



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA SEPTEMBER 19, 2024 9:00 AM**

**Marine Industries Association of Florida  
2<sup>nd</sup> Floor Meeting Room  
221 SW 3 AVENUE**

**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.



---

**NEW BUSINESS**

---

**CASE NO:** BE23090208  
**CASE ADDR:** 3309 SW 2 AVE  
**OWNER:** OLAM FORT LAUDERDALE 1 LLC  
**INSPECTOR:** LEONARDO MARTINEZ

**VIOLATIONS:** FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

**CASE NO:** BE24060065  
**CASE ADDR:** 417 SE 16 ST  
**OWNER:** FLL401 INVESTMENT LLC  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2023) 111.1.1  
SINGLE FAMILY HOME CONVERTED INTO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY

---

**CASE NO:** BE24040210  
**CASE ADDR:** 1441 SW 32 ST  
**OWNER:** FRANJAQ PROPERTIES LLC  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** 9-259  
THIS VACANT BUILDING IS SEVERILY DILAPIDATED AND THE INTERIOR EXPOSED TO THE ELEMENTS DUE TO MISSING AND BROKEN WINDOWS AND DOORS. THERE ARE AREAS OF THE ROOF THAT CAVED IN AND THERE ARE SIGNS OF FIRE DAMAGE IN SOME AREAS OF THE BUILDING. THE BUILDING IN ITS PRESENT CONDITION IS FOUND TO BE UNFIT FOR HUMAN OCCUPATION AND IT CREATES A SERIOUS HAZARD TO THE HEALTH AND SAFETY OF THE OCCUPANTS OR THE PUBLIC.

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**PAGE 2**

**CASE NO: BE24020069  
CASE ADDR: 831 NE 5 AVE  
OWNER: 450 NE 9TH OWNER LLC;  
% AIMCO INVESTMENT COMPANY LLC  
INSPECTOR: JOSE SARAGUSTI**

**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:  
PARKING SPACES RESTRIPE.**

---

**CASE NO: BE24040009  
CASE ADDR: 3300 NE 37 ST  
OWNER: FLEURANT, GUY  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 111.1.1  
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.**

---

**CASE NO: BE24030147  
CASE ADDR: 3901 SW 13 CT  
OWNER: SMITH, LAWRENCE  
INSPECTOR: JOSE SARAGUSTI**

**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. ROOF  
PARTIALLY COLLAPSED.**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**PAGE 3**

**CASE NO: BE24010053  
CASE ADDR: 1223 SW 31 ST  
OWNER: TAM, LIOR & MOR  
INSPECTOR: ALEXANDER ALBORES**

**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:  
ADDITION INCLUDING BUT NOT LIMITED TO CARPORT ENCLOSURE, WINDOWS AND DOORS.**

---

**CASE NO: BE24020053  
CASE ADDR: 2617 N OCEAN BLVD  
OWNER: USMAN, GHULAM H  
INSPECTOR: ALEXANDER ALBORES**

**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:  
EXTERIOR WALL COVERING REPLACED AT SECOND FLOOR SE CORNER OF BUILDING, ELECTRICAL CONDUITS FOR LIGHTING AT SE SIDE OF BUILDING, WINDOWS REPLACED.**

---

**CASE NO: BE24020055  
CASE ADDR: 2621 N OCEAN BLVD  
OWNER: USMAN, GHULAM H  
INSPECTOR: ALEXANDER ALBORES**

**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:  
RAILINGS TO STAIRS ON SOUTH SIDE OF BUILDING, NEW WINDOWS/DOORS**

---

**CASE NO: BE24020056  
CASE ADDR: 2625 N OCEAN BLVD  
OWNER: USMAN, GHULAM  
INSPECTOR: ALEXANDER ALBORES**

**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:  
RAILINGS REPLACED ON NORTH SIDE OF BUILDING. WINDOWS/DOORS**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**PAGE 4**

**CASE NO: BE24070066  
CASE ADDR: 408 NE 6 ST  
OWNER: SE SOLMAR LLC  
INSPECTOR: LINDA HOLLOWAY**

**VIOLATIONS: 9-305(b)  
THE LANDSCAPE HAS TREE GRATES THAT ARE LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.**

**VIOLATIONS: 9-280(d)  
THERE ARE PAVERS AT THIS LOCATION THAT ARE MISSING, LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.**

**VIOLATIONS: 25-56(C)  
THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE LIFTED AND POSE A SAFETY HAZARD.**

---

**CASE NO: BE24070137  
CASE ADDR: 812 NE 17 CT  
OWNER: NEEDLEMAN, MARC  
INSPECTOR: LINDA HOLLOWAY**

**VIOLATIONS: 18-11.(b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.**

---

**CASE NO: BE24070267  
CASE ADDR: 812 NE 17 CT  
OWNER: NEEDLEMAN, MARC  
INSPECTOR: LINDA HOLLOWAY**

**VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**CASE NO: BE24060052  
CASE ADDR: 1408 NE 5 CT  
OWNER: AJAY MEHTA LIV TR; MEHTA, AJAY TRSTEE  
INSPECTOR: LINDA HOLLOWAY**

**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 INSTALLED WITHOUT PERMIT BLD-RPAV-22100007 BEING ISSUED.**

---

**CASE NO: BE24060005  
CASE ADDR: 1310 SW 2 CT  
OWNER: SAILBOAT BEND LP  
INSPECTOR: WILSON QUINTERO JR**

**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).**

---

**CASE NO: BE24060205  
CASE ADDR: 2889 NE 27 ST  
OWNER: BERTRANOU, CHARLES  
INSPECTOR: WILSON QUINTERO JR**

**VIOLATIONS: 18-11.(b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.**

**VIOLATIONS: 8-91.(c)  
THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**PAGE 6**

**CASE NO: BE24010151  
CASE ADDR: 3160 NW 66 ST  
OWNER: MACALUSO, M J & MARIA A  
MACALUSO FAM REV LIV TR  
INSPECTOR: WILSON QUINTERO JR**

**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:  
ASPHALT DRIVEWAY/SWALE RESURFACE**

---

**CASE NO: BE24060042  
CASE ADDR: 3312 NE 15 ST  
OWNER: JACKAL HOMES 7 LLC  
INSPECTOR: WILSON QUINTERO JR**

**VIOLATIONS: 18-12.(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.**

---

**CASE NO: BE24010031  
CASE ADDR: 180 ISLE OF VENICE DR 210  
OWNER: KARP, JOHN  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-21060047- PLB-RES-21060068/ FLOORING/REPLACE TOILET**

---

**CASE NO: BE23120074  
CASE ADDR: 825 SW 26 ST  
OWNER: BANGE, DAVID WAYNE  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
COMPLETE INTERIOR REMODEL, INCLUDING WINDOWS, A/C CHANGEOUT, ELECTRICAL PANEL, WATER HEATER, (2) NEW BATHROOMS AND KITCHEN.**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**PAGE 7**

**CASE NO: BE24020156  
CASE ADDR: 1620 NW 7 ST  
OWNER: MORISSEAU, ROBERTO  
INSPECTOR: PRESTON MARK**

**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 ROOM ADDITION AT REAR OF HOME INCLUDING STRUCTURAL,  
PLUMBING, ELECTRICAL, WINDOWS, DOOR, ROOFING, FRAMING & DRYWALL.**

---

**CASE NO: BE24030146  
CASE ADDR: 1800 NW 7 AVE  
OWNER: WILLS, GINETTE  
INSPECTOR: PRESTON MARK**

**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:  
WINDOWS & DOORS, STUCCO WORK AND PVC FENCE.**

---

**CASE NO: BE24030005  
CASE ADDR: 2900 NE 30 ST G-5  
OWNER: RESIDENTIAL CREDIT OPPOR TR;  
WILMINGTON SAVINGS FUND TRSTEE  
INSPECTOR: PRESTON MARK**

**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:  
FLOORING, KITCHEN AND BATHROOM REMODEL.**

---



**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**CASE NO: BE24070019  
CASE ADDR: 209 NE 23 AVE  
OWNER: LAS OLAS SEVEN ISLES LLC  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-16050056 SFR NEW CBS 3STY 6BED/8BATH 3 CAR GARAGE**

---

**CASE NO: BE24070024  
CASE ADDR: 209 NE 23 AVE  
OWNER: LAS OLAS SEVEN ISLES LLC  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 111.1.1  
OCCUPIED WITHOUT CERTIFICATE OF OCCUPATION**

---

**CASE NO: BE24050066  
CASE ADDR: 511 SW 31 AVE  
OWNER: ROSCOE, J & CLARA B  
INSPECTOR: ANDREW GEBBIA**

**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 GATE CONSTRUCTION**

---

**CASE NO: BE24050032  
CASE ADDR: 615 SW 16 ST  
OWNER: COSTANZO, MICHAEL JR;  
MERCADO-COSTANZO, SERINA  
INSPECTOR: ANDREW GEBBIA**

**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:  
INTERIOR/EXTERIOR DEMOLITION, EXTENSION IN THE BACK OF THE HOUSE.**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**CASE NO: BE24030190  
CASE ADDR: 828 SE 12 ST  
OWNER: BELLAMY, ANN M  
INSPECTOR: ANDREW GEBBIA**

**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:  
WOOD FENCE INSTALLATION AND REPAIRS**

---

**CASE NO: BE24050075  
CASE ADDR: 911 NW 4 AVE  
OWNER: ZELLA INVEST LLC  
INSPECTOR: ANDREW GEBBIA**

**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:  
WINDOWS, DOORS, AND KITCHEN REMODEL**

---

**CASE NO: BE24040145  
CASE ADDR: 1137 NE 3 AVE  
OWNER: CHARLOW, CRAIG H/E;  
KNOWLES-CHARLOW, KELLEY T  
INSPECTOR: ANDREW GEBBIA**

**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:  
FREESTANDING WOOD SHADE STRUCTURE**

**VIOLATIONS: 47-19.2.P.  
FREESTANDING SHADE STRUCTURES. FREESTANDING SHADE STRUCTURES (SUCH AS A GAZEBO, A TIKI HUT, OR A TRELLIS) MAY BE PERMITTED WHEN ACCESSORY TO RESIDENTIAL USES, IN THE REQUIRED REAR YARD BUT NO CLOSER THAN FIVE (5) FEET FROM THE REAR PROPERTY LINE**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**CASE NO: BE24050092  
CASE ADDR: 1203 N ANDREWS AVE  
OWNER: EMPIRE PROPERTY PROS LLC  
CONTRERAS, DANIEL & BARBAGALLO, F  
INSPECTOR: ANDREW GEBBIA**

**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:  
WOOD FENCE AND GATE CONSTRUCTED**

---

**CASE NO: BE24050008  
CASE ADDR: 1335 SEMINOLE DR  
OWNER: SLB ACQUISITIONS LLC  
INSPECTOR: ANDREW GEBBIA**

**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:  
METAL FENCE INSTALLATION**

---

**CASE NO: BE24050095  
CASE ADDR: 1421 NW 2 AVE  
OWNER: DEVLIN TRINITY REV TR;  
DEVLIN, LARA K TRSTEE  
INSPECTOR: ANDREW GEBBIA**

**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:  
WOOD FENCE CONSTRUCTED**

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.**

**CASE NO: BE23100150  
CASE ADDR: 1605 NW 11 CT  
OWNER: EC 2013 INVESTMENTS INC  
INSPECTOR: ANDREW GEBBIA**

**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:  
FRONT DOOR REPLACEMENT AND NEW AIR CONDITIONER UNIT CHANGE OUT**

---

**CASE NO: BE24040188  
CASE ADDR: 1725 NE 49 ST  
OWNER: SUTTON TERRACE CORPORATION  
INSPECTOR: ANDREW GEBBIA**

**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:  
WATER FOUNTAIN INSTALLATION**

---

**CASE NO: BE24050055  
CASE ADDR: 2931 SW 12 AVE  
OWNER: 2931 EDGEWOOD LLC  
INSPECTOR: ANDREW GEBBIA**

**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:  
WOOD FENCE CONSTUCTED- BOARD ON BOARD**

---

---

HEARING TO IMPOSE FINES

---

CASE NO: BE23110148  
CASE ADDR: 646 FLAMINGO DR  
OWNER: 646 FLAMINGO DR HOLDINGS LLC  
INSPECTOR: MARY RICH

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:  
CHAINLINK FENCE

---

CASE NO: BE24050184  
CASE ADDR: 413 SW 3 AVE  
OWNER: WATER TAXI 18 LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 8-91.(c)  
THE DOCK AT THIS LOCATION IS IN DISREPAIR. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

---

CASE NO: BE24020206  
CASE ADDR: 1055 N FEDERAL HWY  
OWNER: 1055 N FEDERAL LLC  
INSPECTOR: LINDA HOLLOWAY

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).

---

CASE NO: BE24030015  
CASE ADDR: 1320 SW 26 ST  
OWNER: MARINA MILE ALF LLC  
INSPECTOR: LINDA HOLLOWAY

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).

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

PAGE 13

CASE NO: BE24020085  
CASE ADDR: 408 NE 6 ST 744S  
OWNER: SE SOLMAR LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(d)  
EXTERIOR WALLS- DELAMINATING STUCCO WALL COVERING

---

CASE NO: BE23020157  
CASE ADDR: 441 ISLE OF PALMS DR  
OWNER: FUXA, ANDREW JR;  
GREENE FUXA, HEATHER M  
INSPECTOR: ALEXANDER ALBORES

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:  
PERIMETER /RETAINING CMU WALL

---

CASE NO: BE24050033  
CASE ADDR: 618 NE 3 AVE  
OWNER: MIDTOWN PAL FLAGLER VILLAGE LLC  
INSPECTOR: ALEXANDER ALBORES

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. MISSING PROTECTION TO PEDESTRIANS FBC(2023) 3306.1 PROTECTION REQUIRED. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 3306.1

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE24010128  
CASE ADDR: 807 SW 14 CT  
OWNER: LINCOLN SPORTS & ENTERTAINMENT LLC  
INSPECTOR: ANDREW GEBBIA

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:  
PAVER DRIVEWAY AND SIDEWALK

---

CASE NO: BE24010007  
CASE ADDR: 1610 SW 24 AVE  
OWNER: PETOT, MATTHIEU RENE PIERRE  
INSPECTOR: ANDREW GEBBIA

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:  
INSTALLATION OF NEW FENCE WITHOUT A PERMIT.

---

CASE NO: BE24060039  
CASE ADDR: 4250 GALT OCEAN DR 10E  
OWNER: HARIVEL, L CRAIG  
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: 9-259  
THIS BUILDING IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 9-276(A)  
THE OWNER SHALL NOT OCCUPY, PERMIT ANOTHER TO OCCUPY, OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING, DWELLING UNIT OR HOTEL OR ROOMING UNIT THAT IS NOT CLEAN, SANITARY, SAFE AND FIT FOR HUMAN HABITATION.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

PAGE 15

CASE NO: BE23070302  
CASE ADDR: 1237 NE 14 AVE  
OWNER: AKYOL, LEVENT; AKYOL, VALENTINA  
INSPECTOR: PRESTON MARK

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:  
KITCHEN AND BATHROOM DEMO INCLUDING WALL REMOVAL, DRYWALL, TILE, ELECTRICAL AND PLUMBING WITHOUT PERMITS. AC UNIT ALSO CHANGED WITHOUT PERMIT. ALL 3 UNITS REQUIRE PERMITTING.

---

CASE NO: BE23060086  
CASE ADDR: 1521 NW 6 AVE  
OWNER: OLMO, JORGE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18053023-PM-18053026-ATF INTERIOR RENOVATIONS-

---

CASE NO: BE23100210  
CASE ADDR: 2008 SW 15 AVE  
OWNER: LOPEZ, YVETTE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:PM-18120065 - NEW WOODEN FENCE

---



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE23030079  
CASE ADDR: 610 NE 14 PL  
OWNER: WRIGHT, JAKISHA  
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:  
ADDITION WITHOUT PERMIT IN FRONT AND BACK OF THE PROPERTY, NEW WINDOWS AND DOORS IN THE WHOLE HOUSE.

---

CASE NO: BE22050094  
CASE ADDR: 1201 SW 17 ST  
OWNER: WEINBERG, PAUL & MARCY  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 111.1.1  
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

VIOLATIONS: 9-260.(a)  
PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

---

CASE NO: BE23060204  
CASE ADDR: 2314 E SUNRISE BLVD ZONE2  
OWNER: KEYSTONE-FLORIDA PROPERTY HOLD  
% BURDINES TAX DEPT  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. CRACKS IN WALLS AND SIDEWALKS IN LOADING AREA AND GENERATOR ROOM.

---

CASE NO: BE24020077  
CASE ADDR: 2680 NW 21 CT  
OWNER: MCCOY, MABLE J  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1  
ASSISTED LIVING FACILITY IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO ASSISTED LIVING FACILITY

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

PAGE 17

CASE NO: BE22080305  
CASE ADDR: 213 ROYAL PALM DR  
OWNER: MORI LEGACY FOUNDATION 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:  
KITCHEN DEMO - WINDOW BLOCK WORK AT GARAGE, NEW ELECTRIC AND ELECTRIC PANELS, PLUMBING, DRYWALL REPAIR

---

CASE NO: BE21070362  
CASE ADDR: 111 SE 19 ST 1-7  
OWNER: 111 PRINCIPALITIES LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070161  
CASE ADDR: 112 N BIRCH RD  
OWNER: WEDGEWOOD COURT CONDO ASSOC INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE23070165  
CASE ADDR: 301 N BIRCH RD  
OWNER: BIRCH POINTE CONDO ASSN  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070188  
CASE ADDR: 520 ORTON AVE  
OWNER: GARDEN VIEW APTS INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23090239  
CASE ADDR: 715 NW 14 WAY  
OWNER: IMANUEL CHURCH OF GOD IN CHRIST  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE21100155  
CASE ADDR: 720 NW 22 RD  
OWNER: SHIRLEY, CARMEN ANITA  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070329  
CASE ADDR: 1001 NW 52 ST  
OWNER: CES PROPERTY DIVISION  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23080194  
CASE ADDR: 1401 NE 4 AVE  
OWNER: INSIGHT FOR THE BLIND INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE23070077  
CASE ADDR: 1401 NW 62 ST  
OWNER: FORT LAUDERDALE CROWN CENTER INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23090105  
CASE ADDR: 1460 SW 24 CT 1-4  
OWNER: QUANIECEE, PIERRE PAUL  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070074  
CASE ADDR: 1475 W CYPRESS CREEK RD  
OWNER: FORT LAUDERDALE CROWN CENTER INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE23100004  
CASE ADDR: 1545 MIAMI RD  
OWNER: CARPE DIEM TR; PALAMARA, RON TRS  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23080126  
CASE ADDR: 1900 N FEDERAL HWY  
OWNER: ROBERT RICKEL TR A; JJJ REV TR  
%EDENS & AVANT  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: CE15091654  
CASE ADDR: 2301 SE 17 ST  
OWNER: TRUST NUMBER P66-2020  
P66 LAND TRUST LLC TRSTEE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2014) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD 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  
SEPTEMBER 19, 2024  
9:00 A.M.

CASE NO: BE23070029  
CASE ADDR: 2419 E COMMERCIAL BLVD  
OWNER: PERENCAL LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23060195  
CASE ADDR: 2715 N OCEAN BLVD  
OWNER: EMBASSY TOWER II INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23100017  
CASE ADDR: 2817 E OAKLAND PARK BLVD  
OWNER: ACS 2817 LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

PAGE 23

CASE NO: BE23070155  
CASE ADDR: 3055 HARBOR DR  
OWNER: HARBOURAGE PLACE CONDO ASSN INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070071  
CASE ADDR: 3095 NW 62 ST  
OWNER: RJ PETROLEUM PROPERTIES III LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070230  
CASE ADDR: 5900 N ANDREWS AVE  
OWNER: CFC OFFICES LLC % VISION PROPERTIES  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 19, 2024  
9:00 A.M.

PAGE 24

CASE NO: BE23070257  
CASE ADDR: 6405 N FEDERAL HWY  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23070105  
CASE ADDR: 6701 NW 12 AVE  
OWNER: GUNDO HOLDINGS LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

CASE NO: BE23100027  
CASE ADDR: 6783 NW 17 AVE  
OWNER: ARNOLD SALES COMPANY INC;  
% THOMSON REUTER (PROP TAX SRVC)  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

---

---

**OLD BUSINESS**

---

**CASE NO:** BE24040001  
**CASE ADDR:** 2950 SW 17 PL  
**OWNER:** H&M HOUSING LAND DEVELOPMENT LLC  
**INSPECTOR:** ANDREW GEBBIA

**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:  
FILL/SOIL DUMPED AND NOT LEVELED IN LOT.

---

**CASE NO:** BE23120171  
**CASE ADDR:** 2032 SUNRISE KEY BLVD  
**OWNER:** MED IRREV TR; MARTINEZ, FEDERICO TRSTEE  
**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:  
SHADE STRUCTURE WITH SINK AND PLUMBING FIXTURES AND STRUCTURAL AND ELECTRICAL WORK.

---

**CASE NO:** BE24030006  
**CASE ADDR:** 3343 NE 40 ST  
**OWNER:** CHEN, CHRISTOPHER T  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED: SEAWALL AND DOCK IN DISREPAIR.

---



**CITY OF FORT LAUDERDALE**  
**BUILDING AND CONSTRUCTION ENFORCEMENT**  
**SPECIAL MAGISTRATE AGENDA**  
**SEPTEMBER 19, 2024**  
**9:00 A.M.**

INSPECTOR	PAGES
ALEX ALBORES	3, 13
ALEJANDRO DELRIO	1
ANDREW GEBBIA	8-11, 14, 25
JORGE MARTINEZ	-
JOSE SARAGUSTI	2, 16, 25
KATIE WILLIAMS	-
LEONARDO MARTINEZ	1, 17-24
LINDA HOLLOWAY	4, 5, 12
MARY RICH	12
PRESTON MARK	6, 7, 15
WILSON QUINTERO JR	5, 6
NEW BUSINESS	1-11
HEARING TO IMPOSE FINES	12-24
OLD BUSINESS	25