



CITY OF FORT LAUDERDALE

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

Staff Present:

Diana Cahill, Administrative Assistant
Marie Arias, Administrative Assistant
Felicia Ritchey, PT Administrative Assistant
Katie Williams, Administrative Assistant
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alexander Albores, Senior Building Inspector
Andrew Gebbia, Building Inspector Trainee
Linda Holloway, Code Compliance Officer
Preston Mark, Building Inspector
Leonardo Martinez, Senior Building Inspector
Jorge Martinez, Senior Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE23030194: Eric Pitchmen	BE23030211: William Steiger
BE23070165: Juan Gallo; Warren Aultry	BE23070073: Daniel Molina
BE23070232: William Hahne	BE23030100; David May
BE23050204; BE23050203: Oren Hilel	BE23070074; BE23070076; BE23070079; BE23070077:
BE22120100: Yankie Andrusier	Karen Everett
BE23080210: Christian Ferreya	BE23010100: Mark Ortiz
BE23060158: Robert Szabo	BE23110159; BE23110158: Mark Carpenter
BE23030142: Kim Nothard; Estefania Mayorga Esq.	BE22110086: Jose Pena
BE23070157: Venecia Powell	BE23030242: Michael Gibson
BE21090012; BE23050135; BE22110035: Andrew Schein	BE23050184: Ivan Tarr
Esq.	BE22110015: Steven Bader
BE21120011: Anair Gonzalez	BE23070060: Stephanie Toothaker Esq.
BE22040106; BE22040111; BE22040105: Scott Robbins	BE23060067: Richard Carey
BE23070186: Christian Alvarez Esq.	BE21090014: Ryan Pierce
BE23070222: Carlos Almodovar	BE22040093: Lorri Hill
BE22020074: Anthony Ortiz	BE23080013; BE23080036; BE23080017: Lisa
BE23030001: Timothy Gutzmer; Bertha Gutzmer	Castellanos
BE23070132: Jaime Izzo	BE23010013: Chad Tamaroff Esq.
BE23060093: Ronald Kaniuk Esq.	BE23060004: Ann Marie Martin
BE23070139: Sabrina Montemerani; Henry Hillman	BE23080096: Erica Angus-Toda; Isabella Blanco
BE23070334; BE23070390; BE23080100; BE23080027:	BE23070131: Enrique Penalosa
Anthony Gondola; Carl Forbes	BE22050205: James Srygler
BE23050171: Cibebe De Avelar	BE23070220; BE23070229: Andrea Norman
BE22010014: Sheniqua Williams	BE23070041: Francesca Rhodis

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: BE23070390

1100 W COMMERCIAL BLVD
UNIVERSAL PROPERTY &
CASUALTY INSURANCE CO

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Carl Forbes agreed to comply.

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

Case: BE23070334

1110 W COMMERCIAL BLVD
UNIVERSAL PROPERTY &
CASUALTY INSURANCE CO

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Carl Forbes agreed to comply.

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

Case: BE23080100

3598 W PROSPECT RD
UNIVERSAL PROPERTY &
CASUALTY INSURANCE COMPANY

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Carl Forbes agreed to comply.

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

Case: BE23080027
5341 NW 33 AVE
UNIVERSAL PROPERTY &
CASUALTY COMPANY

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Carl Forbes agreed to comply.

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

Case: BE23030194
200 S BIRCH RD
LEISURE BEACH ASSOCIATION INC

ORDER TO REAPPEAR

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

Alexander Albores, Senior Building Inspector, reported the permit had been issued. He supported a 182-day extension, with an order for the respondent to attend the 7/18/24 hearing if the property was not in compliance by then.

Eric Pitchmen confirmed the permit had been issued and said they had already called for the first inspection. He requested 180 days.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/18/24 hearing for a progress report if the property was not in compliance.

Case: BE23030142

ORDER TO REAPPEAR

511 NE 3 AVE B
PALMIET TWO LLC

This case was first heard on 5/18/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance. He agreed to a 90-day extension.

Estefania Mayorga Esq requested a 90-day extension to complete the DRC process.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/18/24 hearing.

Case: BE23010013

3351 SW 13 AVE
SCHAEFER INDUSTRIES INC

This case was first heard on 6/15/23 to comply by 8/17/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed.

Chad Tamaroff Esq. requested a reduction to administrative costs. He said a tenant had caused the violation and the owner had overseen the compliance process.

Alexander Albores, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,264.62.

Ms. Flynn imposed administrative costs of \$1,264.62.

Case: BE22040105

630 TENNIS CLUB DR
TENNIS CLUB OUTERBRIDGE CONDO INC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,500 and the City was requesting administrative costs of \$1,275 be imposed.

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

Scott Robbins agreed to the fine reduction.

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

Case: BE22040106

640 TENNIS CLUB DR
TENNIS CLUB MCLOUGHLIN INC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fine.

Scott Robbins requested an extension. He said they had pulled a permit already. Chief Oliva said the engineer must request the extension.

Ms. Flynn imposed the \$26,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22040111
650 TENNIS CLUB DR
TENNIS CLUB LENGLEN CONDO INC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fine.

Scott Robbins stated the plans were being drafted.

Ms. Flynn imposed the \$26,400 fine, which would continue to accrue until the property was in compliance.

Case: BE23060004 CITATION
4112 NE 21 AVE
LESNIAK, DANIEL J; LESNIAK, KERI SHULL

This case was cited on 6/1/23 to comply by 6/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,000 and the City was requesting a \$500 fine be imposed. No appeal had been received.

Linda Holloway, Code Compliance Officer, confirmed the property was in compliance and recommended a fine reduction to \$500.

Ann Marie Martin agreed to the fine reduction.

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

Case: BE23030211 ORDERED TO REAPPEAR 11/16/23
1400 NE 53 CT
MODERN APARTMENTS LLC

This case was first heard on 6/15/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,200. The City was requesting to amend the 11/16/23 comply-by date to 1/18/24.

Alexander Albores, Senior Building Inspector, reported the owner had been working to comply and had pulled and completed the stairwell permit. The concrete restoration permit was in process.

William Steiger requested a 182-day extension for the concrete restoration. Inspector Albores did not object to the request and requested a mandatory appearance if the property was not in compliance by 7/18/24.

Ms. Flynn amended the 11/16/23 comply-by date to 1/18/24. She also granted a 182-day extension and ordered the respondent to attend the 7/18/24 hearing.

Case: BE22110015
2010 NE 17 ST
OCEAN KEY APARTMENTS LLC

This case was first heard on 1/19/23 to comply by 3/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bader explained that it had taken time to find an AC contractor. He said permits should be issued any day.

Jorge Martinez, Senior Building Inspector, recommended a 35-day extension.

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

Case: BE23110158

1515 SE 16 ST
POMPANETTE INC

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

Leonardo Martinez, Senior 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.
DAMAGED ROOF STRUCTURE AND SEAWALL.

Inspector Martinez presented the case file into evidence and recommended ordering compliance by making the property safe or demolishing the property within 63 days or the City would demolish the property at the owner's expense.

Mark Carpenter agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance by making the property safe or demolishing the property within 63 days or the City would demolish the property at the owner's expense.

Case: BE23110159

1515 SE 16 ST
POMPANETTE INC

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: 9-280(d)

ROOF STRUCTURE AND SEAWALL IN DISREPAIR.

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

Mark Carpenter agreed to comply.

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

Case: BE22110086

1616 NE 16 AVE
COTOPERI REALTY LLC

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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alexander Albores, Senior Building Inspector, said the master permit had been approved but they still needed sub permits. He recommended a 63-day extension.

Jose Pena said he had hired a contractor and an architect and requested 60 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/21/24 hearing.

Case: BE21090012

1040 BAYVIEW DR
SUNRISE & BAYVIEW PARTNERS LLC

This case was first heard on 1/20/22 to comply by 7/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,800 and the City was requesting administrative costs of \$1,275.

George Oliva, Chief Building Inspector, recommended reducing the fine to administrative costs of \$1,275.

Andrew Schein Esq. agreed to the fine reduction.

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

Case: BE22110035

616 NW 2 AVE
NORTH WEST 6TH INVESTMENTS LLC

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 \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Schein Esq. said they had received the change of use and requested 63 days.

Jorge Martinez, Senior Building Inspector, agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/21/24 hearing.

Case: BE23050135

802 SW 29 ST
MCGRIFF, MELISSA

This case was first heard on 6/15/23 to comply by 7/20/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,250 and the City was requesting administrative costs of \$1,453.54 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,453.54.

Andrew Schein Esq. agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$1,453.54.

Case: BE23030001

815 NW 4 AVE
GUTZMER, TIMOTHY

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:
NEW SHED.
NEW WOODEN FENCE NEAR SHED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. He said the shed permit was ready to be issued and the fence permit was in process.

Timothy Gutzmer requested more than 63 days. Inspector Matinez agreed to 91 days, with an order to attend the 4/18/24 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 4/18/24 hearing.

Case: BE23030242

1801 NE 8 ST
GIBSON, MICHAEL GREGORY

This case was first heard on 8/17/23 to comply by 10/12/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Leonardo Martinez, Senior Building Inspector, confirmed the property was in compliance and recommended imposition of the fine.

Michael Gibson said the engineer had supplied all requested information prior to the comply-by date. He requested no fine be imposed.

Ms. Flynn imposed the \$250 fine.

Case: BE23060158

440 NE 1 AVE
SZABO, ROBERT Z

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020)109.4
CONSTRUCTION OF A CHEEKEE HUT WITHOUT PERMIT.

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

Robert Szabo said he was working on the permits.

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: BE23030100

1401 HOLLY HEIGHTS DR
1401 NO TR; FIDELITY 1ST HOLDING LLC TRUSTEE

This case was first heard on 8/17/23 to comply by 10/12/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

David May said permits were in process and requested 28 days.

Leonardo Martinez, Senior Building Inspector, agreed to the extension request.

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

Case: BE21090014

2554 TORTUGAS LN
PIERCE, RYAN M

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 in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Ryan Pierce noted there had been challenges with engineering. He requested a reduction to administrative fees.

Preston Mark, Building Inspector, confirmed the property was in compliance and recommended reducing the fine to administrative costs of \$1,126.97.

Ms. Flynn imposed administrative costs of \$1,26.97.

Case: BE23070132

824 N VICTORIA PARK RD
GALILEA INVESTMENTS LLC

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW WINDOWS, DOORS WITHOUT PERMITS.

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

Jaime Izzo agreed to comply and said he had already applied for the permit

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

Case: BE23010100

ORDERED TO REAPPEAR 11/16/23

1501 SE 15 ST
THE ISLAND CLUB CONDO ASSN INC

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,100. The City was requesting to amend the 11/16/23 comply-by date to 1/18/24.

Mark Ortiz said prior management had not addressed the issue. He stated they would choose a vendor and then submit for permits. He requested additional time.

Alexander Albores, Senior Building Inspector, did not support an extension and recommended a Massey hearing in 63 days.

Ms. Flynn scheduled the case for a Massey hearing and ordered the respondent to attend the 3/21/24 hearing.

Case: BE22020074

813 SW 4 CT 1-4
SAILBOAT BEND RESIDENCES LLC

This case was first heard on 6/16/22 to comply by 8/18/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the permits were still in revisions.

Anthony Ortiz said revisions were under review and requested 63 days. Officer Holloway did not object.

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

Case: BE23070073

1400 SW 32 CT
CONNECTIONS HG LLC

Service was via posting at the property on 11/22/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW FENCE, A/C UNIT, INTERIOR KITCHEN & BATHROOM REMODEL.

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

Daniel Molina described their efforts to comply.

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

Case: BE22120100

417 NE 11 AVE
PHILIPSON, BENT & DEBORAH

This case was first heard on 3/16/23 to comply by 4/20/23. 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 the full fine be imposed.

Yankie Andrusier said the contractor had not done the work he promised. He requested a fine reduction.

Jose Saragusti, Senior Building Inspector, recommended reducing the fine to administrative costs of \$1,227.

Ms. Flynn imposed administrative costs of \$1,227.

Ms. Flynn took a brief recess.

Case: BE22050205

VACATE OIF 9/21/23

5950 N FEDERAL HWY
5950 NORTH FEDERAL INVESTMENTS LLC

This case was first heard on 10/20/22 to comply by 12/1/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$14,100. This was a request to vacate the Order Imposing the Fine dated 9/21/23 and reduce the fine to administrative costs of \$1,275.

George Oliva, Chief Building Inspector, recommended reducing the fine to administrative costs of \$1,275.

James Srygler thanked Ms. Flynn.

Ms. Flynn vacated the Order Imposing the Fine dated 9/21/23 and imposed administrative costs of \$1,275.

Case: BE21120011

620 NW 15 AVE
GONZALEZ, ANAIR; LIMA, EDGAR

This case was first heard on 4/14/22 to comply by 6/16/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. The City was requesting to amend the 11/16/23 comply-by date to 1/18/24.

Jose Saragusti, Senior Building Inspector, said he did not support another extension and recommended imposition of the fine.

Anair Gonzalez said she had not done the work and it had taken time to afford the work. She described work that still needed to be done.

Ms. Flynn imposed the \$12,600 fine, which would continue to accrue until the property was in compliance.

Case: BE23070060

2150 SE 17 ST
NAP 17TH ST MARINA LLC (BLDG);
SAILS VENTURES LLC (LAND)

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-TENT-22080001 TEMP STRUCTURE FOR FLL INTERNATIONAL BOAT SHOW: SHOW DATES:
10/26/22 - 10/30/22

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

Stephanie Toothaker Esq. said they had been working diligently.

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

Case: BE22040093

3000 NW 69 CT COMMONAREA
PALM-AIRE VILLAGE CONDO ASSN #1 INC

This case was first heard on 10/20/22 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$27,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fine. He said the engineer had not requested an extension.

Lorri Hill said they had hired a contractor and he was going through the permitting and work process.

Ms. Flynn imposed the \$27,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22010014

1320 NW 19 ST
LAKES, PARRIS H/E WILLIAMS, SHENIQUA L

This case was first heard on 9/15/22 to comply by 11/17/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. The City was requesting to amend the 11/16/23 comply-by date to 1/18/24.

Jorge Martinez, Senior Building Inspector, recommended a 63-day extension and ordering the respondent to attend the 3/21/24 hearing.

Sheniqa Williams said the delay had been cause by the previous contractor.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/21/24 hearing.

Case: BE23060093

909 BREAKERS AVE
BREAKERS OF FT LAUD CONDO ASSOC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ronald Kaniuk Esq. requested 60 days.

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

Case: BE23080017

3320 NW 53 ST
SPG PALM CROSSING LLC
% ONE TOWER BRIDGE

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS

RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Lisa Castellanos said they had submitted the report the previous evening.

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

Case: BE23080013

3420 NW 53 ST
SEAGIS FLCC LLC ONE TOWER BRIDGE

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Lisa Castellanos said they had submitted the report that morning.

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

Case: BE23080036

3520 NW 56 ST
SPG PALM CROSSING LLC
% SEAGIS PROPERTY GROUP

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Lisa Castellanos said they had submitted the report the previous evening..

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

Case: BE23070077

1401 NW 62 ST
FORT LAUDERDALE CROWN CENTER INC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Karen Everett agreed to the extension.

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

Case: BE23070076

1425 NW 62 ST
FORT LAUDERDALE CROWN CENTER INC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Karen Everett agreed to the extension.

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

Case: BE23070079

1451 NW 62 ST
FORT LAUDERDALE CROWN CENTER INC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Karen Everett agreed to the extension.

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

Case: BE23070074

1475 W CYPRESS CREEK RD
FORT LAUDERDALE CROWN CENTER INC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Karen Everett agreed to the extension.

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

Case: BE23050171

ORDER TO REAPPEAR

1108 NE 16 TER
PIRGOUSIS, ANDREW; PIRGOUSIS, JUTBINA

This case was first heard on 10/19/23 to comply by 1/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Cibele De Avelar said plans were under review and requested an extension.

Jorge Martinez, Senior Building Inspector, recommended a 91-day extension and ordering the respondent to attend the 4/18/24 hearing.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/18/24 hearing.

Case: BE23070186

706 NE 2 ST
VILLA VICTORIA CONDO ASSN INC

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Christian Alvarez Esq. said they believed the property was exempt from having to file the report because this was a townhouse. He cited County code and Florida Building Code. George Oliva, Chief Building Inspector, said the City disagreed with this opinion, because this was one building with different units. He and the Assistant City Attorney had already explained this to the attorney. Ms. Hasan stated the ownership was a condominium and they were not exempt. She added that the County generated a list of properties that must comply with the inspection program. She said if Mr. Alvarez disagreed, he should file an appeal with the Broward County Board of Rules and Appeals [BORA] or seek their interpretation.

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

Case: BE23050184

1844 SE 1 AVE
MONIS, ANN

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO PARTITIONS TO CREATE TEN ROOMS/OFFICES. CHANGE OF USE FROM RESIDENTIAL SINGLE FAMILY TO BUSINESS WITHOUT OBTAINING CHANGE OF USE PERMIT.

VIOLATIONS: FBC(2020) 111.1.1

OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY.

Inspector Albores presented the case file into evidence and recommended ordering compliance with FBC(2020) 105.1 within 63 days or a fine of \$50 and with FBC(2020) 111.1.1 within 63 days or a fine of \$100 per day and recording the order

Ivan Tarr said it was taking longer than anticipated and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with FBC(2020) 105.1 within 63 days or a fine of \$50 and with FBC(2020) 111.1.1 within 63 days or a fine of \$100 per day and recorded the order

Case: BE23060067

2425 NE 22 TER
CAREY, RICHARD B; MARTINEZ, PRISCILLA M

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18110823-PM-18110827: ATF INTERIOR RENOVATION

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

Richard Carey agreed to apply for the permit within 42 days.

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

Case: BE23070232
341 N BIRCH RD
FTL YACHT & BEACH CLUB CONDO ASSN I

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

William Hahne described their efforts to comply. Ms. Hasan said the 180 days was time for the repairs identified in the report to be made.

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

Case: BE23070165
301 N BIRCH RD
BIRCH POINTE CONDO ASSN

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

Jose Saragusti, Senior Building Inspector, testified to the following violation(s):
VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Juan Gallo stated they had filed the reports on time but they kept getting violation letters. Ms. Hasan explained that the violation would persist until the report indicated the repairs were made. Mr. Gallo said they intended to make additional

improvements and Ms. Hasan said after 180 days, the engineer could provide a letter to the City indicating why they needed more time.

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

Case: BE23080210

433 SW 28 AVE
PAMPA GALGO II LLC

Service was via posting at the property on 12/18/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

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

NEW PLUMBING FIXTURES, NEW LIGHTING FIXTURES AND PANEL, NEW SPLIT A/C UNIT, NEW ENTRY DOORS, NEW COVER PATIO AREA.

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

Christian Ferreya agreed 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: BE23070131

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

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

Enrique Penalzoza requested more than 42 days.

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

Case: BE23070220

6350 NW 9 AVE
6300 POWERLINE SHOPPING LLC

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

Andrea Norman said the tenant had completed the report but not filed it yet.

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

Case: BE23070229

6302 NW 9 AVE
6300 POWERLINE SHOPPING LLC

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

Andrea Norman anticipated the work would be completed within 30 days.

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

Case: BE23070157

555 NW 62 ST
ABH CORP OF NEW YORK KENTUCKY
ZINC LLC ET AL

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Venecia Powell agreed to comply.

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

Case: BE23070041

6602 N FEDERAL HWY
IN & OUT REALTY LLC;
4000 N FEDERAL HWY LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

Francesca Rhodis agreed to comply.

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

Case: BE23070139

1000 SE 4 ST
RIVERVIEW GARDEN
APARTMENTS CONDOMINIUM

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

Henry Hillman said they had completed the inspections and were creating plans for work that needed to be done.

Kristy Connor, a resident in the building, said the process had been a disaster since termites were discovered in the building.

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

Case: BE23070343

501 NW 1 AVE
FAT VILLAGE PROJECT LLC % HINES

Service was via posting at the property on 12/28/23 and at 1 East Broward Blvd. on 1/4/24.

Mary Rich, 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:
CHAIN LINK FENCE

Officer Rich 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: BE23070337

545 N ANDREWS AVE
FAT VILLAGE PROJECT LLC % HINES

Service was via posting at the property on 12/28/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: 47-2.2.Q.1 **WITHDRAWN**

THERE IS A CHAIN LINK FENCE OBSTRUCTING THE VISIBILITY OF ONCOMING TRAFFIC ON THE CORNER OF NW 5 STREET AND NW 1 AVENUE, WHEN STOPPED AT THE STOP SIGN ON 5 STREET, VISIBILITY OF THE SOUTHBOUND LANE OF NW 1 AVE IS BLOCKED

VIOLATIONS: 9-1(d)

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

Officer Rich 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: BE23060036

901 SW 10 TER
CLARK, DONALD ALAN

Service was via posting at the property on 12/5/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: Sec 47-20.13.G

DRIVEWAY WAS ALTERED IN RIGHT OF WAY.

Officer Rich 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: BE23050203

347 N BIRCH RD 1-9
GUTA HOLDINGS LLC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

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

INTERIOR RENOVATION INCLUDING BUT NOT LIMITED TO:
MECHANICAL, ELECTRICAL AND PLUMBING.

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

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

Case: BE23070037

3201 PORT ROYALE DR S
PORT ROYALE PROPCO LLC

Personal service was accepted on 11/30/23. Service was also via posting at 1 East Broward on 1/4/24.

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 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 Oliva 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: BE23050204

1411 BAYVIEW DR
GUTA HOLDINGS LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

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

INTERIOR REMODELING INCLUDING BUT NOT LIMITED TO: ELECTRICAL PLUMBING AND MECHANICAL.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording the order. He said a Stop Work Order had been posted on the property for the work without permits.

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: BE23080253

1320 SW 14 AVE
PROGRESSIVE PROPERTIES LLC

Service was via posting at the property on 11/3/23 and at 1 East Broward Blvd. on 1/4/24.

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:
TOTAL OF NINE WOOD PILINGS FOR BOAT DOCK. (FOUR ON THE NORTH SIDE AND FIVE ON THE EAST.

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

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

Case: BE23050128

2211 NE 53 ST
DONALD KROL REV TR KROL, DONALD TRUSTEE

Service was via posting at the property on 12/27/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: 9-1(d)

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

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

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

Case: BE23060152

2780 NE 57 CT
DEVELOPMENT4LIFE PARTNERS L P

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER

BUT NOT LIMITED TO:
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN REMODEL, KITCHEN PARTITIONS REMOVED, KITCHEN APPLIANCE (STOVE, OVEN, REFRIGERATOR AND SINK) RELOCATED OR REMOVED. KITCHEN WINDOW AT WEST ELEVATION EXTERIOR WALL REMOVED AND WINDOW OPENING CLOSED OFF. EXTERIOR SLIDING GLASS DOORS REPLACED AT SOUTH ELEVATION EXTERIOR WALL. WINDOWS REPLACED WITH DOORS AT WEST ELEVATION EXTERIOR MASTER BEDROOM WALL.

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

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

Case: BE23060053

5830 NE 14 RD
5830 NE 14TH LLC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 1/4/24.

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:
NEW WOOD PILES, NEW PRECAST CONCRETE PILES, MAIN ENTRY DOOR,
BATHROOM ALTERATION TO BATHROOM LOCATED BETWEEN TWO BEDROOMS.

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

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

Case: BE23060110

251 SW 31 AVE
HACKETT, DENISE

Service was via posting at the property on 11/22/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18061140 SEPTIC TO SEWER

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: BE23070164

1001 SW 29 ST 1-3
182 OCEAN AVENUE LLC

Service was via posting at the property on 11/22/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

#PM-19082599/PM-19082961- REPLACE 7 WINDOWS AND 3 DOORS/INSTALL CHAIN LINK FENCE

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: BE23050178

1041 NW 25 AVE

RE HOME SOLUTIONS LLC

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC(2020) 105.1

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

ENCLOSED FLORIDA ROOM WITHOUT A PERMIT.

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

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

Case: BE23080252

1313 NW 1 AVE

ROBINSON, RANDALL C JR

Service was via posting at the property on 11/21/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

#PM-19061743 WINDOW/DOOR ENLARGEMENTS AND INSTALLATION

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: BE23080205

2500 NE 48 LN 306

ZINGG, LEONARDO & IRENE A

Personal service was accepted on 11/21/23. Service was also via posting at 1 East Broward on 1/4/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-19061945-#306: REPLACE 7 WINDOWS AND 1 DOOR

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: BE23070187

3300 SW 15 AVE
3300 EDGEWOOD LLC

Service was via posting at the property on 11/22/23 and at 1 East Broward Blvd. on 1/4/24.

Preston Mark, 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:
DRYWALL AND FRAMING WITH INTERIOR DOOR INSTALL IN THE GARAGE

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

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

Case: BE23070209

100 W CYPRESS CREEK RD
HALCAR TRADE CENTRE LLC

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070161

112 N BIRCH RD
WEDGEWOOD COURT CONDO ASSN INC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070227

400 CORPORATE DR
PFL VII LLC

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070188

520 ORTON AVE
GARDEN VIEW APTS INC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070117

610 SE 14 CT
CASA BAYVIEW III CONDO ASSN INC

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070147

701 W CYPRESS CREEK RD
G&C 701 CYPRESS INVESTORS LLC

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070252

800 CORPORATE DR
RCC II INC % CUSHMAN & WAKEFIELD

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070049

817 SE 12 CT
TWELFTH COURT TOWNHOUSES CONDO ASSN

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Saragusti 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: BE23070144

899 W CYPRESS CREEK RD
CITRIX SYSTEMS INC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070250

1000 CORPORATE DR
RCC III LLC %PAUL BERKOWITZ

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070154

1000 SE 2 ST
LAS OLAS DOCKSIDE TOWNHOMES INC

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070312

1021 NW 51 CT
STUTT GART INTERNATIONAL AUTO
BODY COLLISION II INC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia 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: BE23070314

1055 NW 51 CT
STUTT GART INTERNATIONAL AUTO
BODY COLLISION II INC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia 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: BE23070297

1101 NW 50 ST
FORT LAUDERDALE PROPERTY HOLDINGS LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia 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: BE23070045

1315 S MIAMI RD
SOUTHPORT TOWNHOMES CONDO INC

Service was via posting at the property on 12/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070108

1400 NW 65 PL
COLT SOUTH FLORIDA OWNER LP
% EQUUS CAPITAL PARTNERS LTD

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

Andrew Gebbia, Building Inspector Trainee, 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.

Officer Gebbia 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: BE23080194

1401 NE 4 AVE
INSIGHT FOR THE BLIND INC

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070365

1600 W COMMERCIAL BLVD
1600 COMMERCIAL HOLDINGS INC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE

BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia 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: BE23080161

1800 NW 19 ST
ESS-NYFL JV FLORIDA SUB II LLC

Service was via posting at the property on 12/7/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Gebbia 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: BE23080126

1900 N FEDERAL HWY
ROBERT RICKEL TR A; JJJ REV TR
%EDENS & AVANT

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070237

1900 N OCEAN BLVD
VILLA OCTAGON CONDO ASSN INC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark 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: BE23070275

2021 E COMMERCIAL BLVD
TRITON PROPERTIES CORP

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070276

2101 E COMMERCIAL BLVD
AMENA INC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070383

2101 W COMMERCIAL BLVD
NRNS ACQUISITION 2101 COMMERCIAL LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070342

2200 NW 50 ST
RMS PROPERTIES III LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23070031

2400 E COMMERCIAL BLVD
HALCAR COASTAL LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070234

2400 NE 33 AVE
OCEAN GARDEN CONDO ASSN INC

Service was via posting at the property on 11/13/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23070029

2419 E COMMERCIAL BLVD
PERENCAL LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070030

2445 SW 18 TER
MARINA OAKS CONDO ASSN INC

Service was via posting at the property on 12/5/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION

PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080124

2611 E OAKLAND PARK BLVD
2611 EAST OAKLAND PARK LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD
COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070388

2699 W COMMERCIAL BLVD
CHRISTIAN LIFE CENTER
ASSEMBLIES OF GOD INC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD
COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Matinez 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: BE23080002

2855 W COMMERCIAL BLVD
LAUDERDALE COMMERCIAL BLVD PARTNERS LLC

Personal service was accepted on 12/2/23. Service was also via posting at 1 East Broward on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070381

2901 W COMMERCIAL BLVD
WESTCOME PARTNERS LLC ET AL
% FRESHWATER GROUP LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23070155

3055 HARBOR DR
HARBOURAGE PLACE CONDO ASSN INC

Service was via posting at the property on 12/12/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE

BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070071

3095 NW 62 ST
RJ PETROLEUM PROPERTIES III LLC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070028

3101 PORT ROYALE BLVD
PORT ROYALE PROPCO LLC

Personal service was accepted on 11/30/23. Service was also via posting at 1 East Broward on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23070036

3300 PORT ROYALE DR N
PORT ROYALE PROPCO LLC

Personal service was accepted on 11/30/23. Service was also via posting at 1 East Broward on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080099

3555 NW 53 CT
ICBP IV HOLDINGS 16 LLC
%BERKELEY PARTNERS LEGAL DEPT

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23080066

3559 NW 53 ST
LRF2 MIA 53RD STREET LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080055

3571 NW 53 ST
LRF2 MIA 53RD STREET LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080082

3590 NW 54 ST
ICBP IV HOLDINGS 16 LLC
%BERKELEY PARTNERS LEGAL DEPT

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23080123

3696 N FEDERAL HWY
CORAL RIDGE OFFICE CENTER LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070299

5050 NW 12 AVE 9
A & J RLTY LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23080101

5080 N STATE ROAD 7
PARTNERS PREFERRED YIELD LTD
PS FLORIDA ONE INC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23070379
5233 N POWERLINE RD
GALA HOME LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080008
5300 NW 33 AVE
RMS PROPERTIES III LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

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

Case: BE23080026
5301 NW 33 AVE
LANDMARK DIGITAL INFRASTRUCTURE
OPERATING COMPANY LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23080045

5331 NW 35 TER
SUNTORY WATER GROUP INC
DBA CRYSTAL SPRINGS

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark 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: BE23080032

5350 NW 35 AVE
CHECKERPROP FLORIDA 5360 NW 35TH LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark 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: BE23080096

5350 NW 35 TER
EASTGROUP PROPERTIES LP

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark 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 \$10 per day.

Case: BE23070283

5400 NW 10 TER
LJR 2430 LLC; BH 5400 LLC &
RDR 5400 LLC ETAL

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Mark 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: BE23070339

5401 NW 10 TER
ELLISON PROPERTIES LLC

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

Case: BE23070019
5600 N FEDERAL HWY
GREEN WEST USA INC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

Preston Mark, 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.

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

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

Case: BE23070135
5701 N ANDREWS WAY
NEXUS PROPERTY PARTNERS LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070136
5750 N POWERLINE RD
MCC HQ LLC

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070230

5900 N ANDREWS AVE
CFC OFFICES LLC %VISION PROPERTIES

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070215

6010 NW 9 AVE
ACRYLUX BUILDING II LLC % JAMES GIUSEFFI

Service was via posting at the property on 12/2/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070231

6201 N ANDREWS AVE
CYPRESS CREEK ASSOC LTD PRTNR
% KIMCO REALTY CORPORATION

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070046

6351 NW 28 WAY
6351 LIMITED

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070148

6363 NW 6 WAY
FL 16 FORT LAUDERDALE LLC
%ALTUS GROUP

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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 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 Oliva 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: BE23070153
6400 NW 5 WAY
TMT PROPERTIES INC

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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 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 Oliva 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: BE23070257
6405 N FEDERAL HWY
NORTH BROWARD HOSPITAL DISTRICT
ATTN: REAL ESTATE

Service was via posting at the property on 11/8/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070127
6499 N POWERLINE RD
CYPRESS CREEK OFFICE PARK LLC

Service was via posting at the property on 11/29/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070143

6600 N ANDREWS AVE
6600 NORTH ANDREWS AVENUE LLC
%CARDINIA REAL ESTATE LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE23070203

6650 N ANDREWS AVE
LR LAUDERDALE HOTEL LLC

Service was via posting at the property on 11/30/23 and at 1 East Broward Blvd. on 1/4/24.

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 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 Oliva 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: BE23070205

6700 N ANDREWS AVE
CPN WEST LLC %CYPRESS PARK
WEST I - BILLBOX# 15-3813-1104

Service was via posting at the property on 12/6/23 and at 1 East Broward Blvd. on 1/4/24.

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 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 Oliva 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: BE23070105

6701 NW 12 AVE
GUNDO HOLDINGS LLC

Service was via posting at the property on 12/1/23 and at 1 East Broward Blvd. on 1/4/24.

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

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

Case: BE22110022

518 NW 17 AVE
CAMPBELL, GLEN A

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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23050030

695 NW 10 TER
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

This case was first heard on 8/17/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: BE23040020

2041 SW 32 TER
CONSUEGRA, RAFAELA

This case was first heard on 8/17/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: BE23040017

2764 NE 15 ST
BRENNAN, PATRICIA A

This case was first heard on 8/17/23 to comply by 9/28/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: BE22100031

2624 GULFSTREAM LN
LORICARINIC HOMES LLC

This case was first heard on 2/16/23 to comply by 5/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting administrative costs of \$1275 be imposed.

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

Case: CE16050113

1251 E SUNRISE BLVD
ROSHNI INVESTMENTS INC

VACATE OIF 1/18/18

This case was first heard on 6/2/16 to comply by 8/6/17. Violations and extensions were as noted in the agenda.

This was a request to vacate the Order Imposing the Fine dated 1/18/2018.

Ms. Flynn vacated the Order Imposing the Fine dated 1/18/2018

Case: BE23020070

2630 BARCELONA DR
RUBIN, LEE & MARY

VACATE 6/15/23 FO

This case was first heard on 6/15/23 to comply by 8/17/23.

This was a request to vacate the Final Order dated 6/15/23 and close the case.

Ms. Flynn vacated the Final Order dated 6/15/23 and closed the case.

Case: BE22040112
1785 N ANDREWS SQ
HIDDEN HARBOR CONDO ASSN INC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$26,400 fine, which would continue to accrue until the property was in compliance.

Case: BE22050145
5100 N FEDERAL HWY
HALL CONSOLIDATED GROUP LLC

This case was first heard on 10/20/22 to comply by 4/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting administrative costs of \$575 be imposed.

Ms. Flynn imposed administrative costs of \$575.

Case: BE22040159 VACATE OIF 9/21/23
6260 NW 9 AVE
LEMONADE MM CYPRESS CREEK LLC

This case was first heard on 9/15/22 to comply by 10/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$18,600. This was a request to vacate the Order Imposing the Fine dated 9/21/23 and reduce the fine to Administrative costs of \$1,275.

Ms. Flynn vacated the Order Imposing the Fine dated 9/21/23 and imposed administrative costs of \$1,275.

Case: BE23060058 ORDER TO REAPPEAR 11/16/23
733 NW 6 ST
REGAL DEVELOPMENT INC

This case was first heard on 10/19/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$3,400. The City was requesting to amend the 11/16/23 comply-by date to 1/18/24 and close the case.

Ms. Flynn amended the 11/16/23 comply-by date to 1/18/24 and closed the case.

City staff entered page 60 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:
BE23070222 BE23070115

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

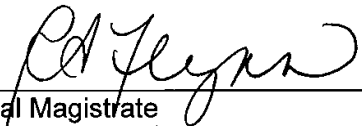
Cases with No Service

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

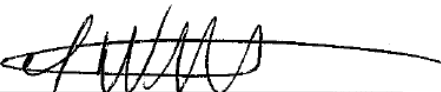
Respondents for the below-listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 12:55 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate