



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING**  
**2<sup>nd</sup> Floor Meeting Room**  
**Marine Industries, 221 SW 3<sup>rd</sup> Ave**  
**Rose Ann Flynn Presiding**  
**January 15, 2026**  
**9:00 A.M.**

**Staff Present:**

Diana Cahill, Senior Administrative Assistant  
Marie Arias, Code Compliance Officer  
Kailly Linares, Administrative Assistant  
Kalia McCurrie, Part Time Administrative Assistant  
Felicia Ritchey, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Senior Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Cynthia Amezcuita, Permit Service Tech  
Russell Casteel, Building Inspector Trainee  
Andrew Gebbia, Building Inspector  
Linda Holloway, Code Compliance Officer  
Jimmy Lugo, Building Inspector Trainee  
Preston Mark, Senior Building Inspector  
Leonardo Martinez, Chief Building Inspector  
Jorge Martinez, Senior Building Inspector  
Joe Pasquariello, Assistant Building Official  
Wilson Quintero Jr., Code Compliance Officer  
Mary Rich, Senior Code Compliance Officer  
Jose Saragusti, Senior Building Inspector

**Respondents and witnesses**

BE25090082: Goran Dragoslavic	BE24080024: Rebecca DaOlani
BE25050031: Blake Stranz; Stephen Tilbrook Esq.	BE24070339: Timothy Hartley Esq.
BE23060052: Thomas Murphy	BE25080216: Sugeil Onna
BE25080117: Estefania Mayorga; Thomas Murphy	BE24120065; BE25010009: Jonathan Colpani
BE25100165: John Seiler Esq.; Elizabeth Lowsky	BE25080185: Bridget Brown
BE25090032: Joseph Rodriguez	BE24090021: Anthony Mainella
BE25020158: Scott Stewart; Carmen Rodriguez	BE25020084: Michael Bluem
BE25120097: Nicole Dion Esq.	BE25070086: Eva Kousmann
BE24080231: Victor Rivera	BE25080115: Oscar Herrera
BE25010227: Nikita Toussaint; Melisa Toussaint	BE24120112: Bryan Sboray
BE24080209: Manuel Ramos	BE25010048: Sophia Theodore
BE24110146: Marcus Vitali	BE25080139: Michelle Sacca
BE23080369: John Peets; James Masters	BE25080049: Jose Gonzalez
BE24120008: Jack Lombard	BE25050138: Begzad Cosic
BE25080098: Trefor Benbow	

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

The meeting was called to order at 9:01 A.M.

<b>CASE NO:</b>	<b><u>BE25050031</u></b>	<b><u>ORDER TO REAPPEAR</u></b>
CASE ADDR:	17 S FORT LAUDERDALE BEACH BLVD	
OWNER:	THOR GALLERY AT BEACH PLACE LLC	
	%RYAN LLC - DIVINA TAVERAS	

This case was first heard on 11/20/25 to comply by 1/15/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, provided the case history.

Stephen Tilbrook Esq., the owner's attorney, described their progress hiring a contractor to address the issues. He requested 91 days.

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

**CASE NO:** BE23060052 ORDER TO REAPPEAR  
CASE ADDR: 125 N BIRCH RD  
OWNER: SPRINGBROOK GARDENS INC A CONDO

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 \$10,800 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 a 126-day extension.

Thomas Murphy, president of the condominium association, agreed to the 126-day extension.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

**CASE NO:** BE25090032  
CASE ADDR: 340 SUNSET DR 1008  
OWNER: 340 SUNSET DR 1008 LLC

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#1008 A/C REPLACEMENT MEC-HVCHG-24040019

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Joseph Rodriguez agreed to comply.

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

**CASE NO:** BE24080231  
CASE ADDR: 971 SW 31 ST  
OWNER: ACOSTA, ROSA IZAGUIRRE H/E  
RIVERA, VICTOR HUGO

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$950.

Victor Rivera requested a further reduction. He said it had taken almost a year for the City to confirm he needed to hire a general contractor.

Ms. Flynn reduced the fine to \$500.

**CASE NO:** BE24110146  
CASE ADDR: 1221 SW 29 ST  
OWNER: VITALI, MARCUS JR

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

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

Marcus Vitali said the permits were in process and requested 90 days.

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

**CASE NO:** BE24120008  
CASE ADDR: 1640 NE 5 CT 1-4  
OWNER: 1640 VICTORIA PARK LAND TR  
IRONWOOD COMP GROUP LLC TRUSTEE

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting \$900 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$900.

Jack Lombard agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$900.

**CASE NO:** BE25080115  
CASE ADDR: 2641 SW 12 TER  
OWNER: HERRERA, OSCAR H

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/31/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-21060060 INTERIOR RENOVATION OF SINGLE-FAMILY DWELLING, INCLUDING KITCHEN,  
BATH, AND 1 WALL REPAIRS

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Oscar Herrera. Mr. Herrera indicated he was working on the permit and there were issues with the home's elevation.

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

**CASE NO:** BE24080209  
CASE ADDR: 1200 SW 29 ST  
OWNER: RAMOS, MANUEL E

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

Manuel Ramos said he was working on the permit.

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

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

**CASE NO:** BE25120097  
CASE ADDR: 909 BREAKERS AVE  
OWNER: BREAKERS OF FT LAUD CONDO ASSOC

Personal service was accepted on 12/17/25. Service was also via posting at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 9-280(C)  
THE RAMP STRUCTURE, INCLUDING THE STEEL I-BEAMS AND ROUND STEEL COLUMNS, EXTENDING FROM THE RIGHT-OF-WAY TO THE SECOND-FLOOR GARAGE, IS IN A STATE OF DISREPAIR.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 61 days or a fine of \$50 per day and ordering the respondent to attend the 3/17/26 hearing.

Nicole Dion Esq., the owner's attorney, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 61 days or a fine of \$50 per day and ordered the respondent to attend the 3/17/26 hearing.

**CASE NO: BE23080369**

CASE ADDR: 1560 ARGYLE DR  
OWNER: PEETS, JOHN S & ADELLE NATALE

This case was first heard on 3/21/24 to comply by 5/2/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting \$575 be imposed.

John Peets requested a further reduction because of the costs to comply. James Masters explained that his boats had been behind Mr. Peets's property but he was out of the country visiting his seriously ill mother. It had fallen to Mr. Peets to remediate the boats. Mr. Peets described his efforts to comply and issues he had faced.

Leonardo Martinez, Chief Building Inspector, said the fine reduction was fair.

Ms. Flynn imposed administrative costs of \$575.

**CASE NO: BE24070339**

CASE ADDR: 1900 S OCEAN DR  
OWNER: BREAKWATER TOWERS CORP

This case was first heard on 3/20/25 to comply by 5/1/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Timothy Hartley Esq., the association's attorney, stated they had provided plans for the work and a letter indicating the property was safe to occupy. They were now accepting bids from contractors. Rhonda Hasan, Senior Assistant City Attorney, noted an extension could only be granted with a valid building permit and the engineer's letter.

Leonardo Martinez, Chief Building Inspector, said the report stated repairs were required but the permit and engineer's letter was needed.

Ms. Flynn imposed the \$7,500 fine, which would continue to accrue until the property was in compliance.

**CASE NO: BE25100165**

**ORDER TO REAPPEAR**

CASE ADDR: 213 ROYAL PALM DR  
OWNER: MORI LEGACY FOUNDATION INC

This case was first heard on 11/20/25 to comply by 12/18/25. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alexander Albores, Senior Building Inspector, provided case background.

John Seiler Esq., the foundation's attorney, said they had received the engineer's report and were applying to demolish the house. He requested 60 days to pull the permit. Inspector Albores did not support an extension but said if the building were demolished within 61 days, the City would consider removing any accrued fines. Rhonda Hasan, Senior Assistant City

Attorney, said the respondent could provide an update at the Massey hearing. She noted the property was in "quite a state of disrepair." Mr. Seiler requested a briefer extension for the contractor to pull the permit. Inspector Albores did not agree.

Ms. Flynn did not grant an extension, fine would begin to accrue and the case would be scheduled for a Massey hearing.

**CASE NO:** BE25020158 ORDER TO REAPPEAR  
CASE ADDR: 405 N VICTORIA PARK RD  
OWNER: STEWART, SCOTT M

This case was first heard on 9/18/25 to comply by 1/15/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Preston Mark, Senior Building Inspector, requested the case be set for a Massey hearing.

Carmen Rodriguez described the owner's efforts to comply and requested 61 days.

Ms. Flynn granted a 61-day extension, during which time no fines would accrue.

**CASE NO:** BE24120112  
CASE ADDR: 3081 E COMMERCIAL BLVD  
OWNER: SUNNYVALE CORP N V

This case was first heard on 7/17/25 to comply by 10/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,000 and the City was requesting \$876 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$876.

Bryan Sboray agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$876.

**CASE NO:** BE25080185  
CASE ADDR: 2308 SE 18 ST  
OWNER: RUS'S PROPERTY LLC

Service was via posting at the property on 11/10/25 and at 1 East Broward Blvd. on 12/31/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC (2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RADD-24070684 ATF: ADDITION/ FRONT ENTRANCE ENCLOSURE W/ MECHANICAL AND  
ELECTRICAL ONLY. STEM WALL WITH WINDOW

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Bridget Brown agreed to comply.

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

**CASE NO:** BE24080024  
CASE ADDR: 1804 SW 20 ST 1-2  
OWNER: SAGE COMMUNITY LLC

This case was first heard on 2/20/25 to comply by 6/19/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting \$1,005 be imposed.

Rebecca DaOlani requested a further fine reduction. She explained that the air conditioner had broken while the unit was occupied. The tenant was disabled and it had been difficult for contractors to access the unit.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,005.

Ms. Flynn imposed administrative costs of \$1,005.

**CASE NO:** BE25080117  
**CASE ADDR:** 90 ISLE OF VENICE DR  
**OWNER:** NINETY ISLE OF VENICE LLC

Service was via posting at the property on 12/24/25 and at 1 East Broward Blvd. on 12/31/25.

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

**VIOLATIONS:** Sec. 9-280 .B  
THERE IS DETERIORATION TO THE SEAWALL INCLUDING BUT NOT LIMITED TO CONCRETE SPALLING, CRACKING, ETC. THESE DEFECTS HAS AFFECTED THE STRUCTURAL INTEGRITY OF THE SEAWALL AND CONSIDERED IN DISREPAIR.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

Estefania Mayorga said the owner already had approvals and a proposal.

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

**CASE NO:** BE25020084  
**CASE ADDR:** 2440 NE 25 PL  
**OWNER:** BLUEM, MICHAEL

This case was first heard on 5/15/25 to comply by 9/18/25. 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.

Michael Bluem said he had discovered the violations when he tried to sell the property. He had spent roughly \$20,000 working toward compliance. He had recently signed a contract with an investor to demolish the property. He requested a fine reduction and time to demolish the property.

Jorge Martinez, Senior Building Inspector, suggested 91 days.

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

**CASE NO:** BE25080049  
**CASE ADDR:** 3800 W DAVIE BLVD  
**OWNER:** TOOLS & MUCH MORE INC

Service was via posting at the property on 11/26/25 and at 1 East Broward Blvd. on 12/31/25.

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

**VIOLATIONS:** FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION AS STORAGE TO A TIRE REPAIR SHOP WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

**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:  
PARTITION WALL, INSTALL AIR COMPRESSOR & TIRE EQUIPMENT.

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Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day, per violation. He said the change of use permit application was under review.

Alexander Albores, Senior Building Inspector, acted as interpreter for the owner, Jose Gonzalez. Leonardo Martinez, Chief Building Inspector, asked Inspector Mark if having the change of use permit would comply the case and Inspector Mark confirmed that it would comply FBC(2023) 111.1.1 but they would still need permits to comply FBC(2023) 105.1. The tire shop operator said she did not understand the second violation. Inspector Mark explained that the property owner had split the building into two units and rented one side to the tire shop operator. Rhonda Hasan, Senior Assistant City Attorney, recommended and ordering the respondent to attend the 5/21/26 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 5/21/26 hearing.

**CASE NO:** BE25080098

CASE ADDR: 1717 BAYVIEW DR

OWNER: BENBOW, TREFOR

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BLD-RALT-21020101 ATF: WALL, BATHROOMS, AND KITCHEN RENOVATIONS

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Trefor Benbow said the permits were in process but there was something needed.

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

**CASE NO:** BE25070086

CASE ADDR: 2518 WHALE HARBOR LN

OWNER: AHARON, OZ

Service was via posting at the property on 11/26/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.1

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

FENCE, REMOVAL OF WINDOW AND INSTALLATION OF NEW DOOR, ROOFED PATIO

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Eva Kousmann agreed to comply.

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

**CASE NO:** BE25010227

CASE ADDR: 1115 NW 19 ST

OWNER: TOUSSAINT, NIKITA H/E TOUSSAINT, MELISA

Service was via posting at the property on 11/24/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS

PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS  
CONSISTING OF BUT NOT LIMITED TO:  
NEW FENCE

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day. He said permits were in process.

Nikita Toussaint agreed to comply.

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

**CASE NO:** BE24120065  
CASE ADDR: 2171 SW 23 AVE  
OWNER: 2171 23RD LLC

This case was first heard on 7/17/25 to comply by 10/16/25. 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.

Andrew Gebbia, Building Inspector, said a permit renewal had been submitted.

Jonathan Colpani said they no longer needed the roof permit because they had built a structure over it, but the City had informed them otherwise. He requested 90 days. Inspector Gebbia suggested 61 days.

Ms. Flynn granted a 61-day extension, during which time no fines would accrue.

**CASE NO:** BE25010009  
CASE ADDR: 2171 SW 23 AVE  
OWNER: 2171 23RD LLC

This case was first heard on 7/17/25 to comply by 10/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting \$823 be imposed.

Andrew Gebbia, Building Inspector, recommended reducing fines to administrative costs of \$823.

Jonathan Colpani agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$823.

**CASE NO:** BE25080139  
CASE ADDR: 3600 GALT OCEAN DR  
OWNER: EDGEWATER ARMS INC

Personal service was accepted on 12/8/25. Service was also via posting at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CPAV-23120002 SEAL-COATING, ASPHALT REPAIRS, & LINE-STRIPING & PM-00091018 -  
MODIFICATIONS TO HANDICAP CONCRETE RAMP

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Michelle Sacca described their efforts to comply.

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

**CASE NO:** BE25050138  
CASE ADDR: 2640 SW 18 ST  
OWNER: COSIC, BEGZAD H/E COSIC, ELVIS

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/31/25.

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

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

Officer Holloway presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

Begzad Cosic agreed to comply.

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

**CASE NO:** BE25080217  
CASE ADDR: 790 SW 21 TER  
OWNER: ANGELUS PROPERTIES LLC

Service was via posting at the property on 12/5/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-COMM-24110606 ANTENNA INSTALLATION ON EXISTING CELL TOWER.

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE21110043  
CASE ADDR: 3800 GALT OCEAN DR  
OWNER: GALT OCEAN CLUB CONDO ASSN INC

This case was first heard on 3/17/22 to comply by 9/13/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,000 and the City was requesting \$1,275 be imposed.

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

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

**CASE NO:** BE24070282 ORDER TO REAPPEAR  
CASE ADDR: 1640 NW 5 AVE  
OWNER: AIM PARTNERS LLC

This case was first heard on 4/17/25 to comply by 8/21/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, said the owner had applied for a variance and was applying for permits and recommended a 126-day extension.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Ms. Flynn took a brief recess.

**CASE NO:** BE25100176  
CASE ADDR: 701 ROYAL PLAZA DR  
OWNER: ARROWHEAD HILLCOUNTRY;  
PROPERTIES-SECO CREEK LLC

Service was via posting at the property on 12/17/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 47-21.9.M.  
THERE IS MISSING GROUND/LAWN COVER ON THIS UNDEVELOPED PARCEL AS PER  
ZONING/LANDSCAPING REQUIREMENTS.

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

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

**CASE NO:** BE24120081  
CASE ADDR: 200 S BIRCH RD 1207  
OWNER: SPERANZA, VINCENT

Service was via posting at the property on 10/20/25 and at 1 East Broward Blvd. on 12/31/25.

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:  
BATHROOM ALTERATION, BATHTUB CONVERTED INTO SHOWER, NEW PLUMBING AND RECESS  
LIGHTING FIXTURES.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25070133  
CASE ADDR: 1001 INDIANA AVE  
OWNER: 1001 INDIANA LLC

Service was via posting at the property on 11/26/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,  
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
COMPLETE REMODELING STRUCTURAL, M.E.P ALSO NEW WINDOWS AND DOORS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 61 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 61 days or a fine of \$100 per day.

**CASE NO:** BE25090180  
CASE ADDR: 1620 W STATE ROAD 84  
OWNER: WM C MORRIS POST #36 AMERICAN LEGION INC

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ELE-SERV-24050350 ADDITION OF ELECTRICAL SERVICE

Inspector Albores presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE25100254**

CASE ADDR: 701 ROYAL PLAZA DR  
OWNER: ARROWHEAD HILLCOUNTRY;  
PROPERTIES-SECO CREEK LLC

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-25060275 -- DEMO HOUSE AND POOL

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE24110038**

CASE ADDR: 811 SW 4 ST 1-4  
OWNER: 811 FORT LAUDERDALE LLC

Service was via posting at the property on 12/5/25 and at 1 East Broward Blvd. on 12/31/25.

Jorge Martinez, 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:  
NEW PVC FENCE AND SHED

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE25070323**

CASE ADDR: 1412 NE 6 ST  
OWNER: OLSZEWSKI, JEFFREY JOHN; ARAYA, JAVIER

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 12/31/25.

Jorge Martinez, 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:  
PERGOLA AT THE BACK OF THE PROPERTY

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080027  
CASE ADDR: 1448 SW 28 AVE  
OWNER: SNOWDEN, SHAMANA TAVIA  
H/E; SAUER, CHRISTIAN

Service was via posting at the property on 11/24/25 and at 1 East Broward Blvd. on 12/31/25.

Jorge Martinez, 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:  
CARPORT BEING ENCLOSED WITHOUT ISSUED PERMITS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25070256  
CASE ADDR: 2460 SW 15 CT  
OWNER: BRAULT, ZITA M

Service was via posting at the property on 11/26/25 and at 1 East Broward Blvd. on 12/31/25.

Jorge Martinez, 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:  
TRELLIS, POOL, POOL DECK

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25090082  
CASE ADDR: 15 SW 18 AVE 1-2  
OWNER: DRAGOSLAVIC, GORAN

Service was via posting at the property on 12/5/25 and at 1 East Broward Blvd. on 12/31/25.

Preston Mark, Senior Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-21050132 -RE-ROOF 3156SF NOC HURRICANE AFFIDAVIT ACCEPTED-NEED FIELD  
VERIFICATION. 15-17 SW 18 AVE #1-2

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

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

**CASE NO:** BE25090186  
CASE ADDR: 1216 GUAVA ISLE  
OWNER: WAGENFUHR, GISLAINE SEDANO;  
WAGENFUHR, JORGE JUNIOR

Service was via posting at the property on 12/10/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-24020362 -ATF: NEW FENCE

Inspector Mark presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day.

**CASE NO: BE25080097**

CASE ADDR: 1406 NE 15 AVE  
OWNER: SAKCLA LLC

Service was via posting at the property on 11/7/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY WITH GUEST HOUSE TO A MULTI-FAMILY  
DWELLING WITHOUT OBTAINING THE  
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY  
FROM THE BUILDING DEPARTMENT.

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:  
RENOVATED MAIN HOUSE AND GUEST HOUSE WITHOUT PERMITS INCLUDING BUILDING, PLUMBING,  
ELECTRICAL AND MECHANICAL.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation.

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

**CASE NO: BE24060021**

CASE ADDR: 3024 NE 23 CT  
OWNER: TEFTELLER, RACHEL ELLEN &  
TEFTELLER, RICHARD ADAM

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 47-19.3(d) Mooring  
THERE ARE DOLPHIN PILES BEING INSTALLED ON THE CANAL SIDE WATERWAY ADJACENT TO THIS  
PROPERTY WITHOUT THE REQUIRED PERMITS. ALSO THERE ARE 2 NEWLY INSTALLED BOATLIFTS  
WITHOUT PERMITS.

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:  
INSTALLATION OF NEW DOLPHIN PLIES AND NEW BOATLIFTS WITHOUT PERMITS.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day, per violation.

**CASE NO:** **BE25070122**

CASE ADDR: 518 NW 13 AVE  
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 12/31/25.

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

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

VIOLATIONS: 47-19.5.E.7  
THE CHAIN LINK FENCING IS NOT BEING MAINTAINED IN GOOD CONDITION OR THE FENCE IS UNSUPPORTED.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day, per violation.

**CASE NO:** **BE25070247**

CASE ADDR: 601 NW 22 RD  
OWNER: ANAYA-RODRIGUEZ, LORETTA;  
RODRIGUEZ, HECTOR M ETAL

Service was via posting at the property on 11/24/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 18-7.(b)  
PROPERTY BOARDED WITHOUT A CERTIFICATE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

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

**CASE NO:** **BE25090096**

CASE ADDR: 1300 N FEDERAL HWY  
OWNER: GRIECO MOTORS LLC;  
METRO MOTORS VENTURES INC

Personal service was accepted on 11/19/25. Service was also via posting at 1 East Broward Blvd. on 12/31/25.

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

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

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

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

**CASE NO: BE25080088**

CASE ADDR: 1519 NE 26 AVE  
OWNER: CABEZA, OSCAR; SHAHBAZIAN, GEVORG ETAL

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 47-19.1.C.  
NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF THE PRINCIPAL STRUCTURE IS NO LONGER IN USE. THERE IS OUTDOOR STORAGE OF CONSTRUCTION MATERIALS ON THE PROPERTY.

VIOLATIONS: 47-21.11.A.  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day, per violation.

**CASE NO: BE25080102**

CASE ADDR: 1523 NE 26 AVE  
OWNER: CABEZA, OSCAR SHAHBAZIAN, GEVORG ETAL

Service was via posting at the property on 11/19/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: 47-19.1.C.  
NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF THE PRINCIPAL STRUCTURE IS NO LONGER IN USE. THERE IS OUTDOOR STORAGE OF CONSTRUCTION MATERIALS ON THE PROPERTY.

VIOLATIONS: 47-21.11.A.  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day, per violation.

**CASE NO: BE24120118**

CASE ADDR: 2508 MIDDLE RIVER DR  
OWNER: EAST CAPITAL INVESTMENTS LLC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 12/31/25.

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

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

Officer Quintero presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day. He said the Master permit application had been awaiting client reply since 1/13/26.

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

**CASE NO: BE25070239**

CASE ADDR: 315 NE 3 AVE 103  
OWNER: PERFECT CIRCLE INTERNATIONAL INC

Service was via posting at the property on 10/27/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CALT-23050042 CU103-INT.OFFICE BUILD OUT

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

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

**CASE NO: BE25080167**

CASE ADDR: 2185 IMPERIAL POINT DR  
OWNER: ALTUS IG REAL ESTATE LLC

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#ATF:BLD-RALT-24030202- INTERIOR REMODEL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$100 per day.

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

**CASE NO: BE25090119**

CASE ADDR: 2500 NE 48 LN 306  
OWNER: ZINGG, LEONARDO & IRENE A

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

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

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-19061945 -#306: REPLACE 7 WINDOWS AND 1 DOOR

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE25080179**

CASE ADDR: 512 VICTORIA TER  
OWNER: BARNA, TODD ADAM

Service was via posting at the property on 10/28/25 and at 1 East Broward Blvd. on 12/31/25.

Russell Casteel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-17052714 ADDITION AND REMODEL

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25070267  
CASE ADDR: 6200 N FEDERAL HWY  
OWNER: 6200 NORTH FEDERAL LLC

Service was via posting at the property on 10/31/25 and at 1 East Broward Blvd. on 12/31/25.

Russell Casteel, Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
MEC-MISC-24090022 NEW HOOD SYSTEM INSTALLATION

Inspector Casteel presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080153  
CASE ADDR: 101 S FORT LAUDERDALE BEACH BLVD 210  
OWNER: RUGGIERI, DAVID E H/E RUGGIERI, ANTASTASHIIA

Service was via posting at the property on 11/14/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainer, testified to the following violation(s):  
VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-WIN-24090667 #210 - REPLACE WINDOWS AND DOORS WITH IMPACT UNITS

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080161  
CASE ADDR: 111 E LAS OLAS BLVD  
OWNER: TITF/STATE OF FLORIDA

Service was via posting at the property on 11/10/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):  
VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PLB-MET-25010089 NEW 2" WATER METER & TAP

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080206  
CASE ADDR: 1600 S ANDREWS AVE  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE

Service was via posting at the property on 12/5/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CALT-23080034; COMMERCIAL ALTERATION; BROWARD HEALTH MEDICAL CENTER GRADUATE  
MEDICAL EDUCATION RENOVATION; AND ALL RELATED PERMITS

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080045  
CASE ADDR: 2021 SE 10 AVE  
OWNER: VILLAGE EAST CONDO ASSOC INC

Personal service was accepted on 10/20/25. Service was also via posting at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
2021 SE 10 AVE BLDG2 /2009 SE 10 AVE BLDG3 /2005 SE 10 AVE BLDG4 /2039 SE 10 AVE  
BLDG5 /2033 SE 10 AVE BLDG6 /2119 SE 10 AVE BLDG9 /2125 SE 10 AVE BLDG10 -  
DIFFERENT ADDRESSES BUT SAME FOLIO

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25090025  
CASE ADDR: 2413 FLAMINGO LN  
OWNER: HICKS, NATHANIEL

Service was via posting at the property on 11/24/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-24020122 17 SQFT OF HOT MOP RE-ROOF

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO:** BE25080145  
CASE ADDR: 2880 NE 25 ST  
OWNER: VLP CONSULTING LLC

Service was via posting at the property on 11/24/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-23090012 TOTAL DEMOLITION

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE25080152**

CASE ADDR: 4280 GALT OCEAN DR 5D  
OWNER: LUNARDO, ITALO

Service was via posting at the property on 12/8/25 and at 1 East Broward Blvd. on 12/31/25.

Jimmy Lugo, Building Inspector Trainee, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-24080493 #5D BATHROOM REMODELING, BLD-WIN-25010115 (#5D) REPLACING  
WINDOWS AND DOORS WITH IMPACT UNITS

Inspector Lugo presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day.

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

**CASE NO: BE25040065** CITATION

CASE ADDR: 518 NW 13 AVE  
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC

This case was cited on 4/23/25 to comply by 4/23/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$500 fine

**CASE NO: BE25020128**

CASE ADDR: 2848 NE 25 CT  
OWNER: CORAL RIDGE HOME LLC

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$850 fine

**CASE NO: BE24080251**

CASE ADDR: 220 SW 21 ST  
OWNER: MACDONALD, BRIAN; PATINO, MARIA JULIANA

This case was first heard on 7/17/25 to comply by 10/16/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting \$992 be imposed.

Ms. Flynn imposed administrative costs of \$992.

**CASE NO: BE25040148** CITATION

CASE ADDR: 1261 SW 32 ST  
OWNER: HERNANDEZ, LORRAINE STEFANY

This case was cited on 5/30/25 to comply by 6/10/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$250 fine.

**CASE NO: BE25010048**

CASE ADDR: 3537 GALT OCEAN DR  
OWNER: 3537 GALT OCEAN DRIVE LLC

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,450 and the City was requesting \$1,176 be imposed.

Ms. Flynn imposed administrative costs of \$1,176.

**CASE NO: BE24050070**

CASE ADDR: 1919 SUNRISE KEY BLVD  
OWNER: D'ALESSIO, DENNIS; JOHNSON, GUY K

This case was first heard on 1/16/25 to comply by 3/20/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,050 and the City was requesting \$1,228 be imposed.

Ms. Flynn imposed administrative costs of \$1,228.

**CASE NO: BE24100177**

CASE ADDR: 1930 E SUNRISE BLVD  
OWNER: CORDOVA ROAD LLC

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$250 fine

**CASE NO: BE25010080**

CASE ADDR: 2172 NE 62 ST  
OWNER: MENDEZ, TATIANA; SILVA, RODGER SENA

This case was first heard on 7/17/25 to comply by 10/16/25. 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 a 28-day extension.

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

**CASE NO: BE24090003**

CASE ADDR: 829 NW 19 AVE  
OWNER: HOLDINGS OF R J SEEDS LLC

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting \$900 be imposed.

Ms. Flynn imposed administrative costs of \$900.

**CASE NO: BE24090021**

CASE ADDR: 2426 KEY LARGO LN  
OWNER: MAINELLA, ANTHONY

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$950 fine.

**CASE NO:** BE25010103

CASE ADDR: 2500 DEL LAGO DR  
OWNER: DICELLO, NICHOLAS D

This case was first heard on 5/15/25 to comply by 9/18/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting no fine be imposed.

Ms. Flynn waived the fine.

City staff entered page 32 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:  
BE25080216

**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**

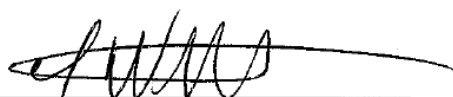
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**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 11:05 AM.

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

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate