



CITY OF FORT LAUDERDALE

SPECIAL MAGISTRATE HEARING
2nd Floor Meeting Room
Marine Industries, 221 SW 3rd Ave
Annette Cannon Presiding
June 20, 2024
9:00 A.M.

Staff Present:

Victoria Bryan, Administrative Assistant
Diana Cahill, Administrative Assistant
Felicia Ritchey, Administrative Assistant
Carmen Thompson, Permit Services Tech
Tasha Williams, Administrative Supervisor
Rhonda Hasan, Senior Assistant City Attorney
Alexander Albores, Senior Building Inspector
Alejandro DelRio, Senior Building Inspector
Andrew Gebbia, Building Inspector Trainee
Leonardo Martinez, Senior Building Inspector
Jorge Martinez, Senior Building Inspector
Joe Pasquariello, Assistant Building Official
Wilson Quintero, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Jose Saragusti, Senior Building Inspector

Respondents and witnesses

BE24020119: Darrin Gursky Esq.	BE23010102: Pastor Jerome Symonette
BE24010140: Roya Edwards	BE23070073: Paula Hoyas
BE23080223: Jennifer Small	BE23120132; BE23120154: Saeed Tasharofi
BE23010152: Mark Berkowitz	BE23030012: Dale Clappison
BE24010121: Basil Wees; Sonia Wees	BE22120118: Pablo Salguero
BE23080329: Michael Rahael	BE23120171: Michael Mariano Esq.
BE23080424: James Burger	BE22090147: Vanessa Genet
BE23100172: Ryan Horland Esq.	BE24010036: Kevin Taylor
BE23050099: Heather Edelman Esq.; Dirk VanCampama;	BE24020077: Mable McCoy; Anthony Jackson
David Magden	BE23090083: Rodrigo Kirilauscas
BE24030020: Jennifer Murry; Charles Murry	BE23090080: Gabriel Pean
BE22040102: Brian Reddy	BE24010078: David Ocon
BE23110141: Lisa Quarterman	BE24020102: Gabriel Reboh; Spencer Cavaciuti
BE23120078: Kyle Hough	BE21120098: Mike Walton
BE23060203: Natasscia Pemberton	BE24020159: Nancy Lawville
BE23030243: Matthew Doyle	BE23070291: Andrea Norman; Antonio Deligio
BE23010125: Jacques Altidor	

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

The meeting was called to order at 9:00 A.M.

Case: BE24020077

ORDERED TO REAPPEAR

Address: 2680 NW 21 CT

Owner: MCCOY, MABLE J

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Saragusti, Senior Building Inspector, said the owner refused to allow City inspectors access to the property. He recommended the case be scheduled for a Massey hearing.

Ms. Hasan recalled that at the previous hearing, the owner had agreed to allow access to the property. She requested the fine be increased from \$500 to \$1,000 per day.

Anthony Jackson said this was not an Assisted Living Facility, so they had not allowed the City to inspect the premises for that use. He stated, "The lawyer told us that we did not have to." He said they did not care for people, they only rented rooms.

Ms. Hasan recalled there had been significant testimony at the last hearing, as well as a finding of fact. She said the City was pursuing other remedies to gain access to the property.

Mable McCoy, owner, and Mr. Jackson agreed that Inspector Saragusti would be granted access to the home on Monday, June 24 and 10 AM.

Ms. Cannon did not grant an extension, increased the daily fine to \$1,000 per day, and ordered the owner to allow an inspector into the home on June 24 at 10 AM.

Case: BE24010036

Address: 2615 NE 17 ST

Owner: TAYLOR, KEVIN J & ANGELINI, VALERIE

Service was via posting at the property on 5/20/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC(2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-19031456 ADDITION to SFR OF 553 SQUARE FEET FOR RELOCATION OF EXISTING
MASTER BEDROOM SUITE AND KITCHEN/ADDITION AND INTERIOR

ALTERATIONS/RENOVATIONS OCCUPIED STRUCTURE WITHOUT A C.O/MISSING INSPECTIONS

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

Kevin Taylor said the contractor had not closed out the permits. He had hired someone else to resolve the issue.

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

Case: BE23080424

Address: 511 SAN MARCO DR

Owner: BERGER, JAMES E

This case was first heard on 3/21/24 to comply by 5/2/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

James Burger said his contractor had told him he would not need permits and when Mr. Burger tried to pull the permit, errors were discovered. He had a new contractor who had applied for a new permit using a permit runner. He requested additional time. Officer Rich did not object.

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

Case: BE24010140

Address: 90 ISLE OF VENICE DR
Owner: AQUA DI VENICE LLC

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Roya Edwards agreed to comply.

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

Case: BE22040102

VACATE OIF 10/19/23

Address: 620 TENNIS CLUB DR
Owner: TENNIS CLUB TILDEN 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 \$21,700 and this was a request to vacate the Order Imposing the Fine dated 10/19/23 and reimpose administrative costs of \$1,275.

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

Brian Reddy agreed to the fine reduction.

Ms. Cannon vacated the Order Imposing the Fine dated 10/19/23 and reimposed administrative costs of \$1,275.

Case: BE23030012

Address: 1470 N DIXIE HWY
Owner: 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 \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Dale Clappison, property manager, said they were completing the concrete restoration project before moving forward with the fencing. He anticipated submitting the fence permit application within 30 days and then completing the work in another 60 days. Officer Rich reiterated the City was requesting imposition of the fine.

Ms. Cannon imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

Case: BE23120078

Address: 808 SW 26 ST

Owner: HOUGH, KYLE & TRACY

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC(2020) 105.1

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

COMPLETE HOME RENOVATION, INCLUDING WINDOWS/DOORS, FRAMING/DRYWALL, PLUMBING, ELECTRICAL AND MECHANICAL.

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

Kyle Hough said the contractor was in the process of pulling the permits.

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

Case: BE22090147

Address: 2115 NE 37 DR

Owner: CORAL RIDGE COUNTRY CLUB APTS INC

This case was first heard on 2/16/23 to comply by 8/15/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,500 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.

Vanessa Genet agreed to the fine reduction.

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

Case: BE24020159

ORDERED TO REAPPEAR

Address: 6201 BAY CLUB DR

Owner: BAY COLONY CLUB CONDO INC

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, said the engineer's letter of 12/17/23 had indicated this was not a safety issue but recommended the affected balcony supports be replaced in the next six months, prior to June 17, 2024. At the previous hearing, the City had requested an updated letter from the engineer regarding the safety of the balconies. The update letter dated 5/13/24 indicated there were seven balconies they needed significant repairs and presented a safety issue that warranted closing them off. The engineer had indicated in an email which balconies should be closed, but not in the official letter. Inspector Albores did not recommend an extension.

Nancy Lawville, association president, said there had been confusion regarding the seven balconies. She said they had sent letters to the affected owners regarding blocking the balconies but many were not in Florida for the summer. Inspector Albores said once the balconies were all identified in an engineer's letter and closed off, he would recommend an extension.

Ms. Cannon did not grant an extension and fines would begin to accrue. She also ordered the respondent to attend the 7/18/24 hearing.

Case: BE23100172

Address: 528 RIVIERA DR

Owner: JWO REAL ESTATE INVESTMENT I LLC

Service was via posting at the property on 5/17/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BLD-PBA-20110003-PXA2: NEW CONSTRUCTION SINGLE FAMILY RESIDENCE

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

Ryan Horland Esq., the court-appointed receiver's attorney, said the current owner was under receivership and attorney Glen Waldman had been appointed receiver. He said there were many legal complexities involving these owners. He stated since they became aware of the violations, they had hired a permit expeditor. The permit expeditor requested 60 days.

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

Case: BE23050099

Address: 545 S FORT LAUDERDALE BEACH BLVD

Owner: ILLINI ASSOCIATION INC

This case was first heard on 10/19/23 to comply by 4/16/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Senior Building Inspector, said a letter from the design professional including a permit must be submitted in order to grant an extension.

Heather Edelman Esq. said the restoration had been done eight years ago but the contractor had not filed a permit. She said they needed a special assessment of \$25,000 per unit. She noted their high turnover of property managers. David Magden said they had a letter of intent from the contractor and the building was undergoing roof work. Inspector Martinez reiterated that an active permit was needed to obtain an extension. Ms. Hasan confirmed that once they had a letter from the engineer, including a valid permit, they could be granted an extension.

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

Case: BE23120171

Address: 2032 SUNRISE KEY BLVD

Owner: MED IRREV TR; MARTINEZ, FEDERICO TRUSTEE

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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:

SHADE STRUCTURE WITH SINK AND PLUMBING FIXTURES AND STRUCTURAL AND ELECTRICAL WORK.

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

Michael Mariano Esq. requested 90 days. He said they had applied for permits.

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

Ms. Cannon took a brief recess.

Case: BE23080223

Address: 100 ISLE OF VENICE DR

Owner: GUARDIAN ISLE OF VENICE LLC

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS DETERIORATION TO THE FOUNDATIONS VISIBLE FROM THE NORTH SIDE ELEVATION

VIOLATIONS: FBC(2020) 116.1.1 **COMPLIED**

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.
THERE IS DETERIORATION TO THE FOUNDATION OF THE BUILDING VISIBLE AT THE NORTH SIDE ELEVATION.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$50 per day and recording the order. He said the permit had been approved.

Jennifer Small said the permit was ready to go.

Ms. Cannon found in favor of the City and ordered compliance within 180 days or a fine of \$50 per day and recorded the order.

Case: BE23070291

Address: 6520 NW 9 AVE

Owner: 6520 POWERLINE WAREHOUSE LLC

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Compliance Officer, said they had applied for permits in May. He recommended imposition of the fine.

Andrea Norman said per the lease, this was the tenant's responsibility. The owner had begun eviction proceedings and the tenant had finally applied for the permit. She admitted they should have followed up with the tenant sooner.

Ms. Cannon imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

Case: BE21120098

Address: 5560 NE 26 AVE

Owner: WALTON, MICHAEL RAYMOND; H/E
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 \$10,900 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, recommended imposition of the fine.

Mike Walton said they had been denied a variance at the Board of Adjustment and he planned to apply for a different variance in approximately one month, and requested additional time. Ms. Hasan noted how long it had taken for Mr. Walton's first variance request to be heard and recommended imposition of the fine. Joe Pasquariello, Assistant Building Official, said the case had been going on for almost three years.

Ms. Cannon imposed the \$10,900 fine, which would continue to accrue until the property was in compliance.

Case: BE23090080 ORDERED TO REAPPEAR
Address: 2931 RIVERLAND RD
Owner: LONDOS, WILLIAM

This case was first heard on 2/15/24 to comply by 4/18/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting administrative costs of \$1,272.88 be imposed.

Andrew Gebbia, Building Inspector Trainee, recommended reducing fines to administrative costs of \$1,272.88.

Gabriel Pean agreed to the fine reduction.

Ms. Cannon imposed administrative costs of \$1,272.88.

Case: BE23030243
Address: 837 N FORT LAUDERDALE BEACH BLVD
Owner: 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 \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Senior Building Inspector, said no permit applications had been submitted.

Matthew Doyle said they had architectural plans and the structural engineer had suggested testing for the awning to ensure it was safe. He requested additional time.

Ms. Cannon imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

Case: BE23010125
Address: 1060 NE 5 TER
Owner: PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH

This case was first heard on 6/15/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,500 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.

Jacques Altidor agreed to the fine reduction.

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

Case: BE22120118

Address: 1621 NE 16 TER 1-2
Owner: REDINGER, ALEJANDRINA SAA;
SALGUERO, RICARDO 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 in compliance, fines had accrued to \$9,700 and the City was requesting no fine be imposed.

Alexander Albores, Senior Building Inspector, recommended no fine be imposed.

Pablo Salguero agreed to the fine reduction.

Ms. Cannon imposed no fine.

Case: BE23080329

Address: 511 E BROWARD BLVD
Owner: WEST PAVILION LTD

This case was first heard on 2/15/24 to comply by 3/21/24. 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.

Jose Saragusti, Senior Building Inspector, recommended a 91-day extension.

Michael Rahael agreed.

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

Case: BE24020119

Address: NE 21 ST
Owner: PALMS 2100 OCEAN BLVD LTD

This case was first heard on 4/18/24 to comply by 5/23/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,700 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, recommended imposition of the fine.

Darrin Gursky Esq., the association's attorney, said this was a roped off gazebo so there were no safety issues. He said they were responding to permit application comments and requested the fines be abated. He said the work would take 60 days once the permit was issued. Inspector Albores said residents lodged many complaints because the roped off gazebo prevented them from reaching the boardwalk and beach. He added that the gazebo was leaning and had not been shored up so it was in danger of collapse. He stated it had taken over 30 days for the owner to respond to the first comments and the City had expedited the review process within four days but since June 18, the new comments had been awaiting client reply. He did not support an extension. Joe Pasquariello, Assistant Building Official, stated it had taken two years to get to this point. He pointed out that this boardwalk was an easement to allow residents of neighboring condominiums to access the beach and had been a condition of this project. This was blocking people's access to the beach and the neighbors were complaining.

Ms. Cannon imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

Case: BE23010102

VACATE OIF 4/18/24

Address: 1122 NW 9 AVE
Owner: RESTORING GRACE COMMUNITY CHURCH INC

This case was first heard on 6/15/23 to comply by 7/27/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,600 and this was a request to vacate the Order Imposing the Fine dated 4/18/24 and reimpose administrative costs of \$1,275.

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

Pastor Jerome Symonette agreed to the fine reduction.

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

Case: BE24010121

Address: 442 SW 22 TER

Owner: WEES, BASIL G & ELLEN L

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: 9-259

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. THIS BUILDING IS ABANDONED, HALF OF THE ROOF HAS COLLAPSED AND THE GABLE END WALL IS COLLAPSING INTO THE MAIN HOUSE ROOF.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 60 days by applying for a permit to repair or demolish the property or the City would demolish the property at the owner's expense.

Sonia Wees, the owner, Basil Wees's daughter, said they wanted to repair the building and Mr. Wees was living in the main house. Mr. Wees stated his original contractor had retired so he needed a new one.

Ms. Cannon found in favor of the City and ordered compliance within 63 days by applying for a permit to repair or demolish the property or the City would demolish the property at the owner's expense.

Case: BE23070073

Address: 1400 SW 32 CT

Owner: CONNECTIONS HG LLC

This case was first heard on 1/18/24 to comply by 3/21/24. Violations and extensions were as noted in the agenda. The property was 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.

Leonardo Martinez, Senior Building Inspector, said two permits were in process and recommended imposition of the fine.

Paula Hoyas described work she had done and said she had done no electrical or plumbing work. She said the air conditioner was from 2018, it was not new. Ms. Hasan noted the violations had been found to exist at the 1/18/24 hearing.

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

Case: BE23090083

Address: 2900 NE 30 ST G-5

Owner: RESIDENTIAL CREDIT OPPOR TR;
WILMINGTON SAVINGS FUND TRUSTEE

This case was first heard on 3/21/24 to comply by 5/2/24. Violations and extensions were as noted in the agenda. The

property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector Trainee, recommended imposition of the fine.

Rodrigo Kirilauscas said the bank obtained the property by foreclosure. He stated they had a contractor who would have the inspections for the work that had already been done. Inspector Gebbia stated because the property was for sale, the City opposed the extension request. Mr. Kirilauscas requested 90 days and Ms. Hasan objected.

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

Case: BE24030020

Address: 613 RIVERSIDE DR

Owner: MURRY, JENNIFER M

Service was via posting at the property on 5/22/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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 INSTALLED WITHOUT PERMIT

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

Charles Murry, the owner's son, said they had not been aware a permit was needed. He requested at least 60 days. Jennifer Murry was present.

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

Case: BE24020102

Address: 4312 NE 22 AVE

Owner: COHEN, NATHALIE AHOUVA; REBOH, GABRIEL

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WALKWAY IN PROGRESS, SHED INSTALLED AND TREES REMOVED.

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

Gabriel Reboh agreed to comply.

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

Case: BE23120154

Address: 1409 NE 4 CT 4

Owner: TASHAROFI INVESTMENT LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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 ADDITION TO REAR OF BUILDING.

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

Saeed Tasharofi said they had added a bedroom. He requested 90 days.

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

Case: BE23120132

Address: 1405 NE 4 CT

Owner: TASHAROFI INVESTMENT LLC

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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:
ADDITION AT REAR OF BUILDING.

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

Saeed Tasharofi agreed to comply.

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

Case: BE23060203

Address: 809 NW 15 TER

Owner: PEMBERTON, NATASSICIA Y

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 in compliance, fines had accrued to \$4,000 and the City was requesting administrative costs of \$1,221.15 be imposed.

Jose Saragusti, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,221.15.

Natassicia Pemberton said she had inherited the violations from the previous owner. She said there had been a delay in getting the permit issued. She stated she had spent \$10,000 on the drawings and paid the City \$5,000 and requested a further reduction..

Ms. Cannon imposed a fine of \$611 for the time the property was out of compliance.

Case: BE24010078

Address: 4008 NE 21 AVE

Owner: KUWARSINGH, RACINE; OCON, DAVID

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR ALTERATION KITCHEN REPLACEMENT, DRYWALL INSTALLATION, EXTERIOR FACIA REPLACEMENT.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day and recording of the order. He stated he had posted a Stop Work Order on the property but when he returned to post notice of this hearing, he had spoken to someone working at the property.

David Ocon thought 63 days should be enough.

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

Case: BE23110141

Address: 720 ISLE OF PALMS DR

Owner: QUARTERMAN, LISA M

Service was via posting at the property on 5/18/24 and at 1 East Broward Blvd. on 6/6/24.

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:
SHADE METAL STRUCTURE BUILT WITHOUT PERMITS. ELECTRICAL ADDED.

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 permit application had been submitted.

Lisa Quarterman said they were going through the variance process and hoped to be on the July Board of Adjustment agenda.

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

Case: BE23120105

Address: 2175 W STATE ROAD 84

Owner: FALLS AT MARINA BAY LP

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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:
A/C CHANGE OUT TO MULTIPLE UNITS INCLUDING BUT NOT LIMITED TO BUILDING 2610 UNITS 501,505,205,309 AND 105.

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 final order.

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

Case: BE23110065

Address: 2628 SE 21 ST

Owner: SHELESTOV, ANDREY

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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, KITCHEN RENOVATION AND APPLIANCE RELOCATION, BATHROOM RENOVATION INCLUDING WALL COVERING, PLUMBING AND ELECTRICAL.

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

Case: BE23100227

Address: 825 NE 18 ST

Owner: BAPTISTA, EDWARD

Service was via posting at the property on 5/22/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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 WOOD FENCE

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

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

Case: BE24020158

Address: 1222 NW 4 AVE

Owner: NEWBOLD, LISA

Service was via posting at the property on 5/22/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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 WOOD FENCE WITHOUT PERMIT.

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

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

Case: BE24030022

Address: 1693 LAUDERDALE MANOR DR
Owner: SIKTIR CORP

Service was via posting at the property on 5/22/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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 INSTALLED WITHOUT PERMIT

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

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

Case: BE23010152

Address: 440 NW 6 ST
Owner: BROWARD COUNTY LONGSHOREMENS
ASSOCIATION INC

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SOFFIT AT THIS BUILDING COLLAPSED AND HAS NOT BEEN REPLACE, THE STEEL FRAMING IS EXPOSED.

Inspector Martinez 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: CE23020715

Address: 2217 NW 20 ST
Owner: MURRAY, LOUISE

Service was via posting at the property on 5/31/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: 9-259

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THERE ARE NO ELECTRICAL OR WATER SERVICES. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT

MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE
AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 63 days by applying for permits to repair or demolish the property or the City would demolish the property at the owner's expense.

Ms. Cannon found in favor of the City and ordered compliance within 63 days by applying for permits to repair or demolish the property or the City would demolish the property at the owner's expense.

Case: BE23100210

Address: 2008 SW 15 AVE

Owner: LOPEZ, YVETTE

Service was via posting at the property on 5/30/24 and at 1 East Broward Blvd. on 6/6/24.

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

VIOLATIONS: FBC (2020) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-18120065 - NEW WOODEN FENCE

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

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

Case: BE23100122

Address: 5591 NE 29 AVE

Owner: BECERRA, MARCO;
ROBLES, PEDRO & VENTURO, PEDRO

Service was via posting at the property on 5/9/24 and at 1 East Broward Blvd. on 6/6/24.

Andrew Gebbia, Building Inspector Trainee, 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:

WORK WITHOUT PERMITS INCLUDING WINDOWS/DOORS, REMODEL KITCHEN AND BATHROOMS AND EXISTING POOL REMODEL.

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

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

Case: BE23030140

Address: 2416 N ATLANTIC BLVD

Owner: 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 \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Cannon imposed the \$9,100 fine, which would continue to accrue until the property was in compliance.

Case: BE23060028

Address: 741 NE 19 AVE

Owner: SECOND LAYER EQUITY LLC

This case was first heard on 9/21/23 to comply by 12/21/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,200 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23080230

Address: 300 W SUNRISE BLVD

Owner: DALE'S PROPERTIES-300 W SUNRISE LLC

This case was first heard on 2/15/24 to comply by 3/28/24. 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 administrative costs of \$575 be imposed.

Ms. Cannon imposed administrative costs of \$575.

Case: BE23010170

VACATE OIF 4/18/24

Address: 817 NW 5 AVE

Owner: MARLENE THOMAS REV TR;
THOMAS, MARLENE TRUSTEE

This case was first heard on 5/18/23 to comply by 11/14/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,000 and this was a request to vacate the Order Imposing the Fine dated 4/18/24 and reimpose administrative costs of \$1,275.

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

Case: BE23070390

ORDERED TO REAPPEAR

Address: 1100 W COMMERCIAL BLVD

Owner: UNIVERSAL PROPERTY &
CASUALTY INSURANCE CO

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23070334

Address: 1110 W COMMERCIAL BLVD

Owner: UNIVERSAL PROPERTY &
CASUALTY INSURANCE CO

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23070108

Address: 1400 NW 65 PL
Owner: COLT SOUTH FLORIDA OWNER LP;
% EQUUS CAPITAL PARTNERS LTD

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,600 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE22120066

Address: 1750 NW 3 TER
Owner: HIDDEN HARBOR CONDO ASSN INC

This case was first heard on 1/19/23 to comply by 7/18/23. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,500 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23080045

Address: 5331 NW 35 TER
Owner: SUNTORY WATER GROUP INC;
DBA CRYSTAL SPRINGS

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: BE23080027

ORDERED TO REAPPEAR

Address: 5341 NW 33 AVE
Owner: UNIVERSAL PROPERTY &
CASUALTY COMPANY

This case was first heard on 1/18/24 to comply by 2/29/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,300 and the City was requesting administrative costs of \$1,275 be imposed.

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

Case: BE23060046

ORDERED TO REAPPEAR

Address: 600 SW 9 ST 1-5
Owner: BUY RENT SELL NOW LLC

This case was first heard on 4/18/24 to comply by 6/20/24. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Senior Building Inspector, recommended setting the case for a Massey hearing.

Ms. Cannon did not grant an extension and the case would be scheduled for a Massey hearing.

Case: BE24020203

ORDERED TO REAPPEAR

Address: 803 NE 4 AVE

Owner: BRIGADA INTERNATIONAL SERVICE LLC

This case was first heard on 4/18/24 to comply by 6/20/24. Violations were as noted in the agenda. The property was not in compliance, and the City was recommending a 42-day extension.

Andrew Gebbia, Building Inspector Trainee, said the owner was working toward compliance and recommended a 42-day extension.

Ms. Cannon granted a 42-day extension, during which time no fines would accrue.

City staff entered page 23 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:

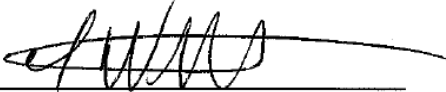
None

There being no further business, the hearing was adjourned at 11:42 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate