



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING**  
**2<sup>nd</sup> Floor Meeting Room**  
**Marine Industries, 221 SW 3<sup>rd</sup> Ave**  
**Richar Doody Presiding**  
**February 19, 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  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Senior Assistant City Attorney  
Alexander Albores, Senior Building Inspector  
Cynthia Amezcuita, Permit Service Tech  
Andrew Gebbia, Building Inspector  
Linda Holloway, Code Compliance Officer  
Severian Ionescu, Senior Building Inspector  
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  
Jose Saragusti, Senior Building Inspector

**Respondents and witnesses**

BE25100288: Justin Fiorolli Esq.	BE25060131: Mark Roberts; Louise Velo
BE24070155: Victor Bonnet; Maria Gallo	BE25090066: Jean Elissaint; Katiana Elissaint
BE25020001: Michie Owens	BE25060121: Oscar Roman
BE24080176: Paula DeMelo Coutinho	BE24030037: Kevin Martel
BE24070332: Juan Pont Lezica; Nicole Salcedo; Miranda Carmichael	BE24070005: Daniel Rey
BE24100057: Sara Thompson Esq.	BE25090151: Martin Hudhall
BE24120053: Pearl Fang	BE24080017: Allan Gonzalez
BE24060016: Yolaine Petit-Frere; Andrew Julme	BE25070258: Amber Armellino
BE25090021: Chad Kelley	BE25090038: Valerie Taylor
BE25070104: Mark Bruno	BE25090190: Sydney Moore Esq.
BE24100197: Dario Sankar	BE25060071: Jeremy Apisdorf Esq.
BE24110165: Robert Kanjanapisal; Nissan Shukne	BE24110081: Nelson Deleon
BE25090077: Geroge Massey	BE23080248: Michelene Pagnotti
BE25060119: Khaleel Martin	BE25080224: Gabrielle Olivieri Sliwka Esq.
BE24040093: Ryan Tucker	BE25070055: Diana Davila
BE24100109: William Rojas	BE25060251: Salvador Hasbun
BE23090063: Greg Brewton	BE25060250: Samer El-Bandak Jr.

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

The meeting was called to order at 9:04 A.M.

**Case: BE25100288**

Address: 145 FIESTA WAY  
Owner: NODINE MOTOR CO INC

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
PM-18032558 NEW SEAWALL CAP 85 LF AND DOCK 85 LF

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Justin Fiorolli Esq., the owner's attorney, agreed.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case: BE24120053**

Address: 735 NE 15 ST  
Owner: FANG PROPERTIES LLC

This case was first heard on 7/17/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting \$1,007 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,007.

Pearl Fang said the violations predated her ownership and she had addressed them as soon as she was aware of them. She requested a fine reduction.

Mr. Doody imposed administrative costs of \$1,007.

**Case: BE25090151**

Address: 2400 NE 25 PL  
Owner: JDMN 26 INVESTORS II LLC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/5/26.

Preston Mark, 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 CHILLER AC SYSTEM, RENOVATION OF SEVERAL UNITS, WINDOW/DOORS REPLACEMENT AND WATER HEATER REPLACEMENT.  
THERE IS ALSO A NEW SLAB POURED FOR A PATIO.

VIOLATIONS: FBC(2023) 111.1.1 WITHDRAWN  
THE USE AND THE OCCUPANCY OF THIS RESIDENTIAL BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A MULTI-FAMILY DWELLING TO A SOBER HOUSE (GROUP R-4) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He said permits were in process.

Martin Hudnal said they were working to comply.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case: BE24070155**

Address: 244 SW 23 ST  
Owner: BONNET, VICTOR ALEJANDRO;  
GALLO, MARIA TERESA

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance.

Jorge Martinez, Senior Building Inspector, acted as an interpreter for the owner, Maria Gallo. Ms. Gallo indicated her husband had recently had a stroke and requested 60 days. Inspector Saragusti suggested 56 days with an order to reappear.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/16/26 hearing.

**Case: BE23090063**

Address: 1801 S ANDREWS AVE  
Owner: 1801 ASSOCIATES LLC

This case was first heard on 3/21/24 to comply by 9/17/24. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$51,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Chief Building Inspector, reported the property was not in compliance.

Greg Brewton, consultant, requested an extension and Chief Martinez recommended 120 days.

Mr. Doody granted a 119-day extension, during which time no fines would accrue.

**Case: BE25060251**

Address: 6245 N POWERLINE RD  
Owner: 6245 HOLDINGS LLC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Salvador Hasbun said he had the report. Chief Martinez advised him to submit it to the City.

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

**Case: BE24040093**

Address: 1612 SW 12 CT  
Owner: TUCKER, RYAN & CHRISTINA

This case was first heard on 1/16/25 to comply by 5/15/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,250 and the City was requesting \$1,770 be imposed.

Alexander Albores, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,770.

Ryan Tucker described their efforts to comply.

Mr. Doody imposed administrative costs of \$1,770.

**Case:** BE25060071 ORDER TO REAPPEAR

Address: 3100 NE 49 ST  
Owner: ROYAL MARINER OF FORT LAUD INC

This case was first heard on 12/18/25 to comply by 2/19/26. Violations and extensions were as noted in the agenda. The property was not in compliance.

Severian Ionescu, Senior Building Inspector, did not recommend an extension.

Jeremy Apisdorf Esq., the association's attorney, said the association had a claim against the window contractor and they were hiring a new one. He requested 119 days and Inspector Ionescu did not object. Rhonda Hasan, Senior Assistant City Attorney, recommended an order to reappear.

Mr. Doody granted a 147-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/16/26 hearing.

**Case:** BE24070005

Address: 2346 SW 17 AVE 1-2  
Owner: RAMOS GUETE, LUIS

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 \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Daniel Rey, engineer, said his client had been out of town when the City provided comments on the application. He said he had resubmitted the application a week ago and requested an extension.

Jorge Martinez, Senior Building Inspector, recommended a 56-day extension.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**Case:** BE24100109

Address: 1620 SW 5 ST  
Owner: MEERSON, YANA

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, reported one violation remained; the Tiki Hut permit. There was a permit for the seawall.

Alexander Albores, Senior Building Inspector, acted as interpreter for William Rojas. Mr. Rojas indicated the tenant had built the Tiki Hut and he was unaware of the violation. Inspector Saragusti said he had already scheduled an inspection for the Tiki Hut and recommended 56 days. Rhonda Hasan, Senior Assistant City Attorney, recommended an order to reappear.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/16/26 hearing.

**Case:** BE24030037

Address: 2230 NE 56 PL 205  
Owner: MARTEL, KEVIN

This case was first heard on 11/21/24 to comply by 3/20/25. 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 \$1,185 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,185.

Kevin Martel said he had done everything he could to comply. He requested a fine reduction. Inspector Mark informed Mr. Doody that three contractors had taken Mr. Martel's money.

Ms. Flynn reduced the fine to \$250.

**Case:** BE25020001  
Address: 309 SW 25 TER  
Owner: OWENS, MICHIE

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which would continue to accrue until the property was in compliance.

Preston Mark, Senior Building Inspector, recommended a 91-day extension because the owner had been on active duty.

Michie Owens said he just needed inspections

Mr. Doody granted a 91-day extension, during which time no fines would accrue.

**Case:** BE24110165  
Address: 1236 NE 16 AVE  
Owner: KANJANAPISAL, ROBERT

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance.

Robert Kanjanapisal said they had purchased the home in this condition and they had been working to resolve the violations. They had applied for the permits the previous weeks. Inspector Saragusti recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**Case:** BE24060016  
Address: 820 SW 30 ST  
Owner: PETITE-FRERE, YOLAINE

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 not in compliance, fines had accrued to \$13,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Andrew Gebbia, Building Inspector, reported the property was not in compliance and recommended imposition of the fine.

Andrew Julme, the owner's son, said they had applied for the permits but the City indicated the shade structure was too big. Mr. Doody heard other cases while the owner and Mr. Julme spoke with staff. Upon returning to the case, Inspector Gebbia recommended a 91-day extension.

Mr. Doody granted a 91-day extension, during which time no fines would accrue.

**Case:** BE25070258  
Address: 2425 NW 67 CT  
Owner: BERTUCCIO, JOSEPH L H/E;  
ARMELLINO, AMBER

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 2/5/26.

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:  
METAL CANOPY/SHADE STRUCTURE LOCATED ON SIDE YARD

Officer Quintero presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said the owner's request for a variance had been approved in February and the owner needed to apply for a permit.

Amber Armellino said they had been working toward compliance.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE24100057**

Address: 633 NW 15 AVE  
Owner: ROVASH PROPERTIES LLC

This case was first heard on 7/17/25 to comply by 11/20/25. 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.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance.

Sara Thompson Esq., the owner's attorney, said only four tenants remained and the owner wished to allow the tenants to stay until their leases expired in May. Inspector Saragusti said when he inspected the previous week, it seemed there were more than four tenants present. Rhonda Hasan, Senior Assistant City Attorney, said because the property had been illegally subdivide, the tenants may be unsafe.

Mr. Doody granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/16/26 hearing.

**Case: BE25060131**

Address: 1625 SE 10 AVE  
Owner: RUNAWAY BAY CONDO APTS INC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Louise Velo said they had completed the report but the engineer was having difficulty uploading it.

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

**Case: BE25090077**

Address: 1309 SE 1 ST  
Owner: MASSEY, GEORGE E & MASSEY, SANDRA L

Service was via posting at the property on 1/5/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
THREE KITCHEN AND THREE BATHROOMS RENOVATION, ALSO THREE FRONT DOORS.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day. He said some permits were in process.

George Massey agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case:** BE24070332 VACATE & REIMPOSE  
Address: 609 NE 13 AVE  
Owner: PARK PLACE CONDO INC

This case was first heard on 2/20/25 to comply by 8/19/25. 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 vacation of the Order Imposing the Fine dated 11/20/25 and reimposition of \$1,275.

Nicole Salcedo requested a further reduction because they were a non-profit association. Leonardo Martinez, Chief Building Inspector, said he thought the fine reduction was fair. Juan Pont Lezica said the violations were the fault of management and they had made all the repairs required.

Mr. Doody vacated the Order Imposing the fine dated 11/20/25 and reimposed \$1,275.

**Case:** BE25090038  
Address: 2615 NE 17 ST  
Owner: TAYLOR, KEVIN J & ANGELINI, VALERIE

Personal Service was accepted on 1/21/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

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:  
EXPIRED PERMIT -- PM-19031456 -- ADDITION TO SFR OF 553 SQUARE FEET FOR RELOCATION OF EXISTING MASTER BEDROOM SUITE AND KITCHEN ADDITION AND INTERIOR ALTERATIONS/RENOVATIONS

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Valerie Taylor agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case:** BE25090190  
Address: 2855 W COMMERCIAL BLVD  
Owner: LAUDERDALE COMMERCIAL BLVD PARTNERS LLC

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Andrew Gebbia, 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:  
KITCHEN RENOVATION IN COMMON AREA, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day. He said permits were in process.

Sydney Moore Esq., the owner's attorney, said the work had been done by a prior owner and there had been a permit application.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case: BE23080248**  
Address: 3200 N OCEAN BLVD  
Owner: L'HERMITAGE II CONDO ASSN INC

This case was first heard on 3/21/24 to comply by 9/17/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,300 and the City was requesting \$1,275 be imposed.

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

Michelene Pagnotti agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$1,275.

**Case: BE24080176**  
Address: 536 NW 13 AVE  
Owner: HOMEINC LLC

This case was first heard on 3/20/25 to comply by 7/17/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,500 and the City was requesting \$1,098 be imposed.

Preston Mark, Senior Building Inspector, recommended reducing fines to administrative costs of \$1,098.

Paula DeMelo Coutinho described their efforts to comply.

Mr. Doody imposed administrative costs of \$1,098.

**Case: BE25060121**  
Address: 1800 N ANDREWS AVE  
Owner: DRAKE TOWER INC CONDO ASSN

Service was via posting at the property on 1/21/26 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Oscar Roman requested a longer extension.

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

**Case: BE25080224**

Address: 4010 GALT OCEAN DR  
Owner: OCEAN SUMMIT ASSOC INC

Personal Service was accepted on 1/22/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Gabrielle Olivieri Sliwka Esq. agreed to comply.

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

**Case: BE25090021**

Address: 1124 SE 8 ST  
Owner: KELLEY, CHAD C

Personal Service was accepted on 1/23/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

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-REPAIR OUTDOOR ELECTRICAL SERVICE ELE-RES-23100193

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Chad Kelley agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE24100197**

Address: 1209 N ANDREWS AVE  
Owner: SANKAR, DARIO

This case was first heard on 8/21/25 to comply by 10/23/25. 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.

Jose Saragusti, Senior Building Inspector, reported the property was not in compliance.

Dario Sankar requested additional time. Inspector Saragusti noted this case began in 2024.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**Case: BE25070055**

Address: 4394 N FEDERAL HWY  
Owner: PENSHURST LANE HOLDINGS LLC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Diana Davila said they had the report but were experiencing difficulty uploading it.

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

**Case: BE24110081**

Address: 3193 NW 65 DR  
Owner: DELEON, NELSON L & NATALIE

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Senior Building Inspector, reported the property was not in compliance.

Nelson Deleon said he had been out of the state for some time but he was in contact with Inspector Martinez and had applied for the permits. Inspector Martinez recommended 56 days.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**Case: BE25070104**

Address: 1165 NW 55 ST  
Owner: 1163 HOLDINGS LLC

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Mark Bruno agreed to comply.

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

**Case: BE25090066**

Address: 1713 LAUDERDALE MANOR DR  
Owner: ELISSAINT, JEAN DAVID; ELISSAINT, KATIANA

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Andrew Gebbia, 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:  
METAL FENCE, CONCRETE DRIVEWAY, WINDOWS, DOORS, INTERIOR REMODEL-KITCHEN, BATHROOMS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 147 days or a fine of \$50 per day.

Katiana Elissaint agreed to comply.

Mr. Doody found in favor of the City and ordered compliance within 147 days or a fine of \$50 per day.

**Case: BE25060119**

Address: 1400 NE 54 ST  
Owner: CORAL POINT CONDO FTL

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Khaleel Martin said they had conducted the inspections and done the work and just needed reinspection.

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

**Case: BE24080017**

ORDER TO REAPPEAR

Address: 2406 GULFSTREAM LN  
Owner: LMGA INVESTMENT GROUP 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 not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue.

Andrew Gebbia, Building Inspector, reported the property was now in compliance and recommended reducing fines to administrative costs. Mr. Doody heard other cases while staff determined the administrative costs. Upon returning to the case, staff reported administrative costs totaled \$1,005.

Allan Gonzalez agreed to the fine reduction.

Mr. Doody imposed administrative costs of \$1,005.

**Case: BE25060250**

Address: 6767 POWERLINE RD  
Owner: VIKING BC INC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Samer El-Bandak Jr. agreed to comply.

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

**Case:** BE25060165  
**Address:** 200 SW 6 ST  
**Owner:** JOHN COLEY RITTER IRREV TR

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

Rafael Ramirez, general manager, was present.

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

Mr. Doody took a brief recess.

**Case:** BE25060227  
**Address:** 617 SW 5 AVE  
**Owner:** MOXEY, NICHOLAS JAMES

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
WOOD FENCE

Officer Holloway presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE25100160**

Address: 1334 NW 8 ST  
Owner: HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 2/5/26.

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

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

**Case: BE25100178**

Address: 221 SW 1 AVE CU107  
Owner: PMG-GREYBROOK RIVERFRONT I LLC

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
BLD-CU-24070468 --#CU 108 CHANGE OF USE FROM VANILLA BOX TO WALK OUT RESTAURANT

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE25100204**

Address: 1045 NW 5 AVE  
Owner: DARGENSON, YVENOLINE

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
PM-12051422 ENCLOSURE GARAGE ON BOTH SIDES OF DUPLEX- AND RELATED SUBS

Inspector Albores presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE25090142**

Address: 1555 N FEDERAL HWY  
Owner: 1555 FEDERAL HIGHWAY OWNER LLC

Personal Service was accepted on 1/26/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

Severian Ionescu, Senior Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-15091191-30 DAY TEMP BANNER

Inspector Ionescu presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case:** BE25100134  
Address: 801 N FEDERAL HWY  
Owner: ACS FLAGLER LLC

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
PLB-SEW-24120074 SEWER CAP FOR DEMOLITION

Inspector Gebbia presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case:** BE25080183  
Address: 300 SW 6 ST  
Owner: ACE REAL ESTATE GROUP LLC

Service was via posting at the property on 1/9/26 and at 1 East Broward Blvd. on 2/5/26.

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

VIOLATIONS: 47-20.20.I.  
PARKING FACILITIES ON THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AS PER  
THE PLANS SUBMITTED AND APPROVED WHEN THE BUILDING PERMIT WAS ISSUED.

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:  
ASPHALT IN SWALE TO ENLARGE DRIVEWAY.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

**Case:** BE25060154  
Address: 2433 SEA ISLAND DR  
Owner: MARTINDALE, JEAN

Service was via posting at the property on 1/21/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
THERE IS A NEW WOOD DOCK/DECK

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case: BE25100307**

Address: 936 INTRACOASTAL DR 22C  
Owner: AMAYA ARIAS, ALEJANDRO

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/5/26.

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:  
SEWER LINE REPLACEMENT FROM SHOWER AND TOILET ARE IN PROGRESS.

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

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

**Case: BE25080212**

Address: 1324 NW 5 AVE  
Owner: ISHWAR, SASENARINE JR

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 2/5/26.

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

VIOLATIONS: 9-259  
THIS BUILDING IS UNFIT FOR HUMAN HABITATION (OPEN COVER PATIO AREA).

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:  
TWO WALLS DEMOLISHED, TWO DOORS REPLACED, RE-ROOF FLAT; ONE SHED.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Mr. Doody found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**Case: BE25100319**

Address: 100 HENDRICKS ISLE  
Owner: MUELLER, JAMES G

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Preston Mark, 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:  
BOATLIFT INSTALLED WITHOUT A PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case:** BE25100320  
Address: 102 HENDRICKS ISLE  
Owner: KRANINGER, DANIEL

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Preston Mark, 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:  
BOATLIFT INSTALLED WITHOUT A PERMIT.

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day.

**Case:** BE25090229  
Address: 540 NE 11 AVE  
Owner: 540 NE 11 GROUP LLC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/5/26.

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-SEWCP-WT-25010010 540 SEWER CAP FOR COMPLETE DEMO

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case:** BE24110108  
Address: 1632 NW 9 AVE  
Owner: BNC MORTGAGE LOAN TRUST 2007-4  
%PHH MTG CORP ET AL

Service was via posting at the property on 1/2/26 and at 1 East Broward Blvd. on 2/5/26.

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

VIOLATIONS: FBC (2023) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. FIRE DAMAGE HOUSE

Inspector Mark presented the case file into evidence and recommended ordering compliance by applying for permits to bring the property up to minimum housing standards or by demolishing the building with a permit within 60 days or the City will demolish the building at the owner's expense.

Mr. Doody found in favor of the City and ordered compliance by applying for permits to bring the property up to minimum housing standards or by demolishing the building with a permit within 60 days or the City will demolish the building at the owner's expense.

**Case: BE25100285**

Address: 4280 GALT OCEAN DR 23B  
Owner: GILL, ROBERT H/E BRANIA, PATRICIA ANN

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

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-WIN-25010139 #23B -REPLACE WINDOWS AND DOORS WITH IMPACT

Inspector Mark presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Mr. Doody found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case: BE25060097**

Address: 25 HENDRICKS ISLE  
Owner: REFLECTIONS OF LAS OLAS CONDO ASSN

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25060083**

Address: 70 ISLE OF VENICE DR  
Owner: VILLA CONTESSA CONDO ASSN

Service was via posting at the property on 1/22/26 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25060103

Address: 300 SE 2 ST 2  
Owner: FRANKLIN TEMPLETON COMPANIES LLC

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25050098

Address: 623 BAYSHORE DR  
Owner: 623 BAYSHORE DR LLC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25070002

Address: 708 W MCNAB RD  
Owner: YELVINGTON FT LAUDERDALE LLC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25070120  
Address: 820 NE 14 AVE  
Owner: ST DEMETRIOS GREEK ORTHODOX  
CHURCH OF FT LAUDERDALE FL INC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25060158  
Address: 829 NE 1 AVE  
Owner: ANTONIO L CURATOLO REV LIV TR;  
CURATOLO, MARIA V

Service was via posting at the property on 1/23/26 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25060160  
Address: 1300 N FEDERAL HWY  
Owner: GRIECO MOTORS LLC;  
METRO MOTORS VENTURES INC

Personal Service was accepted on 1/26/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25070046**

Address: 1740 NE 51 ST  
Owner: CORAL RIDGE ISLES PROPERTIES LLC

Service was via posting at the property on 1/27/26 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25060098**

Address: 2009 SE 10 AVE  
Owner: VILLAGE EAST CONDO ASSOC INC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Wilson Quintero, 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25060080**

Address: 2720 NE 15 ST  
Owner: RIO VILLAS OF CORAL RIDGE CONDO ASSN

Service was via posting at the property on 1/21/26 and at 1 East Broward Blvd. on 2/5/26.

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

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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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25060133**

Address: 2841 NE 33 CT  
Owner: BARCLAY SQUARE CONDO ASSN INC

Service was via posting at the property on 1/26/26 and at 1 East Broward Blvd. on 2/5/26.

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

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

**Case: BE25060140**

Address: 3125 W COMMERCIAL BLVD  
Owner: MYP LAKESHORE LLC; ESTRON LAKESHORE LLC ET AL

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 2/5/26.

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

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

**Case: BE25060124**

Address: 3900 GALT OCEAN DR  
Owner: PLAYA DEL MAR ASSOC INC

Personal Service was accepted on 1/22/26. Service was also via posting at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case: BE25070102**

Address: 5501 NW 9 AVE  
Owner: LAMBERT PROPERTY LLC

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 2/5/26.

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

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

**Case: BE25070032**

Address: 5850 NW 9 AVE  
Owner: PARTNERS PREFERRED  
YIELD II INC DEPT PT-FL-23215

Service was via posting at the property on 12/29/25 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25060246  
Address: 6400 NW 31 AVE  
Owner: NEW HOPE COMMUNITY CHURCH INC

Service was via posting at the property on 12/30/25 and at 1 East Broward Blvd. on 2/5/26.

Leonardo Martinez, Chief 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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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

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

**Case:** BE25080125  
Address: 1524 SE 13 ST  
Owner: 1524 SE 13<sup>TH</sup> STREET LLC

This case was first heard on 10/16/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$45,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Severian Ionescu, Senior Building Inspector, recommended imposition of the fine.

Mr. Doody imposed the \$45,000 fine, which would continue to accrue until the property was in compliance.

**Case:** BE23120177  
Address: 2637 OKEECHOBEE LN  
Owner: GIMELSHTEYN, YELENA

This case was first heard on 7/18/24 to comply by 9/19/24. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,300 and the City was requesting \$1,497 be imposed.

Mr. Doody imposed administrative costs of \$1,497.

**Case:** BE24040169  
Address: 832 NE 16 TER  
Owner: JFIVE1 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 \$9,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$9,050 fine, which would continue to accrue until the property was in compliance.

**Case:** CE15091654 VACATE & REIMPOSE  
Address: 2301 SE 17 ST  
Owner: TRUST NUMBER P66-2020  
P66 LAND TRUST LLC TRUSTEE

This case was first heard on 4/21/16 to comply by 10/18/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$226,200 and the City was requesting vacating the Order Imposing the Fine dated 11/20/25 and reimposing \$1,275.

Mr. Doody vacated the Order Imposing the Fine date 11/20/25 and reimposed \$1,275 administrative costs.

**Case:** BE24070196  
Address: 3381 SW 11 AVE  
Owner: HUNTER, DAVID WILLIAM JR;  
LYLE BOYER REAL ESTATE TR ETAL

This case was first heard on 2/20/25 to comply by 4/3/25. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mr. Doody imposed the \$13,800 fine, which would continue to accrue until the property was in compliance.

**Case:** BE24080256  
Address: 1230 SW 28 ST  
Owner: FIGUEROA, RUBEN B H/E DE LEON FIGUEROA, ANDREA ET AL

This case was first heard on 7/17/25 to comply by 11/20/25. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting \$1,038 be imposed.

Mr. Doody imposed administrative costs of \$1,038.

**Case:** BE25020239  
Address: 255 SW 24 ST  
Owner: MCDONALDS FAMILY PROPERTIES LLC

This case was first heard on 9/18/25 to comply by 11/20/25. 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.

Mr. Doody imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

**Case:** BE25010120  
Address: 444 HENDRICKS ISLE 402  
Owner: BALLARD, TROY DOUGLAS

This case was first heard on 8/21/25 to comply by 10/23/25. 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.

Jose Saragusti, Senior Building Inspector, said they had applied to renew the permit and recommended a 56-day extension.

Mr. Doody granted a 56-day extension, during which time no fines would accrue.

**Case:** BE24120047  
Address: 1462 SW 18 TER  
Owner: KIGHT, TYLER JAMES

This case was first heard on 7/17/25 to comply by 11/20/25. 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 imposition of the fines, which

would continue to accrue until the property was in compliance.

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

City staff entered page 34 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:

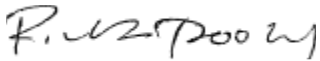
None

**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:

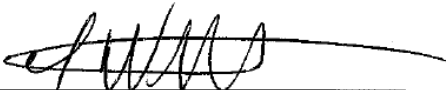
None

There being no further business, the hearing was adjourned at 11:23 AM.



**Special Magistrate**

ATTEST:



**Clerk, Special Magistrate**