



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA**

**MAY 19, 2022**

**9:00 AM**

**City Hall - City Commission Meeting  
Room**

**100 N ANDREWS AVE**

**ROSE-ANN FLYNN**

**PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.

**DEVELOPMENT SERVICES DEPARTMENT**

521 NE 4 AVENUE, FORT LAUDERDALE 33311

TELEPHONE (954) 828-6520

[WWW.FORTLAUDERDALE.GOV](http://WWW.FORTLAUDERDALE.GOV)



---

**NEW BUSINESS**

---

**CASE NO:** BE22020060  
**CASE ADDR:** 215 N NEW RIVER DR E  
**OWNER:** PR II/STILES ROLO APARTMENTS OWNER LLC  
**INSPECTOR:** LINDA HOLLOWAY

**VIOLATIONS:** Sec. 28-155.(a)  
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).

---

**CASE NO:** BE21110146  
**CASE ADDR:** 201 SW 27 AVE  
**OWNER:** ADNAN ENTERPRISES LLC  
**INSPECTOR:** HECTOR SUAREZ

**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 OBTANING THE REQUIRED  
PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FENCE POSTINGS AND DUMPSTER ENCLOSURE.

---

**CASE NO:** BE21120101  
**CASE ADDR:** 255 SW 27 AVE  
**OWNER:** BATMASIAN, JAMES H & MARTA  
% INVESTMENTS LIMITED  
**INSPECTOR:** HECTOR SUAREZ

**VIOLATIONS:** 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE ALLEYWAY (RIGHT OF WAY) WITH DUMPSTER  
ENCLOSURE.

**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 OBTANING THE REQUIRED  
PERMITS CONSISTING OF BUT NOT LIMITED TO:  
DUMPSTER ENCLOSURE IN THE ALLEYWAY

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 2

CASE NO: BE21120097  
CASE ADDR: 700 NW 3 AVE  
OWNER: WILBERT RAYNER REV LIV TR;  
CHRISTINE RAYNER REV LIV TR  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
FBC(2020) 116.2.1.2.1 THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING, BLOCK, BRICK, OR OTHER BUILDING MATERIAL. THE ELEVATED REINFORCED CONCRETE WALKWAY HAVE SECTIONS THAT ARE SPALLING. THE GUARD RAILINGS LOCATED ALONG THE OPEN SIDE OF THE ELEVATED WALKWAY IS LOOSE.  
116.2.1.2.2 - THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. THERE IS DETERIORATION TO THE GUARD RAILINGS LOCATED ALONG THE OPEN SIDE OF THE ELEVATED WALKWAY.

---

CASE NO: BE22020033  
CASE ADDR: 831 NW 14 WAY 1-2  
OWNER: ASSAF, YOSI  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
DRIVEWAY REPAIR, NEW WOOD FENCE AND COVER PATIO STRUCTURE.

---

CASE NO: BE22020029  
CASE ADDR: 101 N BIRCH RD  
OWNER: HARBOR HOUSE NORTH INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 3

CASE NO: BE22010042  
CASE ADDR: 111 SW 2 AVE  
OWNER: NUGENT AVENUE RETAIL LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE22010068  
CASE ADDR: 633 SW 4 AVE 1-7  
OWNER: MOOS, JEFFREY S; MOOS, PATTI L  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE22010035  
CASE ADDR: 1451 NE 10 AVE  
OWNER: CATALONIA FL HOLDINGS INC  
INSPECTOR: NASH MADIC

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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW METAL FENCE ON THE EAST SIDE OF THE PROPERTY AND METAL GAZEBO

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 4

CASE NO: BE21110124  
CASE ADDR: 1633 NE 16 AVE  
OWNER: CHARRON FAM TR;  
CHARRON, NORMAND TRSTEE  
INSPECTOR: NASH MADIC

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
EXTERIOR DOOR REPLACED, CARPORT SUPPORTING COLUMNS REPLACED, STUCCO WOOD FRAME WALL UNDER CARPORT, UNDERGROUND POOL.

---

CASE NO: BE21100280  
CASE ADDR: 2165 NW 19 ST  
OWNER: TRAVELERS XPRESS SERVICES INC  
INSPECTOR: NASH MADIC

VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO SERVICE RISER SEPARATING FROM THE WALL AND LEANING TOWARD POWER POLE ON THE OUTSIDE ELECTRICAL METER BOX.

VIOLATIONS: 9-306  
THERE ARE AREAS OF FASCIA AND SOFFIT ON THE EXTERIOR OF A SOUTH BUILDING THAT HAVE ROTTED AND DETERIORATED AND MISSING, PEELING PAINT.

VIOLATIONS: 9-308(b)  
THERE IS A BLUE TARP, SHINGLE DEBRIS ON ROOF WHICH IS NOT A PERMANENT FUNCTIONAL ELEMENT OF ROOF. THE ROOF IS DIRTY/DISCOLORED. ROOF IS NOT BEING MAINTAINED IN A CLEAN CONDITION AS PER CODE REQUIREMENTS.

VIOLATIONS: 9-280(h)(1)  
THERE ARE MULTIPLE FENCES AT THIS PROPERTY IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

VIOLATIONS: BCZ 39-296.  
THERE IS ILLEGAL LAND USE OCCURRING AT THIS B-3 COUNTY ZONED PROPERTY. OWNER IS UTILIZING BUILDING ONE AS RESIDENCE AND THIS IS A PROHIBITED USE FOR B-3 COUNTY ZONED PROPERTY PER SECTION 39-295.

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:  
FPC 105.1 NEW ROOF INSTALLATION

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.**

**PAGE 5**

**CASE NO: BE22010065  
CASE ADDR: 2700 NE 57 ST  
OWNER: GLENROE LLC  
INSPECTOR: NASH MADIC**

**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:  
INTERIOR WALLS RELOCATED AND NEW WALLS INSTALLED IN THE GARAGE.**

---

**CASE NO: BE22040067  
CASE ADDR: 627 S ANDREWS AVE  
OWNER: A TO Z VENTURES D INC;  
MDG REALTY INVESTMENTS LLC  
INSPECTOR: ALEJANDRO DELRIO**

**VIOLATIONS: FBC(2020) 111.1.1  
THE USE AND OCCUPANCY OF THIS COMMERCIAL UNIT HAS BEEN CHANGED FROM RETAIL STORE TO RESTAURANT WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.**

---

**CASE NO: BE22040151  
CASE ADDR: 1231 NE 9 AVE  
OWNER: TRANSFORMA REALTY LLC  
INSPECTOR: ALEJANDRO DELRIO**

**VIOLATIONS: FBC(2020) 111.1.1  
THE USE AND OCCUPANCY OF THIS PROPERTY HAS BEING CHANGE FROM WAREHOUSE TO BAR / LOUNGE WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.**

---

**CASE NO: BE21120067  
CASE ADDR: 1301 CHATEAU PARK DR  
OWNER: RUBIO, JOSE  
INSPECTOR: ALEJANDRO DELRIO**

**VIOLATIONS: FBC(2020) 111.1.1  
BEDROOM AND BATHROOM ADDITION, COMPLETED UNDER PERMIT NUMBER PM-17081663, IS BEING USED WITHOUT OBTAINING A CERTIFICATE OF USE.**

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 6

CASE NO: BE21120091  
CASE ADDR: 1516 SW 28 AVE  
OWNER: DUNHAM, WILLAM B; HANNA, JEAN ETAL  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1  
CERTIFICATE OF OCCUPANCY FOR ADDITION COMPLETED UNDER PERMIT NUMBER  
PM-15063399 HAS NOT BEEN OBTAINED AND ADDITION IS BEING USED OR OCCUPIED.

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-15063399 ADD.FRONT PORCH/REAR  
MASTER BEDROOM/ADD. BATHROOM/LAUNDRY ROOM 1072 SF AND RELOCATE KITCHEN

---

CASE NO: BE22010071  
CASE ADDR: 1812 SE 1 AVE  
OWNER: FENN, CAMILLE & ROBERT KERRY  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1  
PROPERTY IS BEING OCCUPIED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18040671 - NEW DUPLEX:2-STRY,  
7BD/7BTH, 2 CAR GARAGE 4504 SF.

---

CASE NO: BE22040080  
CASE ADDR: 1013 NE 13 ST  
OWNER: PALM POINT WAREHOUSE LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS ARE IN  
DISREPAIR. THERE ARE AREAS OF THE EXTERIOR BUILDING THAT HAVE STUCCO CRACKS.

VIOLATIONS: FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME  
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE  
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE  
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
UNIT #1013 CEILING IS ABOUT TO COLLAPSE.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 7

CASE NO: BE22010063  
CASE ADDR: 1384 SW 22 AVE  
OWNER: VANDENBERG, SAUER  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW ADDITION ON THE NORTH SIDE OF THE HOUSE.  
TWO NEW CONCRETE SLABS IN THE REAR OF THE PROPERTY.  
NEW AC.  
NEW AC CLOSET.  
NEW WINDOW AND DOOR.  
NEW WOODEN FENCE.  
NEW EXHAUST FAN INSTALLED ON BATHROOM WINDOW LOCATED IN THE REAR OF THE PROPERTY.  
NEW ELECTRICAL ADDED IN THE FRONT PORCH.

---

CASE NO: BE21100327  
CASE ADDR: 2601 E OAKLAND PARK BLVD  
OWNER: MHC OAKLAND PARK OWNER LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
EXTERIOR WALL REMOVAL WITHOUT PERMITS.

---

CASE NO: BE21120013  
CASE ADDR: 3025 CENTER AVE  
OWNER: ADDEPALLI, LAKSHMI P; ALAPATI, KRANTHI  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WINDOWS AND DOORS. NEW DRYWALL. BRICK PAVERS.

---



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 8

CASE NO: BE22010104  
CASE ADDR: 3031 NE 51 ST  
OWNER: HERITAGE LANDINGS ASSOCIATION INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLATION NEW POOL SHOWER.

---

CASE NO: BE22010102  
CASE ADDR: 3041 NE 49 ST  
OWNER: BPL LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 47-20.13.G.1.  
PAVING IN THE RIGHT-OF-WAY WITHOUT PERMITS.

---

CASE NO: BE21120077  
CASE ADDR: 3331 SW 20 ST  
OWNER: D'ACHILLE, DANIELLE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW BRICK PAVERS DRIVEWAY. NEW PVC GATES FENCE.

---

---

**OLD BUSINESS**

---

**CASE NO:** BE21080064  
**CASE ADDR:** 4100 GALT OCEAN DR  
**OWNER:** THE GALLEON CONDO APTS INC  
**INSPECTOR:** LEONARDO MARTINEZ

**VIOLATIONS:** 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
DAMAGE OR DETERIORATED STRUCTURAL ELEMENTS AT THE PARKING GARAGE AND  
GARAGE LEVEL POOL WALLS

---

**CASE NO:** BE21100366  
**CASE ADDR:** 401 N FORT LAUDERDALE BEACH BLVD  
**OWNER:** CAPRI HOTEL LLC  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME  
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE  
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE  
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
THERE ARE MULTIPLE CRACKS IN THE STUCCO AROUND THE EXTERIOR WALLS OF BOTH  
TOWERS. CRACKS VARY IN THICKNESS INCLUDING OVER 1/8 OF AN INCH. THERE IS  
DISPLACED STUCCO IN SOME AREAS AND OR DELAMINATION.  
FBC(2020) 116.2.1.2.1 THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING,  
BLOCK, BRICK, OR OTHER BUILDING MATERIAL. THERE IS LOOSE BUILDING MATERIAL AT  
THE ARCH FEATURE.

---

**CASE NO:** BE21100368  
**CASE ADDR:** 3101 BAYSHORE DR  
**OWNER:** FT LAUD RESIDENCES HOTEL CONDO ASSN  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME  
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE  
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE  
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
THERE ARE MULTIPLE CRACKS IN THE STUCCO AROUND THE EXTERIOR WALLS OF BOTH  
TOWERS. CRACKS VARY IN THICKNESS INCLUDING OVER 1/8 OF AN INCH. THERE IS  
DISPLACED STUCCO IN SOME AREAS AND OR DELAMINATION.  
FBC(2020) 116.2.1.2.1 THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING,  
BLOCK, BRICK, OR OTHER BUILDING MATERIAL. THERE IS LOOSE BUILDING MATERIAL AT  
THE ARCH FEATURE

---

---

**HEARING TO IMPOSE FINES**

---

**CASE NO:** BE21080126  
**CASE ADDR:** 622 SW 16 CT  
**OWNER:** SPALT, KIMBERLY H/E SPALT, JOSEPH  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
EXPIRED PM-18080680 RES DEMO AND ELEC SUB-PERMIT PM-18080683

---

**CASE NO:** CE20100695  
**CASE ADDR:** 2665 MIDDLE RIVER DR  
**OWNER:** PARK RIDGE APTS CONDO ASSN INC  
**INSPECTOR:** JORGE MARTINEZ

**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 PVC FENCE

---

**CASE NO:** BE20050298  
**CASE ADDR:** 1132 NW 5 CT  
**OWNER:** PAJJ INVESTMENTS LLC  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMITS PM-10100140 ATF INSTALL ALUMINUM FENCE W 2 GATES, PM-11061665 ATF NEW A/C INSTALL, PM-10060957 SHUTTERS ALUM PANEL IN 24 WINDOW OPENINGS 335 SQ FT, PM-10031215 ATF REPLACED WINDOWS & DOORS WITH IMPACT

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 11

CASE NO: CE20101321  
CASE ADDR: 941 SW 30 AVE  
OWNER: GAYLE, KEITH  
INSPECTOR: NASH MADIC

VIOLATIONS: FBC(2017) 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:  
CREATED EXTERIOR OPENINGS AT THE SIDE (SOUTH) OF HOUSE. INSTALL EXTERIOR DOORS AT THE SIDE (SOUTH) OF THE HOUSE. DEMOLITION AT THE REAR OF THE HOUSE.

---

CASE NO: CE11071949  
CASE ADDR: 2709 NW 20 ST  
OWNER: MCCUTCHEN, LOUIS N  
INSPECTOR: NASH MADIC

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING PERMITS ARE EXPIRED 08051344 REROOF - CLOSED 12/9/11 10042110 FENCE

---

CASE NO: CE20100589  
CASE ADDR: 2740 NW 16 ST  
OWNER: YAS HOLDINGS LLC  
INSPECTOR: NASH MADIC

VIOLATIONS: FBC(2017) 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:  
FLORIDA ROOM ENCLOSED, BATHROOM INSTALLED INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 12

CASE NO: BE20040454  
CASE ADDR: 211 SW 16 ST  
OWNER: EASTSIDE TOY STORAGE I LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE20050432  
CASE ADDR: 1302 E LAS OLAS BLVD  
OWNER: FIRST PRESBYTERIAN CHURCH  
OF FORT LAUDERDALE FL INC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE20040357  
CASE ADDR: 2426 SE 17 ST  
OWNER: VILLAGE AT HARBOR BEACH CONDO ASSN  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2017) 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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 13

CASE NO: BE21010004  
CASE ADDR: 329 SW 2 ST  
OWNER: ZISHOLTZ,MARTIN L  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 47-19.2.HH.II.2.C  
PORTABLE STORAGE UNIT IN THE REAR OF BUILDING

VIOLATIONS: FBC(2017) 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:  
WOOD AND CHAIN LINK FENCE

---

CASE NO: BE21070378  
CASE ADDR: 520 SE 5 AVE  
OWNER: LAS OLAS BY THE RIVER CONDO ASSN INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 9-280(d)  
THERE ARE CRACKS ON BOTH PARKING GARAGE REINFORCE CONCRETE SLABS AND THERE IS WATER PENETRATION COMING FROM THE POOL DECK AREA.  
THERE IS AN EXPOSED POST-TENSION TENDON ON THE NORTH SIDE OF BUILDING 1.

---

CASE NO: BE21070012  
CASE ADDR: 1121 SW 15 AVE  
OWNER: JAMES ,JAMES & MARIANN  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WINDOWS AND DOORS. NEW KITCHEN. NEW PERGOLA INSTALLED IN THE EXTERIOR OF THE DETACH STRUCTURE LOCATED IN THE REAR. NEW AC. NEW FENCE.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.

PAGE 14

CASE NO: CE20071328  
CASE ADDR: 1748 NW 29 WAY  
OWNER: POOLE,JAMES  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 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:  
INCLUDING BUT NOT LIMITED TO EXTERIOR WALLS, WINDOWS, DOORS, ELECTRICAL AND ROOF EXTENSION.

---

CASE NO: BE21060081  
CASE ADDR: 2617 NE 13 CT  
OWNER: AMC FROST'S BEACHHOUSE TWO LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
LAUNDRY ROOM PLUMBING. NEW PAVERS. AC'S CHANGEOUT. POOL HEATER.

---

CASE NO: BE21030001  
CASE ADDR: 5300 POWERLINE RD A  
OWNER: DEZER POWERLINE LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 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:  
APPROVED PLANS FROM LAST REMODELING PERMIT 14110448 ISSUED 02/04/2015 DOESN'T MATCH EXISTING FLOOR PLAN.

---





**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MAY 19, 2022  
9:00 A.M.**

<b>INSPECTOR</b>	<b>PAGES</b>
<b>ALEJANDRO DELRIO</b>	<b>5, 6, 10</b>
<b>GEORGE OLIVA</b>	<b>2, 3, 12</b>
<b>HECTOR SUAREZ</b>	<b>1</b>
<b>JORGE MARTINEZ</b>	<b>9, 10</b>
<b>JOSE SARAGUSTI</b>	<b>2, 10</b>
<b>LEONARDO MARTINEZ</b>	<b>6, 7, 8, 9, 13, 14</b>
<b>LINDA HOLLOWAY</b>	<b>1</b>
<b>MARY RICH</b>	<b>-</b>
<b>NASH MADIC</b>	<b>3, 4, 5, 11</b>
<b>NEW BUSINESS</b>	<b>1-8</b>
<b>OLD BUSINESS</b>	<b>9</b>
<b>HEARING TO IMPOSE FINES</b>	<b>10-14</b>