



**CITY OF FORT LAUDERDALE**

**SPECIAL MAGISTRATE HEARING  
2<sup>nd</sup> Floor Meeting Room  
Marine Industries, 221 SW 3<sup>rd</sup> Ave  
Annette Cannon Presiding  
February 15, 2024  
9:00 A.M.**

**Staff Present:**

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

**Respondents and witnesses**

BE23020170: Julius Forbes; Chad Krezmien  
BE22100004: Lauren Pleffner  
BE23090137; BE23090138: Furman Walker  
BE23080113: Lacarenthia Anderson  
BE23050019: Eldermine Stone; Ashley Stone; Lorenzo Stone  
BE23080365: Daniel Boyd  
BE23030079: Jakisha Wright  
BE23030018: Clarence McGee Esq.  
BE23080204: Robert Leonard  
BE23030243: Christine Moore  
BE23090079: Leonardo Fernandez; Ryan Amos  
BE20080209: George Chandler  
BE23030086: John Robertson  
BE23010148: Mark Petrosky  
BE23030102: Alejandro Torrealba; Princess Hil  
BE23080151: Jordan Ford; Danny Berry  
BE21090159: Richard Stalder

BE22090080: Sonny Fissien  
BE23080149: Jeanne Hines  
BE23030012: Dale Clappison  
BE22090143: Bryan Cicale; Edward Cicale  
BE23030131: Erik Shults  
CE19030434: Thomas Lanigan; John Phillips Esq.  
BE22040027: Mohammed Haroon  
BE23080138: John Rickel; Chester Wagers  
BE23030140: Daniel Hurt  
BE23010130: Mikhail Davidovich; Yevgeny Karlinsky;  
Corey Weiner  
BE23050027: Charles Biggie  
BE23060193: Joseph Leija; Vincent Licata  
BE21120119: Patricia Tennies  
BE22110133: Jeffrey Johnson  
BE21070248: Andrea Norman  
BE21120098: Michael Walton

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

The meeting was called to order at 9:07 A.M.

**Case: CE19030434**

1824 SW 11 CT  
LANIGAN, THOMAS P

This case was first heard on 9/10/19 to comply by 10/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$62,850 and the City was requesting the full fine be imposed.

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

John Phillips Esq. said the roofer had never finalized the permit and the owner had hired a second contractor to close it. Mr. Phillips requested the fines be reduced to administrative costs. Inspector Mark recommended reducing fines to administrative costs of \$1,365.39.

Ms. Cannon imposed administrative costs of \$1,365.39, to be paid by March 16, 2024.

**Case: BE23050027**

2591 SW 30 AVE  
2591 RIVERVIEW LLC

This case was first heard on 9/21/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Charles Biggie said he had done everything requested. He said they had lost original plans in the April flood. Mr. Biggie said the permit application had been submitted and requested 63 days.

Leonardo Martinez, Senior Building Inspector, said a Broward County environmental permit was needed first. He did not object to the extension request.

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

**Case: BE23030140**

2416 N ATLANTIC BLVD  
HURT, DANIEL MICHAEL

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

Daniel Hurt said he had met with a contractor to begin the permit process and requested 63 days. Alejandro DelRio, Senior Building Inspector, did not object.

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

**Case: BE23060193**

2608 NE 23 ST  
LEIJA, JOSEPH G

This case was first heard on 9/21/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,250 and the City was requesting the full fine be imposed.

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

Joseph Leija said everything had been done. He requested a fine reduction.

Mr. Leija wished to wait for his contractor and Ms. Cannon heard other cases in the meantime.

Upon returning to the case, Vincent Licata, general contractor, was present and described his efforts to get into compliance and said he had asked for the case to be put on an earlier meeting agenda but it had not been. Inspector Albores suggested a reduction to \$15,000. He noted that the entire home had been demolished without a permit, which would have required checking for asbestos, capping sewer lines and several other aspects of the Florida Building Code.

Ms. Cannon imposed a fine of \$10,000 for the time the property was out of compliance, to be paid by March 16, 2024.

**Case: BE22090080**

1130 SW 26 AVE  
FISSIEN, SONY

This case was first heard on 8/17/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, confirmed the property was not in compliance. He recommended a 35-day extension.

Sonny Fissien requested 35 days.

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

**Case: BE22100044**

225 S FORT LAUDERDALE BEACH BLVD  
L & A BEACH HOLDINGS LLC

This case was first heard on 1/19/23 to comply by 3/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,950 and the City was requesting the full fine be imposed.

Lauren Pleffner requested a reduction to administrative costs.

Alejandro DelRio, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,500.

Ms. Cannon imposed administrative costs of \$1,500, to be paid by March 16, 2024.

**Case: BE23010148**

901 SW 31 ST  
PETROSKY, MARK

This case was first heard on 5/18/23 to comply by 8/17/23. 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.

Leonardo Martinez, Senior Building Inspector, said the owner's variance request had been denied and permits were in process. He did not support an extension.

Mark Petrosky said he was working on a correction to the building permit. He informed Ms. Hasan that his four variance requests had been denied. Ms. Hasan noted that the permits would never be approved if the variance had already been denied. Mr. Petrovsky said the application was now for an addition, not a shed. Inspector Martinez noted the permit application still said "shed" and corrections were pending with zoning, landscaping and flood requirements. He stated this was a detached building, not an addition and he had advised Mr. Petrosky not to proceed after the variances were denied. Ms. Hasan advised Mr. Petrovsky to meet with zoning to see what, if anything, could be permitted.

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

**Case: BE23030079**

610 NE 14 PL  
WRIGHT, JAKISHA

This case was first heard on 7/20/23 to comply by 9/21/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jakisha Wright said she had hired a permit expediter to help with the permits. She now needed a variance and requested a 90-day extension.

Jose Saragusti, Senior Building Inspector, recommended a 98-day extension.

Ms. Cannon granted a 98-day extension, during which time no fines would accrue.

**Case: BE21070248**                      VACATE IOF 7/20/23 & FO 3/17/22  
5300 NW 9 AVE  
POWERLINE INDUSTRIAL CENTER  
COMM CONDO ASSN INC

This case was first heard on 3/17/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$39,200 and the City was requesting to vacate the Final Order dated 3/17/22 and the Order Imposing the Fine dated 7/20/23 and to close the case.

George Oliva, Chief Building Inspector, said the property was in compliance and requested all fines be vacated.

Andrea Norman agreed.

Ms. Cannon vacated the Final Order dated 3/17/22 and the Order Imposing the Fine dated 7/20/23 and closed the case.

**Case: BE23080113**  
401 NW 7 TER  
MT HERMON AFRICAN METHODIST  
EPISCOPAL CHURCH INC

This case was first heard on 10/19/23 to comply by 11/30/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting administrative costs of \$822.39 be imposed.

Linda Holloway, Code Compliance Officer, said administrative costs totaled \$822.39 but she would not object to a further reduction or waiving the fine altogether.

Lacarenthia Anderson described their efforts to comply and requested a further fine reduction.

Ms. Cannon imposed no fine.

**Case: BE22110133**  
2900 BANYAN ST 101  
JEFFREY PAUL JOHNSON TR  
JOHNSON, JEFFREY PAUL TRUSTEE

This case was first heard on 5/18/23 to comply by 7/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,050 and the City was requesting administrative costs of \$1,275 be imposed.

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

Jeffrey Johnson agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,275 to be paid by March 16, 2024.

**Case: BE23020170**

101 SE 23 ST  
BUNKHOUSE HOLDINGS LLC

This case was first heard on 9/21/23 to comply by 11/6/23. 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.

Bruce Forbes said they had submitted all documents for the permit and requested a 28-day extension.

Leonardo Martinez, Senior Building Inspector, did not object to the extension request.

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

**Case: BE22090143**

1724 SW 4 ST  
CICALE, COURTNEY L & BRYAN

This case was first heard on 5/18/23 to comply by 7/13/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting administrative costs of \$525 be imposed.

Leonardo Martinez, Senior Building Inspector, recommended reducing fines to administrative costs of \$525.

Bryan Cicale requested no fine or fee be imposed. He said they had applied for a variance for the shed.

Ms. Cannon imposed administrative costs of \$525.

**Case: BE23030086**

901 NE 16 PL  
ROBERTSON, JOHN GORDON H/E;  
ROBERTSON FAMILY TRUST ET AL

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

John Robertson said he had replaced the garage siding himself.

Leonardo Martinez, Senior Building Inspector, said the owner's contractor would submit a permit application. He recommended a 56-day extension.

Ms. Cannon granted a 56-day extension, during which time no fines would accrue.

**Case: BE23080204**

633 NE 9 AVE  
PARKSIDE VILLAS II CONDO ASSN INC

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 2/1/24.

Jose Saragusti, Sr. 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.

Robert Leonard said he was having difficulty uploading the report.

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

**Case: BE23030012**

1470 N DIXIE HWY  
WISTERIA COURT CONDO ASSN INC

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

Dale Clappison said there was another code case against the property and he had not understood what must be done to comply. He requested 60 days.

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

**Case: BE23030243**

837 N FORT LAUDERDALE BEACH BLVD  
837 NFLBB 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 \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Christine Moore said they had purchased the building in December 2023 and were told there were no permit issues but had later learned there was an outstanding permit. They were in the process of finding a contractor to pull the permit. She requested 60 days.

Alejandro DelRio, Senior Building Inspector, did not object to the extension request.

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

**Case: BE23050019**

424 NW 22 AVE  
STONE, ELDERMINE

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ashley Stone, the owner's daughter-in-law, said the contractor had pulled permits but never closed them. She described their unsuccessful efforts to get a new contractor to help close out the permits. She said she did not know what to do.

Preston Mark, Building Inspector, recommended imposition of the fine. George Oliva, Chief Building Inspector, requested a 35-day extension and asked Ms. Stone to contact him for help.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/21/24 hearing.

Ms. Cannon took a brief recess.

**Case: BE23010130**  
2487 ANDROS LN  
DAVIDOVICH, MIKHAIL

This case was first heard on 9/21/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Corey Weiner, permit expediter, said they were in the third round of reviews and he anticipated this should be done in a couple of days. He requested 30 days. Leonardo Martinez, Senior Building Inspector, recommended a 28-day extension.

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

**Case: BE22040027**  
1881 DAVIE BLVD  
H I G LLC

This case was first heard on 10/20/22 to comply by 12/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting administrative costs of \$1,929.52 be imposed.

Mohammed Haroon said they had just removed the walk-in freezer rather than continue the permit process. He requested a fine reduction.

Jose Saragusti, Senior Building Inspector, confirmed the property was in compliance and recommended reducing fines to \$900.

Ms. Cannon imposed a fine of \$900 for the time the property was out of compliance.

**Case: BE23080365**  
600 SW 27 AVE  
CHURCH OF GOD CHRISTIAN CENTER INC

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

Jose Saragusti, Sr. 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.

Daniel Boyd, pastor, requested more than 42 days. Inspector Saragusti explained the code required only 42 days to submit the report.

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

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

This case was first heard on 6/16/22 to comply by 10/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patricia Tennes said they were in the final part of the process and requested an extension. Alejandro DelRio, Senior Building Inspector, did not object to the request and asked that the respondent attend the 3/21/24 hearing.

Ms. Cannon granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/21/24 hearing.

**Case: BE23030131**  
1790 E LAS OLAS BLVD 15  
SCHULTS, ERIK

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

Erik Shults described his efforts to comply and requested a fine reduction. He noted the several times a contractor had not done work as promised. He estimated he had lost \$800.

Alejandro DelRio, Senior Building Inspector, recommended a reduction to \$250.

Ms. Cannon imposed a fine of \$250 for the time the property was out of compliance, to be paid by March 16, 2024.

**Case: BE21120098**  
5560 NE 26 AVE  
WALTON, MICHAEL RAYMOND;  
LOFRIA, MICHELE

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 \$7,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Walton said they had requested a re-hearing at the Board of Adjustment based on changes to the application and requested additional time.

Jose Saragusti, Senior Building Inspector, recommended a 63-day extension.

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

**Case: BE21090159**  
1100 MANGO ISLE  
STALDER, RICHARD J

This case was first heard on 4/14/22 to comply by 5/19/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$30,750 and the City was requesting no fine be imposed.

Richard Stalder described his efforts to comply and said he had not been aware fines were accruing. He requested no fines be imposed.

Alejandro DelRio, Senior Building Inspector, requested no fines be imposed.

Ms. Cannon imposed no fine.



**Case: BE23030018**

611 N FEDERAL HWY  
611 FEDERAL 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 in compliance, fines had accrued to \$2,400 and the City was requesting administrative costs of \$1,275 be imposed.

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

Clarence McGee Esq. requested the case be reset for 120 days for him to review the administrative costs.

Ms. Cannon continued the case to 3/21/24.

**Case: BE23080151**

1050 SEMINOLE DR  
THE VILLAS OF SUNRISE BAY ASSN INC

Service was via posting at the property on 1/19/24 and at 1 East Broward Blvd. on 2/1/24.

Leonardo Martinez, Sr. 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.

Jordan Ford requested 180 days and Inspector Martinez said code only allowed 42 days to submit the report.

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

**Case: BE23080138**

2301 N FEDERAL HWY  
ANTWEILER, JUDITH RICKEL; RICKEL, JOHN

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 2/1/24.

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.

Chester Wagers, tenant, said they had a report ready to submit.

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

**Case: BE23080149**

1300 NW 19 CT  
COMMUNITY CHURCH OF GOD  
OF FORT LAUDERDALE INC

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

Leonardo Martinez, Sr. 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.

Jeanne Hines noted the difficulty getting the inspection and said they were already making the repairs indicated..

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

**Case: BE23030102**

1016 NE 17 ST  
LITTLE PALMS ACADEMY LLC

This case was first heard on 9/21/23 to comply by 11/23/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Princess Hil said the contractor had sent incorrect information on the plans and they were now seeking an engineer to redo the plans. She requested 28 days. Leonardo Martinez, Senior Building Inspector, did not object.

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

**Case: BE23090137**

401 NW 14 TER  
WALKER, FURMAN L

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

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:  
FENCE INSTALLATION

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

Furman Walker requested the case be dismissed because he purchased the property with the violation, he had not caused it. Ms. Hasan explained that he was responsible, as the current owner. George Oliva, Chief Building Inspector, informed Mr. Walker that the fence was installed incorrectly and would need to be reinstalled with the smooth side out or removed.

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

**Case: BE23090138**

401 NW 14 TER  
WALKER, FURMAN L JR

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

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:  
FENCE INSTALLATION

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

Furman Walker was present.

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

**Case: BE23080329**

511 E BROWARD BLVD  
WEST PAVILION LTD

Service was via posting at the property on 1/19/24 and at 1 East Broward Blvd. on 2/1/24.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. PARAPET.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day and recording the order. He also asked that the respondent be ordered to attend the 3/21/24 hearing..

Ms. Cannon found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day and ordered the respondent to attend the 3/21/24 hearing. She also recorded the order.

**Case: BE23090080**

2931 RIVERLAND RD  
LONDOS, JACOB; LONDOS, WILLIAM

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

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

VIOLATIONS: FBC(2020) 111.1.1

NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY. OCCUPYING SINGLE FAMILY HOME WITHOUT A CERTIFICATE OF OCCUPANCY.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day and ordering the respondent to attend that hearing. Ms. Hasan recommended a fine of \$250 per day because the respondent was a contractor. Chief Oliva concurred, stating this was an unsafe structure without a Certificate of Occupancy. He recommended allowing 63 days.

Ms. Cannon found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day and ordered the respondent to attend the 4/18/24 hearing.

**Case: BE23090278**

804 NW 4 AVE  
JOHNSON, RONALD RASHAD JR

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

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:  
NEW DOORS & WINDOWS, METAL & WOOD FENCE

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

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

**Case: BE23080171**

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

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

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:  
WOOD FENCE INSTALLATION

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

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

**Case: BE23070268**

1563 W SUNRISE BLVD  
SILBURN HOLDING LLC

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

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DAMAGED/BROKEN WINDOWS AT THIS LOCATION DUE TO A VEHICULAR ACCIDENT.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN DISREPAIR. THE PROPERTY WAS DEEMED AN UNSAFE STRUCTURE DUE TO THESE DAMAGES BY THE SR. BUILDING INSPECTOR.

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

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

**Case: BE23070291**

6520 NW 9 AVE

6520 POWERLINE WAREHOUSE LLC

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

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

VIOLATIONS : 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS AN OFFICE LOCATED WITHIN THE WAREHOUSE WHICH HAS WATER DAMAGE ON THE CEILING/ROOF AND WITHIN DUE TO A FIRE SPRINKLER PIPE BREAK. THE OFFICE WAS DEEMED AN UNSAFE STRUCTURE BY THE BUILDING INSPECTOR.

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

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

**Case: BE23080230**

300 W SUNRISE BLVD

DALE'S PROPERTIES-300 W SUNRISE LLC

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080244**

312 NW 7 ST

312 NW 7TH STREET LLC

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

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080363**  
500 SW 21 TER  
ESLER, CATHERINE R

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

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

**Case: BE23080270**  
601 E SUNRISE BLVD  
SUNFLAGLER INC % PEPBOYS TAX DEPT

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080209**

701 NW 19 ST  
TENNIS CLUB II COURTS CONDO ASSN INC

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

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

**Case: BE23070222**

720 E CYPRESS CREEK RD  
W2005 NEW CENTURY HOTEL  
PORTFOLIO LP C/O RYAN LLC

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

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080331**

805 E BROWARD BLVD  
805 BROWARD LLC

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 2/1/24.

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080233**

806 NW 8 AVE  
NESS PAPER INDUSTRIES LLC  
%SHALOM ANDRUSIER

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080231**

830 NW 7 TER  
BOTA HOLDINGS LLC

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

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



**Case: BE23090079**

850 DAVIE BLVD  
FLORIDA CONFERENCE ASSN OF  
SEVENTH DAY ADVENTISTS

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

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080346**

901 SW 21 TER  
ENVIROCYCLE INC % REPUBLIC SVCS PROP TAX

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

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

**Case: BE23080228**

913 NW 8 AVE  
SANGO INVESTMENTS LLC

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

Jose Saragusti, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23070115**

917 SE 13 ST COMM  
RIO VISTA TOWNHOMES CONDO ASSN

Service was via posting at the property on 1/26/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080366**

1025 SW 2 CT 1-7  
PALM APARTMENTS LLC

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

Leonardo Martinez, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080225**

1026 NE 15 AVE  
HOLIDAY PARK PLAZA LTD  
% CROWN LIQUORS

Service was via posting at the property on 1/19/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080258**

1201 N FEDERAL HWY  
TSC SUNRISE LTD % SLK REALTY INC

Service was via posting at the property on 1/26/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080261**

1245 N FEDERAL HWY  
TSC SUNRISE LTD % SLK REALTY INC

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

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

**Case: BE23080289**

1400 NE 57 ST  
CASA DEL SOL OF BRWD CO CONDO ASSN

Service was via posting at the property on 12/29/23 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080273**

1451 N FEDERAL HWY  
BH PLAZA DEL MAR LLC

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

Leonardo Martinez, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080193**

1451 NE 4 AVE  
CARBONELL, GUSTAVO J &  
CARBONELL, VERONICA M

Service was via posting at the property on 1/19/24 and at 1 East Broward Blvd. on 2/1/24.

Leonardo Martinez, Sr. 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. Cannon found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE23080159**

1600 NW 23 AVE  
EASTGROUP PROPERTIES LTD PRTNR

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

Leonardo Martinez, Sr. 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.10

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

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

**Case: BE23080221**

1745 E SUNRISE BLVD  
DANMOR SUNRISE LTD  
% CORP REAL ESTATE ASSMT

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

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

**Case: BE23070372**

1850 NW 49 ST  
EWE WAREHOUSE INVESTMENTS XXVI LTD

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

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

**Case: BE23080139**

1901 N FEDERAL HWY  
JJJ REV TR

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

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

**Case: BE23080156**

1951 NW 22 ST  
OCEAN INVESTMENT ENTERPRISES

Service was via posting at the property on 1/10/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080155**

2145 SW 12 ST  
EEG PROPERTIES 05 LLC

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

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

**Case: BE23080131**

2350 N FEDERAL HWY  
ROBERT RICKEL TR A;  
ANTWEILER, JUDITH TRUSTEE %EDENS

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

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

**Case: BE23080135**

2415 N FEDERAL HWY  
ANTWEILER, JUDITH RICKEL;  
RICKEL, JOHN % J ALEXANDERS

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

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

**Case: BE23080147**

2535 N FEDERAL HWY  
GFS MARKETPLACE REALTY FOUR LLC

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

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

**Case: BE23080003**

2610 NW 55 CT  
ENDEE'S LLC

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

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



**Case: BE23080330**  
2670 E SUNRISE BLVD HOTEL  
DEJ HOTELS LLC

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

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

**Case: BE23080328**  
2670 NE 10 ST  
SUNRISE AT GALLERIA LLC

Service was via posting at the property on 1/22/24 and at 1 East Broward Blvd. on 2/1/24.

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

**Case: BE23080129**  
2701 N FEDERAL HWY  
OAK STREET INVESTMENT GRADE  
NET LEASE FUND SERIES 2021-2 LLC

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

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

**Case: BE23080127**  
2781 N FEDERAL HWY  
PETER'S EMPIRE LLC

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

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

**Case: BE23080125**  
2900 N FEDERAL HWY  
ETHAN ALLEN INC % LEASE ADMINISTRATOR

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

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

**Case: BE23080130**  
3000 N FEDERAL HWY  
3000 N FEDERAL HIGHWAY LLC

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

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

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

**Case: BE23080247**

3100 N OCEAN BLVD

L'HERMITAGE I CONDO ASSN INC

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

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

**Case: BE23080298**

3700 N OCEAN BLVD

MSKP GALT OCEAN LLC

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

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

**Case: BE23080283**  
3800 N OCEAN BLVD  
MSKP GALT OCEAN LLC

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

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

**Case: BE23080121**  
5070 N STATE ROAD 7  
ORANGE AVE HOSPITALITY LLC

Service was via posting at the property on 1/22/24 and at 1 East Broward Blvd. on 2/1/24.

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. Cannon 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

VACATE FO 1/18/24

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

This was a request to vacate the Final Order dated 1/18/24.

Ms. Cannon vacated the Final Order dated 1/18/24.

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

**Case: BE23080287**

6451 N FEDERAL HWY  
SPI TCM BAYVIEW LLC; BAYVIEW WIP I LLC ET AL

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

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

**Case: BE22060016**

1417 SW 1 AVE  
SS 1417 LLC; FT 1417 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, fines had accrued to \$22,000 and the City was requesting administrative costs of \$1,275 be imposed.

Ms. Cannon imposed administrative costs of \$1,275 payable by March 16, 2024.

**Case: BE23030149**

3621 SW 12 CT  
3621 SW 12 CT LLC (NEW OWNER)  
R&B FLORIDA SERVICES LLC;  
168 EASTERN SHORES LLC (OLD OWNER)

This case was first heard on 8/17/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$11,800 fine, which would continue to accrue until the property was in compliance.

**Case: BE23020010**

1311 NW 5 ST  
BRAY, CALVIN H/E; WALDEN, CYNTHIA

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 in compliance, fines had accrued to \$8,300 and the City was requesting administrative costs of \$1,364.30 be imposed.

Ms. Cannon imposed administrative costs of \$1,364.30, payable by March 16, 2024.

**Case: BE23040063**

2031 NW 29 AVE  
SANDS, DARRYL SANDS, MARY E

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,150 and the City was requesting administrative costs of \$853.15 be imposed.

Ms. Cannon imposed administrative costs of \$853.15 payable by March 16, 2024.

**Case: BE23050082**

VACATE FO 9/21/23

3101 PORT ROYALE BLVD  
PORT ROYALE PROPCO LLC

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,200 and the City was requesting to vacate the Final Order dated 9/21/23 and to close the case.

Ms. Cannon vacated the Final Order dated 9/21/23 and closed the case.

**Case: BE23050024**

3505 SW 12 CT  
MCFARLANE, CHRISTINE

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$10,400 fine, which would continue to accrue until the property was in compliance.

**Case: BE23060204**

2314 E SUNRISE BLVD ZONE2  
KEYSTONE-FLORIDA PROPERTY HOLD  
% BURDINES TAX DEPT

This case was first heard on 8/17/23 to comply by 10/19/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, requested a 63-day extension and ordering the respondent to attend the 4/18/24 hearing.

Ms. Cannon granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/18/24 hearing.

**Case: BE23070196**

824 SW 24 ST  
IRVING & CAROL BRUNSWICK REV TR;  
BRUNSWICK, IRVING & CAROL TRUSTEES

This case was first heard on 8/17/23 to comply by 11/16/23. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE23040153**

2100 S OCEAN LN 1508  
LAMISERE, ANN BERTHA SOPHIE

This case was first heard on 9/21/23 to comply by 11/2/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Ms. Cannon imposed the \$3,800 fine.

**Case: BE23010126**

1111 E LAS OLAS BLVD  
VILLAGGIO DI LAS OLAS CONDO ASSN

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 in compliance, fines had accrued to \$1,300 and the City was requesting administrative costs of \$235 be imposed.

Ms. Cannon imposed administrative costs of \$235.

**Case: BE23030101**

1407 HOLLY HEIGHTS DR  
1407 NO TR; FIDELITY 1ST HOLDINGS 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 \$6,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$6,250 fine, which would continue to accrue until the property was in compliance.

**Case: BE23050059**

4143 N OCEAN BLVD 209  
MAXWELL, JASON

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, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

**Case: BE20080209**

880 W SUNRISE BLVD  
FIRST COAST ENERGY LLP

This case was first heard on 6/17/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,600 and the City was requesting to vacate the Order Imposing the Fine dated 11/18/21 and to abate the fines for FBC (2020) 116.1.1 and reimpose administrative costs of \$1,275.

Ms. Cannon vacated the Order Imposing the Fine dated 11/18/21, abated the fines for FBC (2020) 116.1.1 and reimposed administrative costs of \$1,275.

City staff entered page 38 of the Special Magistrate agenda showing complied, rescheduled, closed, and withdrawn cases as an exhibit.

**Cases Complied**

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

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

None

**Cases Withdrawn**

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

None

**Cases with No Service**

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

None

**Respondent Non-Appearance**

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

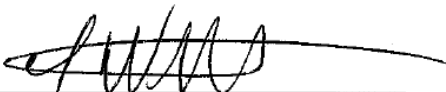
None

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



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

ATTEST:



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