



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 16, 2022
9:00 A.M.**

Staff Present:

Diana Cahill, Administrative Assistant
Marie Arias, Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Thomas Corley, Building Inspector
Alejandro DelRio, Building Inspector
Linda Holloway, Code Compliance Officer
Nebojsa [Nash] Madic, Building Inspector
Jorge Martinez, Building Inspector
Leonardo Martinez, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Building Inspector
Hector Suarez, Code Compliance Officer
Carmen Thompson, Permit Services Tech

Respondents and witnesses

BE22040210: Francis Berlen
BE22010176: Homer Marshall Ross
BE22030033; BE22030031: Ronald Coletto
BE21010006: Roya Edwards
BE22040013: Gary Michel
CE20101321: Warren Gayle
BE21090191: Frank Guevara
BE22030086: Sandra Mayor
CE20080564: Maryuri Espinal
BE22040127: Jean-Jules Dieulifaites
BE22010094: Thomas Hardaway
BE21020008: Tamir Vardi
BE21100280: Shawn Singh
BE21090177: Juan Skinner
BE22020016: Catherine Shay
BE22050139: Hofit Nagar Lottenberg; John Funtin
BE21120119: Patricia Tennies; Matthew Jeffries
CE20050269: Malik Sabzali
BE21120013: Matthew Roque-Paskow
BE22010122: Iulia Sierra
CE19080429: Bryan McLean

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

The meeting was called to order at 9:03 A.M.

Case: BE21100280

ORDERED TO REAPPEAR

2165 NW 19 ST
TRAVELERS XPRESS SERVICES INC

This case was first heard on 5/19/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Nash Madic, Building Inspector, said four of six violations were in compliance and the owner was working diligently.

Shawn Singh said he was working with the City to resolve a non-conforming use. He was trying to find a contractor to pull a permit for the roof repairs done by the previous owner. Inspector Madic recommended a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/18/22 hearing.

Case: BE22030033

3240 S FEDERAL HWY
27TH AVENUE ENTERPRISES LLC

Service was via posting at the property on 5/11/22 and at City Hall on 6/2/22.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-7(a)

IT IS UNLAWFUL TO OBSTRUCT THE RIGHT OF WAY / ALLEYWAY WITH FENCE.

9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
FENCE

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation. He stated the fence permit was in process.

Ronald Coletto, contractor, said he had applied for the permits and requested 91 days after the permits were issued.

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

Case: BE22030031

501 SE 33 ST
27TH AVENUE ENTERPRISES LLC

Service was via posting at the property on 5/11/22 and at City Hall on 6/2/22.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 25-7(a)

IT IS UNLAWFUL TO OBSTRUCT THE RIGHT OF WAY / ALLEYWAY WITH FENCE.

9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
FENCE

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of

\$50 per day, per violation. He stated the fence permit was in process.

Ronald Coletto, contractor, requested 91 days after the permit was issued.

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

Case: BE22040127
1324 NW 9 AVE
JEAN JULES, DIEULIFAITES

CITATION

This case was first cited on 4/18/22 to comply by 4/19/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Jean-Jules Dieulifaites said he had been out of town for a medical appointment for his daughter when the property was cited. People staying in the home had informed him of the plumbing issue and the plumber had removed the pipe, which he had not asked him to do.

Leonardo Martinez, Building Inspector, said there had been a hole and exposed sewage for over a year, according to the neighbor. He said there was a permit in process.

Judge Purdy imposed the \$14,250 fine, which would continue to accrue until the property was in compliance.

Case: BE22010094
1900 NE 8 CT
GATEWAY ARMS HOMEOWNERS ASSN INC

Service was via posting at the property on 5/10/22 and at City Hall on 6/2/22.

George Oliva, 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 40 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 Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Thomas Hardaway said they were facing financial difficulties after replacing the roof and requested more than 180 days.

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

Case: BE21010006 **AMENDING ORDERS 5/20/21 & 8/19/21**
515 NE 4 ST
515 INC

This case was first heard on 5/20/21 to comply by 7/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had been imposed on 8/19/21. The City was requesting the Orders dated 5/20/21 and 8/19/21 be amended to remove violations FBC(2020)105.1 and 47-19.2.HH.II.2.C and their fines and the new fine amount of \$16,400 be imposed, which would continue to accrue.

Roya Edwards said the restaurant had applied for a change of use and she requested a 90-day extension.

Ms. Hasan stated the property had been out of compliance for 328 and recommended imposition of the fines.

Judge Purdy amended the orders dated 5/20/21 and 8/19/21 to remove violations FBC(2020)105.1 and 47-19.2.HH.II.2.C and their fines and imposed a fine of \$16,400 which would continue to accrue until the remaining violations were in compliance.

Case: BE22040210

100 SW 3 AVE
NUGENT AVENUE RETAIL LLC

Service was via posting at the property on 5/4/22 and at City Hall on 6/2/22.

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

VIOLATIONS: FBC(2020) 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.
UNSAFE RAILINGS. CRACKS IN SOME AREAS OF CONCRETE FLOOR UNDER RAILINGS ATTACHMENT.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day. He stated the railings were corroded out and the concrete floor was cracked, so the structure was unsafe. He also requested the respondent be ordered to attend the 8/18/22 hearing.

Francis Berlen said the tenant had not notified the owner of the violation. Mr. Belen said he had a permit for a welder to perform the work. Inspector Martinez said that permit related to other work at the property. He stated no work should be done until the prescribed work was submitted by an engineer and a permit issued.

George Oliva, Chief Building Inspector, said due to the unsafe nature of the violation, he wanted the owner to provide a letter from an engineer with the prescribed remedy for the railings within 15 days or an order to vacate the second floor until there was a way to provide security for the second floor. He said this was a life safety issue.

Judge Purdy found in favor of the City and ordered the respondent to provide a letter from an engineer with the prescribed remedy for the railings within 15 days or an order to vacate the second floor, and compliance within 35 days or a fine of \$100 per day and ordered the respondent to attend the 8/18/22 hearing.

Case: CE20050269

2943 CORAL SHORES DR
SABZILI, MIKE M

Service was via posting at the property on 5/27/22 and at City Hall on 6/2/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 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 DRIVEWAY PAVERS INSTALLED.

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

Malik Sabzali said he would begin the permit process that day.

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

Case: BE21120119
2670 E SUNRISE BLVD PARKING
SUNRISE AT GALLERIA LLC

Service was via posting at the property on 5/26/22 and at City Hall on 6/2/22.

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

VIOLATIONS: 47-20.20.(H)
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. SPALLING
CONCRETE, CONCRETE CRACKS, EXPOSED REBAR, DAMAGED OR BROKEN DAMAGED
BARRIER CABLES, DAMAGED CMU MASONRY WALL, MISSING OR FADED HANDICAPPED AND
EMERGENCY SIGNAGE

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 90 days or a fine of \$100 per day.

Matthew Jeffries said he had the structural report and they were getting bids for the work. He requested more than 90 days. Inspector DelRio suggested 126 days.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day.

Case: BE21090191
1204 NE 11 AVE 1-3
GUEVARA, FRANK

Service was via posting at the property on 5/5/22 and at City Hall on 6/2/22.

Nash Madic, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
NEW WOODEN FENCE

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

Frank Guevara said the contractor he hired had abandoned the job.

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

Case: BE22040013
722 NE 14 AVE 1-4
MICHEL, GARY L

Service was via posting at the property on 5/10/22 and at City Hall on 6/2/22.

Leonardo Martinez, 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:
SPECIFICALLY UNDER FBC(2020) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

9-259

1. THE STRUCTURE IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS

TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE FOR HUMAN OCCUPANCY AND THE CITY REQUESTS THAT THE STRUCTURE BE DEMOLISHED.

2. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation and that the respondent be ordered to attend the 8/18/22 hearing. He also wanted an engineer's letter stating the building was safe to be occupied.

Gary Michel said he was the only occupant of the building. He had a structural engineer, who was requesting 120 days to pull permits and begin work.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 8/18/22 hearing.

Case: BE22020016

2451 NE 49 ST
ASPEN HOUSE CONDO ASSN INC

Service was via posting at the property on 5/20/22 and at City Hall on 6/2/22.

George Oliva, 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 40 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 Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Catherine Shay, building manager, said she had already hired an engineer.

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

Case: CE19080429

VACATE ORDER OF 6/17/21 & REIMPOSE

3700 GALT OCEAN DR
ROYAL AMBASSADOR CONDO ASSN INC

This case was first heard on 2/11/20 to comply by 8/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$34,900. Fines had been imposed on 6/17/21. The City was requesting the order of 6/17/21 be vacated and administrative costs of \$1,275 be imposed.

Bryan McLean, property manager, agreed to the reduction.

Judge Purdy vacated the order dated 6/17/21 and imposed administrative costs of \$1,275.

Case: CE20101321

ORDERED TO REAPPEAR

941 SW 30 AVE
GAYLE, KEITH

This case was first heard on 4/15/21 to comply by 6/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$18,150. Fines had been imposed at the 5/19/22 hearing.

Nash Madic, Building Inspector, reported the property was not in compliance.

Warren Gayle, the owner's brother, said his brother had been seriously injured. He stated his brother had hired an architect and contractor and permits were in process.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/18/22 hearing.

Case: BE21020008

2054 SW 30 TER
VARDI, TAMIR

This case was first heard on 6/17/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Tamir Vardi said he had experienced problems with the contractor but had now decided to just remove the structure instead of repair it. He requested 30 days.

Jorge Martinez, Building Inspector, suggested 63 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: BE22030086

1205 NE 13 AVE
BIRDSONG, SANDRA M
SANDRA M MAYOR LIV TR

Service was via posting at the property on 5/26/22 and at City Hall on 6/2/22.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
NEW DRIVEWAY, NEW WALKWAY, AND NEW SHED

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

Sandra Mayor said they needed the pavers to allow her mother to leave the house. She did not know she needed a permit for the pavers or the shed. She requested 63 days. Inspector Madic recommended 91 days.

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

Case: BE21120013

3025 CENTER AVE
ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI

Service was via posting at the property on 5/10/22 and at City Hall on 6/2/22.

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

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:

NEW WINDOWS AND DOORS. NEW DRYWALL. BRICK PAVERS. WOODEN PERGOLA INSTALLED IN THE REAR OF THE PROPERTY. DETACHED GARAGE CONVERTED INTO A GARDEN APARTMENT.

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

Matthew Roque-Paskow, property manager, said they were working to legalize the apartment and to determine if the pergola could be legalized.

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

Case: BE22050139
2537 MARATHON LN
CHERRY HOUSES LLC

Service was via posting at the property on 5/23/22 and at City Hall on 6/2/22.

Leonardo Martinez, 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:
BUILDING A NEW ADDITION IN THE REAR OF THE PROPERTY.
KITCHEN AND BATHROOMS REMODELING.
NEW MINI SPLIT AC UNITS THROUGHOUT THE HOUSE.
NEW CEILING RECESSED LIGHT THROUGHOUT THE HOUSE.
INTERIOR PARTITION REMOVAL.

Inspector Martinez presented the case file into evidence and testified that when he inspected the property, he had posted a Stop Work Order, which someone at the scene had removed from the front door. The owner, Justin Hamilton, had indicated in a phone call that he did not accept he was in violation and that the work needed permits. Inspector Martinez had informed the owner that no work should continue until the permits were issued and that the police would be called if work continued. The following day, a neighbor had called to say work was taking place at the property and the police were called. They had taken photos of the work and stopped the workers. The officer also informed Inspector Martinez that inside, the kitchen had been replaced and the entire interior remodeled. Inspector Martinez said there was a permit application for the extension/addition but not for the interior work. He recommended ordering compliance within 63 days or a fine of \$100 per day.

George Oliva, Chief Building Inspector, said a person removing a Stop Work Order was subject to arrest.

John Funtin, neighbor, said he was surrounded by properties owned by Justin Hamilton. He said Mr. Hamilton had remodeled many homes in the area and claimed he did this with no permits. Mr. Funtin said Mr. Hamilton had also threatened him and his family.

Hofit Nagar Lottenberg, attorney, said the previous owner had done some work and not disclosed it when selling the property. She said they would work with the City to comply.

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

Judge Purdy took a brief recess.

Case: CE20080564

1301 NW 24 AVE
CASTELLANOS VALDEZ, JOSE RICARDO
ESPINAL COLINDRES, MARYURI Y

This case was first heard on 7/15/21 to comply by 9/16/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Maryuri Espinal said she had removed everything.

Jorge Martinez, Building Inspector, recommended a 63-day extension for him to reinspect.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: BE22010122

3051 NE 47 CT 207
SIERRA, IULIA; SIERRA, RAFAEL ESTEBAN

Service was via posting at the property on 5/27/22 and at City Hall on 6/2/22.

Nash Madic, 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:
KITCHEN, BATHROOMS AND FLOORING

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

Iulia Sierra agreed.

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

Case: BE22010176

326 SW 15 ST
MARSHMALLOW PROPERTIES HOLDINGS CORP

Service was via posting at the property on 4/27/22 and at City Hall on 6/2/22.

Jose Saragusti, 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:
WOOD FENCE REPLACEMENT.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He testified he had posted a Stop Work Order on the property when he inspected it.

Homer Marshall Ross said they had repaired/replaced pickets on the fence. He complained that other properties in his area had unpermitted fences. He said he was being selectively enforced and wondered if it was because he was Jewish. He stated the neighbor who had complained had an issue with him because of his religion.

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

Case: BE22020074

813 SW 4 CT 1-4
SAILBOAT BEND RESIDENCES LLC

Service was via posting at the property on 5/24/22 and at City Hall on 6/2/22.

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

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
ALTERING AND/OR REPLACING THE DRIVEWAY INCLUDING SWALE AREA WITHOUT PERMIT.

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

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

Case: BE22040131

1401 SW 1 AVE
POINCIANA STORAGE JV LLC
% SNAPBOX POINCIANA LLC

Service was via posting at the property on 5/25/22 and at City Hall on 6/2/22.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

Officer Rich presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: BE21120062

717 PENNSYLVANIA AVE
FENELUS, YVES H/E MAXENAT, MARIE VIDA

Service was via posting at the property on 5/6/22 and at City Hall on 6/2/22.

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

VIOLATIONS: FBC(2020) 111.1.1
MASTER BATHROOM AND FAMILY ROOM ADDITION, COMPLETED UNDER PERMIT NUMBER PM-16070309, IS BEING USED WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY.

Inspector DelRio presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: BE21090177

2300 NW 6 ST

VACATE ORDER OF 1/20/22 AND RE HEAR

SKAB LLC

Service was via posting at the property on 5/26/22 and at City Hall on 6/2/22.

This was a request to vacate the order dated 1/20/22 and re-hear.

Judge Purdy vacated the order dated 1/20/22.

George Oliva, 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 40 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 Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

The respondent was not present, so Judge Purdy heard other cases.

Upon returning to the case, Chief Oliva reported the check the owner provided with the report had bounced, so he was now recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE22020091

2841 NE 32 ST
DURHAM APTS CONDO ASSN INC

Service was via posting at the property on 5/10/22 and at City Hall on 6/2/22.

George Oliva, 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 40 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 Oliva presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

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

Case: BE22020143

1015 SE 15 ST 6D
LEMIEUX, CELINE; LEMIEUX, PIERRETTE

Service was via posting at the property on 5/6/22 and at City Hall on 6/2/22.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW KITCHEN. NEW FLOORING. NEW WATER HEATER. NEW ELECTRICAL PANEL AND NEW HIGH HATS IN KITCHEN AREA.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said permits were in process.

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

Case: BE22010008

1590 SW 31 AVE
SIZA INVESTMENT GROUP INC

This case was first heard on 4/14/22 to comply by 5/19/22. 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.

Judge Purdy imposed the \$1,350 fine, which would continue to accrue until the property was in compliance.

Case: BE20050272

724 NW 6 AVE
724 NW 6TH AVE LLC

This case was first heard on 4/15/21 to comply by 5/27/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,000 and the City was requesting administrative costs of \$1,275 be imposed.

Judge Purdy imposed administrative costs of \$1,275.

Case: BE20080093

1321 NW 6 ST
NEW HOPE BAPTIST CHURCH
OF FORT LAUDERDALE INC

This case was first heard on 4/15/21 to comply by 10/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,900 and the City was requesting administrative costs of \$1,275 be imposed.

Judge Purdy imposed administrative costs of \$1,275.

Case: CE20100174

841 ARIZONA AVE
CARVALHO, PETER R & BISSON T

This case was first heard on 5/20/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,300 fine, which would continue to accrue until the property was in compliance.

Case: BE21100281

131 SW 31 AVE
CANNELLA, JANICE

This case was first heard on 3/17/22 to comply by 5/19/22. 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.

Judge Purdy imposed the \$1,350 fine, which would continue to accrue until the property was in compliance.

Case: BE21060112

5240 NE 14 TER
5240 NE 14TH INC

This case was first heard on 12/16/21 to comply by 1/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,550 fine, which would continue to accrue until the property was in compliance.

Case: BE20080115

6000 NW 21 AVE
CITY OF FORT LAUDERDALE
% FT LAUD EXECUTIVE AIRPORT

This case was first heard on 12/16/21 to comply by 1/20/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$2,750.

Jose Saragusti, Building Inspector, recommended reducing the amount owed to \$341 to cover administrative costs.

Judge Purdy imposed administrative costs of \$341.

The City entered page 14 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:
BE22010052

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

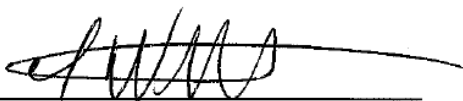
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 10:54 A.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate