWERLINE OUTPARCEL LLC

Service was via posting at the property on 9/26/24 and at 1 East Broward Blvd. on 10/3/24.

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:
BLD-SIGN-23060021, ELE-COM-23060075, BLD-CRES-22070006

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

Andrea Norman agreed to comply.

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

Case: BE24040029

Address: 905 SW 22 ST

Owner: 5 STAR RENOVATION & CONSTRUCTION LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:

WORK WITHOUT PERMIT, NEW WOODEN FENCE AND AC UNITS

Inspector Mark presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day. He stated the owner had removed the fence.

Vaudy Joseph requested 60 days. Inspector Mark suggested 63 days.

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

Case: BE23100227

Address: 825 NE 18 ST

Owner: BAPTISTA, EDWARD

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 \$3,800 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 permit application was awaiting client reply. He recommended imposition of the fine.

Edward Baptista said everything had now been submitted and the permit was being processed. Inspector Gebbia did not object to 35 days.

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

Case: BE24050177

Address: 2520 LAGUNA TER

Owner: CAMACHO, MIRTHA A
H/E CAMACHO, JENNIFER G

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/3/24.

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:

COMPLETE RENOVATION INCLUDING: ELECTRICAL WORK, PLUMBING WORK SEWER LINE AND NEW PLUMBING FIXTURES, SPRINKLER SYSTEM, PARTITION WORK, POOL RESURFACING. NEW ELECTRICAL PANEL AND MAIN PANEL, NEW A/C UNITS AND SECURITY SYSTEM.

VIOLATIONS: FBC(2023) 115.3

WORK CONTINUED WITHOUT PERMITS. PROPERTY SERVED WITH STOP WORK ORDER.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. he said a Stop Work Order had been served on the property.

Mirtha Camacho said she had an electrical permit for the box but the electrician had done additional work. She had hired a second contractor to complete the air conditioner work.

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

Case: BE23070381

Address: 2901 W COMMERCIAL BLVD
Owner: WESTCOME PARTNERS LLC ETAL
% FRESHWATER GROUP LLC

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 in compliance, fines had accrued to \$2,900 and the City was requesting \$1,275 be imposed.

Darrel Bencomo agreed to the fine reduction.

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

Case: BE24060127

Address: 705 SW 20 ST
Owner: DUKE, MICHELLE JOY;
GONZALEZ, SAMUEL JOSE

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
CARPORT CONVERSION

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

Samuel Gonzalez described their efforts to comply. Michelle Gonzalez said they would move forward.

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

Case: BE24040163

Address: 1900 S OCEAN DR
Owner: BREAKWATER TOWERS CORP

Personal service was accepted on 9/25/24. Service was also via posting at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:
DRYWALL AND PLUMBING WORK WITHOUT PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Americo Pullini said a licensed plumber had made the pipe repairs. He said one of the building owners wanted to be bought out and kept complaining to the Building Department. He said they had also hired a contractor who specialized in "violation removals" and closing the walls. Mr. Pullini said there was a shortage of engineers to draw up blueprints.

Armando Serano, contractor, said they needed to submit an elevation certificate but were having problems finding someone to conduct a survey. Inspector Mark did not object to 63 days.

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

Case: CE12021671

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

This case was first heard on 5/21/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$153,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Nga Truong described medical issues she had suffered in 2015 that she was still dealing with. She said she was on a waiting list for a weatherization program and she assumed the contractor would pull the permit. She stated the original window contractor had gone bankrupt.

Jose Saragusti, Senior Building Inspector, advised Ms. Truong to keep in touch with him.

Ms. Cannon granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/16/25 hearing.

Case: BE24060090

Address: 921 PENNSYLVANIA AVE
Owner: BROWN, ZELOTIS E

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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.

Zelotis Brown said she was in the process of pulling the permit.

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

Case: BE24010067

Address: 600 NE 17 WAY
Owner: SCHARICK, BRIAN M

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 in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

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

Benjamin Sens, contractor, requested any fines above the administrative fees be waived. Ms. Williams stated administrative costs totaled \$1,038.31.

Ms. Cannon imposed the \$700 fine.

Case: BE24060092

Address: 3645 SW 22 ST

Owner: GROOMS, STEVEN M EST

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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

VIOLATIONS: 9-280(h)(1) WITHDRAWN

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: 9-280(C)

POOL IN DISREPAIR AND UNSAFE. FLAT ROOF STRUCTURE ATTACHED TO THE REAR OF THE BUILDING IS IN DISREPAIR AND UNSAFE.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said the owner was deceased and the property was in probate. He requested the final notice be recorded.

Renee Schneider said the owner's children were contesting the validity of the will and had demanded that the beneficiary named in the will cease work on the property. She stated a judge should appoint a personal representative that day.

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

Case: BE24050176

Address: 1615 NE 9 ST 1-2

Owner: 1617 NE 9 ST LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
COMPLETE REMODELING, STRUCTURAL, M.E.P.

VIOLATIONS: FBC(2023) 111.1

CONVERTED A DUPLEX INTO FOURPLEX WITHOUT CERTIFICATE OF OCCUPANCY.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation. he also requested the order be recorded.

Daniel Ellis said they had applied for the permit the previous day.

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

Ms. Cannon took a brief recess.

Case: BE24080093

Address: 323 NE 7 AVE

Owner: GLOBAL DYNAMIC GROUP LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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

VIOLATIONS: 9-280(h)(1) COMPLIED
THE FENCE AND/OR GATE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

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:
THE FENCE WAS ERECTED WITHOUT A PERMIT.

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

Farhood Rezvani, contractor, said they had applied for the permit,

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

Case: BE23120148

Address: 2215 NE 19 ST

Owner: HOUSE OF DREAMS 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, 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.

Preston Mark, Senior Building Inspector, confirmed the property was not in compliance. He recommended 91 days.

Esther Molina requested additional time.

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

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 \$125,000 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, confirmed the property was not in compliance. He reminded Ms. Cannon that a permit application had been submitted in April 2024 without plans. He had asked Ms. Hyatt to allow access to the property but she had refused. He recommended imposition of the fine.

Jacqueline Hyatt described her efforts to comply. She said family members who had been present before had left the home. She admitted she had denied Chief Martinez access to the property and said her mother had been quarantined inside the property when Chief Martinez visited. Ms. Hasan recalled that Chief Martinez and the Fire Inspector had testified at the original hearing and indicated hospitals were referring people to this unlicensed facility. She stated a permit application had been submitted on April 18 and the plans were provided on April 19 but the City indicated more information was needed. Plans had again been submitted on May 15 and City again indicated more information was required. Ms. Hasan said more information had been required since August 28. Ms. Cannon said additional information had been received the previous day, October 16.

Ms. Cannon imposed the \$125,000 fine, which would continue to accrue until the property was in compliance.

Case: BE23080209

Address: 701 NW 19 ST

Owner: TENNIS CLUB II COURTS CONDO ASSN INC

This case was first heard on 2/15/24 to comply by 8/13/24. 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, confirmed the property was not in compliance.

Donna Goldstein said they had previously received a report from an engineer but the current board had hired a new engineer. The inspections were almost complete and then the project would go out to bid and they would pull a permit. She requested an extension but Ms. Cannon said the City took the safety inspections very seriously.

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

Case: BE23070232

Address: 341 N BIRCH RD

Owner: FTL YACHT & BEACH CLUB 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 \$9,200 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, confirmed the property was not in compliance.

Rod Feiner Esq. said the inspection had been done and work was needed which would require a special assessment. He said they should have the engineer's report the following week. He requested an extension. Ms. Hasan clarified that Broward County audited the City for the safety inspections and the guidelines were stringent.

Ms. Cannon imposed the \$9,200 fine, which would continue to accrue until the property was in compliance.

Case: BE23060167

Address: 220 SW 30 AVE

Owner: HINDS, CESCILL MICHAEL

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 \$6,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Cescill Hinds said he had provided the documents to Amerigas, which had installed the tank and not called for final inspection, so the permit had expired. Inspector Marks recommended a 91-day extension.

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

Case: BE23120078

Address: 808 SW 26 ST

Owner: HOUGH, KYLE & TRACY

This case was first heard on 6/20/24 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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Kyle Hough described his progress and said he was prodding the contractor. He requested more time and Inspector Marks recommended a 63-day extension.

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

Case: BE23090137

Address: 401 NW 14 TER

Owner: WALKER, FERMIN L

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, said a permit was in process and awaiting client reply.

Fermin Walker requested 60 days and Officer Quintero did not object to 63 days.

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

Case: BE23090138

Address: 401 NW 14 TER

Owner: WALKER, FORMAN L JR

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: BE23070076

Address: 1425 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 \$6,300 and the City was requesting \$1,275 be imposed.

Leonardo Martinez, Chief Building Inspector, confirmed the property was in compliance.

Karen Finger-Everett agreed to the fine reduction.

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

Case: BE23080247

Address: 3100 N OCEAN BLVD

Owner: L'HERMITAGE I CONDO ASSN INC

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,800 and the City was requesting \$1,275 be imposed.

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

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

Case: BE24080173

Address: 3300 E COMMERCIAL BLVD

Owner: KALIK LLC % ALINA DEMINDJIAN

Personal service was accepted on 9/24/24. Service was also via posting at 1 East Broward Blvd. on 10/3/24.

Leonardo Martinez, Chief 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.

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

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

Case: BE24060126

Address: 50 COMPASS ISLE

Owner: JJTA27 REAL PROPERTIES LLC

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

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

VIOLATIONS: 47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 47-19.1.C.

USING VACANT LOT TO BUILD CONCRETE FORMS FOR DOCK/SEAWALL CONSTRUCTION OF ANOTHER PROPERTY.

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

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

Case: BE24040123

Address: 2406 NASSAU LN

Owner: ISLAND 1 LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
WOOD FENCE

VIOLATIONS: 8-91.(c) COMPLIED

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. THE PILINGS ARE ROTTEN AND NEED TO BE REPLACED.

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

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

Case: BE24050091

Address: 1524 NW 2 AVE

Owner: THIBAUT, LAURENT B

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/3/24.

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:
CONCRETE DRIVEWAY

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

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

Case: BE24020098

Address: 3025 HARBOR DR

Owner: VILLA MADRID APARTMENTS INC

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

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:
WATER FILTRATION SYSTEM INSTALLED INSIDE ELECTRICAL ROOM AND ELECTRICAL AT BUILDINGS 1,2,4 &6

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

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

Case: BE24060050

Address: 1121 MANGO ISLE

Owner: JLF HOLDINGS LLC

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
DOCK REPAIRED OR REPLACED WITHOUT A PERMIT.

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

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

Case: BE24040166

Address: 904 SE 12 ST

Owner: MCOWEN, JAMES DOUGLAS

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:

CONSTRUCTION OF AN ACCESSORY STRUCTURE WITHOUT OBTAINING A PERMIT.

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

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

Case: BE24040191

Address: 1142 SEMINOLE DR 1A

Owner: T E BOSWELL & A D BOSWELL REV TR
BOSWELL, TERRY E TRUSTEES ET AL

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:

INTERIOR REMODEL - KITCHEN & BATHROOMS INCLUDING STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL.

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

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

Case: BE24040094

Address: 1202 NE 3 AVE

Owner: PAPPAS, GEORGE ARVANITIS, BILL

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

Preston Mark, 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:

ILLEGAL CHANGE OF USE. INTERIOR RENOVATIONS WITHOUT PERMITS - STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL.

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

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

Case: BE24060088

Address: 711 NW 4 AVE

Owner: REAL ESTATE SERVICES & MGMT INC
% BRIAN FRIEDMAN

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/3/24.

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

VIOLATIONS: 9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

VIOLATIONS: FBC(2023) 116.1.1 WITHDRAWN

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

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

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

Case: BE24060029

Address: 1105 SW 17 ST

Owner: RACHITAN, CRISTIAN

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
PVC FENCE INSTALLATION

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

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

Case: BE24060026

Address: 2706 NW 20 ST

Owner: PARKERSQUEST LLC

Service was via posting at the property on 9/27/24 and at 1 East Broward Blvd. on 10/3/24.

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:
PLUMBING WORK DONE INSIDE AND OUTSIDE

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said a plumbing permit was in process and awaiting client reply.

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

Case: BE24080336

Address: 2741 NE 56 CT

Owner: KAUFMAN, STUART & TAMMY

Service was via posting at the property on 9/25/24 and at 1 East Broward Blvd. on 10/3/24.

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:
REAR SHADE STRUCTURES

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

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

Case: BE24050200

Address: 3788 SW 17 ST

Owner: AMOR, TATIANA

Service was via posting at the property on 9/24/24 and at 1 East Broward Blvd. on 10/3/24.

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:
METAL FENCE AND GATES

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

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

Case: BE24040179

Address: 1312 NW 6 ST

Owner: NWRD LLC

This case was first heard on 7/18/24 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 \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$2,750 fine, which would continue to accrue until the property was in compliance.

Case: BE23040172

Address: 6411 NE 22 AVE
Owner: 9960SW LLC

This case was first heard on 9/21/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$16,750 fine, which would continue to accrue until the property was in compliance.

Case: BE23080424

Address: 511 SAN MARCO DR
Owner: BERGER, JAMES E

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 in compliance, fines had accrued to \$2,400 and the City was requesting \$990.64 be imposed.

Ms. Cannon imposed administrative costs of \$990.64.

Case: BE24020203

Address: 803 NE 4 AVE
Owner: BRIGADA INTERNATIONAL SERVICE 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 \$2,500 and the City was requesting \$1,078.95 be imposed.

Ms. Cannon imposed administrative costs of \$1,078.95.

Case: BE23080171

Address: 1451 SW 33 ST 1-2
Owner: CABRERA MORA, WASHINGTON EVARISTO;
CABRERA, NORMA E ANDINO DE

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$9,050 fine, which would continue to accrue until the property was in compliance.

Case: BE24030158

CITATION

Address: 2897 NE 25 ST
Owner: PROPERTIES IN FT LAUDERDALE LLC

This case was cited on 3/29/24 to comply by 4/9/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting \$500 be imposed. No appeal had been received.

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

Case: BE23110078

Address: 200 S ANDREWS AVE 200
Owner: DOWDING HOLDINGS INC

This case was first heard on 4/18/24 to comply by 7/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which

would continue to accrue until the property was in compliance.

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

Case: BE23080261

Address: 1245 N FEDERAL HWY

Owner: TSC SUNRISE LTD % SLK REALTY INC

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting \$1,275 be imposed.

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

Case: BE23010076

VACATE OIF 4/18/24

Address: 2525 N FEDERAL HWY

Owner: RCSH OPERATIONS LLC

This case was first heard on 6/15/23 to comply by 12/12/23. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$14,900. This was a request to vacate the Order Imposing the Fine dated 4/18/24 and to impose administrative costs of \$1,275.

Ms. Cannon vacated the Order Imposing the Fine dated 4/18/24 and imposed administrative costs of \$1,275.

Case: BE23080330

Address: 2670 E SUNRISE BLVD HOTEL

Owner: DEJ HOTELS LLC

This case was first heard on 2/15/24 to comply by 8/13/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting \$1,275 be imposed.

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

Case: BE23080287

Address: 6451 N FEDERAL HWY

Owner: SPI TCM BAYVIEW LLC;
BAYVIEW WIP I LLC ET AL

This case was first heard on 2/15/24 to comply by 8/13/24. 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. Cannon imposed the \$6,400 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:

BE24070356

Cases Rescheduled

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

None

Cases Closed

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

None

Cases Withdrawn

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

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

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

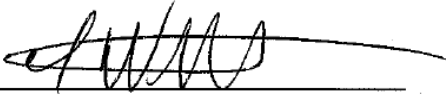
None

There being no further business, the hearing was adjourned at 11:55 AM.



Special Magistrate

ATTEST:



Clerk, Special Magistrate