



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA NOVEMBER 21, 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.



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

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**NEW BUSINESS**

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CASE NO: BE24020040  
CASE ADDR: 501 SE 17 ST  
OWNER: AVALON FT LAUDERDALE LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BLD-CALT-23030010/ELE-COM-23040026  
WFM-FFH (COUNTER) INSTALL AMAZON PACKAGE PICK/RETURN AREA

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CASE NO: BE24070425  
CASE ADDR: 3470 JACKSON BLVD  
OWNER: CHOUTE, WALTER; PETIT, PAULETTE  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
SERVICE PANEL UPGRADE- TIE INTO CITY SEWER LINE AND ABANDON SEPTIC TANK  
PLB-RES-22040051- ELE-SERV-22040008

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CASE NO: BE24020140  
CASE ADDR: 720 NE 4 AVE  
OWNER: HTG FORT LAUDERDALE LLC  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 47-19.5  
GATES SWING OR SLIDE OUT AND OBSTRUCT PUBLIC WAYS.

VIOLATIONS: FBC(2023) 105.6.2  
THE WORK FOR WHICH THE PERMIT WAS ISSUED, DOES NOT COMPLY WITH APPROVED  
PLANS.

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CASE NO: BE24070086  
CASE ADDR: 1661 SW 32 CT  
OWNER: AG & EV CONS 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:  
COMPLETE RENOVATION, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C  
SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.

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**CASE NO: BE24070160  
CASE ADDR: 2415 SW 3 AVE  
OWNER: CIRCLE HOLDINGS OF FLORIDA LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE24070382  
CASE ADDR: 3541 NW 53 ST  
OWNER: RKS-LAUDERDALE PROPERTIES LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE23090210  
CASE ADDR: 4900 NW 10 AVE  
OWNER: PROSPECT 3 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.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24060071  
CASE ADDR: 712 NW 2 ST  
OWNER: SATOR INVESTMENTS LLC  
INSPECTOR: WILSON QUINTERO JR**

**VIOLATIONS: 25-7(a)  
IT SHALL BE UNLAWFUL FOR ANY PERSON TO ERECT, BUILD, CONSTRUCT, DEPOSIT OR PLACE UPON OR IN ANY STREET OR ANY PLACE WHERE THE PUBLIC HAS THE RIGHT OF PASSAGE ANY BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WHATSOEVER OR TO ENCLOSE ANY STREET, PARK OR OTHER PUBLIC PROPERTY WITHOUT THE EXPRESS CONSENT AND PERMISSION OF THE CITY COMMISSION. CHAINLINK FENCE GATES INSTALLED IN ALLEYWAY**

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**CASE NO: BE24070027  
CASE ADDR: 2800 NE 21 CT  
OWNER: DASSA FL INVESTMENTS LLC  
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:  
FENCE AND GATES**

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**CASE NO: BE24070344  
CASE ADDR: 3031 W COMMERCIAL BLVD  
OWNER: DW CL V LLC  
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).**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080355  
CASE ADDR: 1037 SE 2 CT  
OWNER: GLENN RICE & CYNTHIA HOY REV TR;  
RICE, GLENN & HOY, CYNTHIA 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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
THE ROOF OVERHANG REPLACED WITH NO PERMIT ON FILE.**

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**CASE NO: BE24020091  
CASE ADDR: 1627 E BROWARD BLVD  
OWNER: GALATI, KRISTIANN M  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
WOOD FENCE**

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**CASE NO: BE24080129  
CASE ADDR: 2406 BIMINI LN  
OWNER: COYAM 800 LLC  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
DRIVEWAY INSTALLED WITHOUT A PERMIT.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080247  
CASE ADDR: 3210 SW 18 ST  
OWNER: ESTEPA, BERNARDO H/E  
FUENMAYOR, LUZ A  
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:  
NEW GATES INSTALLED WITH NO PERMIT ON FILE**

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**CASE NO: BE24080186  
CASE ADDR: 6131 NE 14 AVE  
OWNER: PS FT LAUDERDALE 14 AVE 2013 LLC;  
DEPT PT FL 25965  
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).**

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**CASE NO: BE24090037  
CASE ADDR: 408 NE 6 ST  
OWNER: SE SOLMAR LLC  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(g)  
THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO UNIT 314 ELECTRICAL PANEL IN DISREPAIR DUE TO WATER INTRUSION INTO THE ELECTRICAL PANEL.**

**VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS WATER INTRUSION INTO THE ELECTRICAL PANEL IN UNIT 314.**

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**CASE NO: BE24050080  
CASE ADDR: 925 N ANDREWS AVE  
OWNER: LA MEXICANA HOLDINGS LLC  
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:  
INTERIOR ALTERATION INCLUDING FRAMING. EXTERIOR WINDOW AND DOOR REMOVED AT WEST AND SOUTH EXTERIOR WALL. EXTERIOR WALL OPENING INFILL AT SOUTH WALL.**

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**CASE NO: BE24080369  
CASE ADDR: 1560 NE 4 AVE  
OWNER: CHERISOL, BERNARD  
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:  
CHANGE OF USE WITHOUT THE REQUIRED PERMITS IN UNIT 1546, 1548, 1550, 1552 AND 1554. WORK WITHOUT PERMIT INCLUDING INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO TENANT SEPARATION WALLS PARTIALLY REMOVED BETWEEN UNITS 1552/1550, 1550/1548, 1548/1546, WALK IN COOLER IN UNIT 1546**

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**CASE NO: BE23110097  
CASE ADDR: 1608 SW 5 CT  
OWNER: VELASQUEZ DIAZ, JERSSON GEOVANY  
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:  
FULL INTERIOR ALTERATION/RENOVATION INCLUDING BUT NOT LIMITED TO WALL COVERING REPLACED, EXTERIOR WALL WINDOW AND DOOR OPENING ALTERATION, NEW EXTERIOR WALL DOOR OPENING CREATED, EXISTING WINDOW OPENINGS ENCLOSED, MECHANICAL REPLACED, REPLACED ELECTRICAL THROUGHOUT AND NEW ELECTRICAL PANEL, PLUMBING REPLACED, WINDOWS AND DOORS REMOVED AND SOME REPLACED.**

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CASE NO: BE24060206  
CASE ADDR: 2225 NE 15 CT  
OWNER: COOVIN ENTERPRISES LLC  
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:  
ALTERATIONS TO REAR WOOD DECK STRUCTURE

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CASE NO: BE23080031  
CASE ADDR: 3051 NE 47 CT  
OWNER: WAYNE HOUSE ASSOCIATION INC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(C)  
DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN DISREPAIR

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CASE NO: BE24050154  
CASE ADDR: 3451 BERKELEY BLVD  
OWNER: DUGUE, GERALDA  
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:  
NEW STRUCTURE AT THE REAR OF THE PROPERTY.

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CASE NO: BE24040067  
CASE ADDR: 500 E LAS OLAS BLVD  
OWNER: LOYCA PROPERTY OWNER LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
SUSHI GARAGE OUTDOOR DINING- BLD-OD-23030008  
OUTSIDE DINING/RESTURANT/ADD TABLE AND CHAIRS OUTSIDE -BLD-SWC-21030003

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CASE NO: BE24040196  
CASE ADDR: 509 COCONUT ISLE DR  
OWNER: POUNCEY, JAMES MICHAEL  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: #BLD-BDSP-20030009 SEAWALL & DOCK  
NOC ER#00427565

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CASE NO: BE24010040  
CASE ADDR: 911 SW 11 AVE  
OWNER: NOBSMARINA INC  
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:  
KITCHEN AND BATHROOM REMODEL, STRUCTURAL, PLUMBING AND  
ELECTRICAL ALTERATION. WINDOW & DOOR REPLACEMENT.

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CASE NO: BE24020138  
CASE ADDR: 1104 MANGO ISLE  
OWNER: MCGARRY, NEAL A & LORI A  
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:  
JACUZZI, DECK AND DOCK INCLUDING ELECTRICAL AT REAR OF HOME.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE24100048  
CASE ADDR: 1300 BRICKELL DR  
OWNER: 1300 BRICKELL LLC  
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:  
MODIFICATION OF MASONRY FENCE.

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CASE NO: BE24030037  
CASE ADDR: 2230 NE 56 PL 205  
OWNER: MARTEL, KEVIN  
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:  
KITCHEN REMODEL INCLUDING DRYWALL, PLUMBING AND ELECTRICAL.

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CASE NO: BE24050196  
CASE ADDR: 2436 OKEECHOBEE LN  
OWNER: ZEPEDA, FRANCISCO  
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:  
INTERIOR REMODEL - KITCHEN AND BATH. NEW SOFFIT AND LIGHTING, BOAT DOCK AND PAVER DECK/CONCRETE SLABS.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE24040106  
CASE ADDR: 2630 SUGARLOAF LN  
OWNER: CAAMANO, CARMEN  
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:  
AWNINGS FRONT, LEFTSIDE AND REAR OF HOME. CARPORT ENCLOSED WITHOUT A PERMIT.

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CASE NO: BE24060107  
CASE ADDR: 2750 DAVIE BLVD  
OWNER: LA SEGUNDA REALTY CORP  
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:  
A UTILITY STRUCTURE BEING BUILT AT THE SOUTHWEST REAR CORNER OF THIS PROPERTY WITHOUT PERMIT.

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CASE NO: BE24050071  
CASE ADDR: 2760 DAVIE BLVD  
OWNER: LA SEGUNDA REALTY CORP  
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:  
FLOOR SLAB REPLACEMENT, ELCTCRICAL, PLUMBING AND MECHANICAL.

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CASE NO: BE24050072  
CASE ADDR: 5100 N STATE ROAD 7  
OWNER: 5100 N STATE ROAD 7 FLL INC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: EXPIRED PERMIT LOW VOLTAGE ACCESS CONTROL SYSTEM/ELECTRICAL SERVICE CHANGE, ELE-SERV-22060024, ELE-LV-23030002

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CASE NO: BE24070013  
CASE ADDR: 408 SW 4 AVE  
OWNER: RAINTREE 18 LLC  
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BLD-PHZ-23010006 FOUNDATION ONLY  
FOR A NEW 28-STORY APARTMENT BUILDING / 333 UNITS. WEST BUILDING

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CASE NO: BE24060089  
CASE ADDR: 935 CAROLINA AVE  
OWNER: MENELAS, LINDA  
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:  
METAL FENCE CONSTRUCTED

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CASE NO: BE24060087  
CASE ADDR: 972 PENNSYLVANIA AVE  
OWNER: TALERAND, ESPOVERT H/E  
TALERAND, LAUNA  
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.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24060172  
CASE ADDR: 1155 NW 9 AVE  
OWNER: BALTAZAR GARCIA, CINDY EVELYN;  
GUTIERREZ GONZALEZ, JUAN MANUEL  
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**

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**CASE NO: BE24060196  
CASE ADDR: 1311 NW 44 CT  
OWNER: CHARLES, SPENCER; LOUIS, SHERLY  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: 47-19.2.P  
PERGOLA LOCATED IN BACK YARD WITHOUT A PERMIT.**

**VIOLATIONS: FBC(2023) 105.3.1.4.  
AWNING COVERING DECK ATTACHED TO THE BACK OF THE HOUSE.**

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**CASE NO: BE24060159  
CASE ADDR: 1371 SW 32 ST  
OWNER: CHINATTI, PAOLO R;  
CHINATTI, ROLAND & MONARCA, ROSARI  
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:  
INTERIOR RENOVATIONS, STRUCTURAL, ELECTRICAL, PLUMBING, HVAC**

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CASE NO: BE24080036  
CASE ADDR: 1401 RIVERLAND RD  
OWNER: RONDON, IRIS V H/E; ARIAS, SILVERIO  
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, METAL AWNING/SHADE STRUCTURE, SHED

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CASE NO: BE24090110  
CASE ADDR: 1506 SW 32 ST  
OWNER: MR MAX 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:  
ACCESSORY STRUCTURES IN REAR YARD. INTERIOR RENOVATION-KITCHEN AND BATHROOM

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CASE NO: BE24080027  
CASE ADDR: 1612 NW 8 ST  
OWNER: PEREZ CASTELLANOS, ISLENA G H/E  
PEREZ, ARTURO  
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:  
METAL FENCE

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CASE NO: BE24070335  
CASE ADDR: 1713 SW 11 ST 1-2  
OWNER: SOMMERS, JOEL C  
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:  
INTERIOR RENOVATIONS, WINDOWS, AND CONCRETE DRIVEWAY

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CASE NO: BE24080370  
CASE ADDR: 1733 N VICTORIA PARK RD  
OWNER: EDDELDORF, GEORGE  
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:  
REAR AND SIDE ROOF STRUCTURE

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CASE NO: BE24070281  
CASE ADDR: 1949 RIVERSIDE DR 1-2  
OWNER: JIMENEZ, EDDY  
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:  
INTERIOR RENOVATIONS, KITCHEN, BATH, DOORS, ELECTRIC AND NEW ELECTRICAL PANEL, A/C UNIT AND METAL FENCE

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.**

**CASE NO: BE24070147  
CASE ADDR: 2109 NE 62 ST  
OWNER: DACASA & CO LLC  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC (2023) 107.4  
WORK BEYOND SCOPE OF PERMIT**

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**CASE NO: BE24090204  
CASE ADDR: 2115 N OCEAN BLVD  
OWNER: GINIS QUARTERS LLC  
INSPECTOR: ANDREW GEBBIA**

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

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**CASE NO: BE24070044  
CASE ADDR: 2551 NW 16 CT  
OWNER: JAMES, GERALDINE D  
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 OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FENCE AND SHED ENCROACHING ONTO ADJACENT PROPERTY**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.**

**CASE NO: BE24050084  
CASE ADDR: 3000 E OAKLAND PARK BLVD  
OWNER: CLARIDGE HOMES 3000 WATERSIDE LP  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-PHZ-22070002, ELE-COM-22070077, PLB-COM-22070035, LND-TREE-23020071,  
ENG-SITE-22070003**

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**CASE NO: BE24070014  
CASE ADDR: 3420 DAVIE BLVD  
OWNER: EMMANUEL BAPTIST CHURCH OF HOLINESS INC  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: INT. RENOV.;"CHURCH"- PM-09040565**

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HEARING TO IMPOSE FINES

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CASE NO: BE23060052  
CASE ADDR: 125 N BIRCH RD  
OWNER: SPRINGBROOK GARDENS INC A CONDO  
INSPECTOR: MARY RICH

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO CRACKS IN INTERIOR WALLS IN STAIRWELL, STEEL TUBE COLUMN/CONCRETE LANDING ON SOUTH SIDE OF PROPERTY.

---

CASE NO: BE24060017  
CASE ADDR: 2880 NE 28 ST  
OWNER: CICARDO B2B CONSULTING LLC  
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS, PORTABLE TOILETS, ETC. (FENCE BLOCKING FIRE HYDRANT)

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CASE NO: BE23080329  
CASE ADDR: 511 E BROWARD BLVD  
OWNER: WEST PAVILION LTD  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. PARAPETE.

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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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23010147  
CASE ADDR: 601 NW 22 RD  
OWNER: BETTYS SOUL FOOD INC  
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:  
A TRELIS GAZEBO INSTALLED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT.

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CASE NO: BE24050190  
CASE ADDR: 1308 AVOCADO ISLE  
OWNER: 1308 & 1212 AVOCADO ISLE LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 24-11(d)  
THERE IS CONSTRUCTION DEBRIS AND SOLID WASTE ON THE PROPERTY.

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CASE NO: BE23010100  
CASE ADDR: 1501 SE 15 ST  
OWNER: THE ISLAND CLUB CONDO ASSN INC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-309(A)  
(MECHANICAL AND/OR ELECTRICAL EQUIPMENT AND DEVICES) IN DISREPAIR. MECHANICAL EQUIPMENT AND MECHANICAL EQUIPMENT IN DISREPAIR, COOLING TOWER.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23070060  
CASE ADDR: 2150 SE 17 ST  
OWNER: NAP 17TH ST MARINA LLC (BLDG)  
SAILS VENTURES LLC (LAND)  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-TENT-22080001 TEMP STRUCTURE FOR FLL INTERNATIONAL BOAT SHOW: SHOW DATES:  
10/26/22 - 10/30/22

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CASE NO: BE23120105  
CASE ADDR: 2175 W STATE ROAD 84  
OWNER: FALLS AT MARINA BAY LP  
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:  
A/C CHANGE OUT TO MULTIPLE UNITS INCLUDING BUT NOT LIMITED TO BUILDING 2610 UNITS  
501,505,205,309 AND 105.

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CASE NO: BE24020159  
CASE ADDR: 6201 BAY CLUB DR  
OWNER: BAY COLONY CLUB CONDO INC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(C)  
APPROXIMATELY 7 BALCONIES HAVE CONCEALED DETERIORATION TO THE STRUCTURAL  
STEEL SUPPORT MEMBERS AS PER THE ENGINEER LETTER DATED DECEMBER 17, 2023

VIOLATIONS: 9-280(d)  
WATER INTRUSION DUE TO DETERIORATION OF THE EXTERIOR WALL COVERING THAT  
PROTECTS THE STRUCTURAL STEEL MEMBER SUPPORTS THAT ARE CONCEALED INSIDE THE  
BALCONIES.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

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**CASE NO:** BE23070189  
**CASE ADDR:** 39 NE 16 CT  
**OWNER:** LINGER, MICHAEL ARRON  
WIESENBERGER, CHRISTOPHER DALLAS  
**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:  
ELECTRICAL PANEL CHANGE/UPGRADE, ALTER/COVER MASONARY OPENINGS AND INSTALL NEW WINDOWS. IN ADDITION THE AC UNIT CHANGEOUT, ALTERATION OF COVERED CARPORT, BACK PORCH AND ACCESSARY BUILDING. ALSO PLUMBING REVISION FOR SEWER CONNECTIONS.

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**CASE NO:** BE23100216  
**CASE ADDR:** 334 SW 13 ST  
**OWNER:** FERN LEAF PROPERTIES LLC  
**INSPECTOR:** PRESTON MARK

**VIOLATIONS:** FBC(2020) 105.3.1.4.  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLATION OF AN ABOVE GROUND POOL/SPA AT THE RIGHTSIDE OF THE PROPERTY.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23120132  
CASE ADDR: 1405 NE 4 CT  
OWNER: TASHAROFI, SAEED  
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:  
ADDITION AT REAR OF BUILDING.

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CASE NO: BE23120154  
CASE ADDR: 1409 NE 4 CT 4  
OWNER: TASHAROFI, SAEED  
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:  
NEW ADDITION TO REAR OF BUILDING.

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CASE NO: BE23100226  
CASE ADDR: 1628 NE 7 AVE  
OWNER: WESLY R BLANC LLC  
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:  
NEW SHED ON EXISTING SLAB IN BACK YARD, WINDOWS REPLACEMENT, WIRE LATH INSTALLED AT UTILITY ROOM & FLORIDA ROOM, COMPLETE SOFFIT REPLACEMENT, PLUMBING FOR SHUTOFF VALVE, WASHER & DRYER, ELECTRICAL FOR NEW PANEL, AND KITCHEN REMODEL.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

**CASE NO:** BE23120094  
**CASE ADDR:** 2060 NE 62 CT  
**OWNER:** ZIEL, TED J & ELIZABETH A  
**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:  
FRONT PATIO AWNINGS, FISH POND PUMP AND ALUMINUM FENCE.

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**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.

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**CASE NO:** BE23100122  
**CASE ADDR:** 5591 NE 29 AVE  
**OWNER:** BECERRA, MARCO; ROBLES, PEDRO &  
VENTURO, PEDRO  
**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:  
WORK WITHOUT PERMITS INCLUDING WINDOWS/DOORS, REMODEL KITCHEN AND BATHROOMS AND EXISTING POOL REMODEL.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

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

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CASE NO: BE23030001  
CASE ADDR: 815 NW 4 AVE  
OWNER: GUTZMER, TIMOTHY  
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 SHED. NEW WOODEN FENCE NEAR SHED.

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CASE NO: BE23080371  
CASE ADDR: 400 SW 3 AVE  
OWNER: DFW 18 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23080270  
CASE ADDR: 601 E SUNRISE BLVD  
OWNER: SUNFLAGLER 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.

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CASE NO: BE23010187  
CASE ADDR: 700 NW 8 AVE  
OWNER: 700A SEACLOUD 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.

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CASE NO: BE23070222  
CASE ADDR: 720 E CYPRESS CREEK RD  
OWNER: W2005 NEW CENTURY HOTEL  
PORTFOLIO LP C/O RYAN 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23080331  
CASE ADDR: 805 E BROWARD BLVD  
OWNER: 805 BROWARD 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.

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CASE NO: BE23080233  
CASE ADDR: 806 NW 8 AVE  
OWNER: NESS PAPER INDUSTRIES LLC  
%SHALOM ANDRUSIER  
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.

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CASE NO: BE23090079  
CASE ADDR: 850 DAVIE BLVD  
OWNER: FLORIDA CONFERENCE ASSN  
OF SEVENTH DAY ADVENTISTS  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23060093  
CASE ADDR: 909 BREAKERS AVE  
OWNER: BREAKERS OF FT LAUD CONDO ASSOC  
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.

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CASE NO: BE23080151  
CASE ADDR: 1050 SEMINOLE DR  
OWNER: THE VILLAS OF SUNRISE BAY 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.

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CASE NO: BE21100194  
CASE ADDR: 1201 RIVER REACH DR  
OWNER: RIVER REACH 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
NOVEMBER 21, 2024  
9:00 A.M.

CASE NO: BE23070079  
CASE ADDR: 1451 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.

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CASE NO: BE23070372  
CASE ADDR: 1850 NW 49 ST  
OWNER: EWE WAREHOUSE INVESTMENTS XXVI LTD  
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.

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CASE NO: BE23080131  
CASE ADDR: 2350 N FEDERAL HWY  
OWNER: ROBERT RICKEL TR A;  
ANTWEILER, JUDITH TRSTEE %EDENS  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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9:00 A.M.

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**CASE NO:** BE22040055  
**CASE ADDR:** 2414 E SUNRISE BLVD  
**OWNER:** KEYSTONE-FLORIDA PROPERTY HOLD  
**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.

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**CASE NO:** BE23080248  
**CASE ADDR:** 3200 N OCEAN BLVD  
**OWNER:** L'HERMITAGE II 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.

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**OLD BUSINESS**

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**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.

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**CITY OF FORT LAUDERDALE**  
**BUILDING AND CONSTRUCTION ENFORCEMENT**  
**SPECIAL MAGISTRATE AGENDA**  
**NOVEMBER 21, 2024**  
**9:00 A.M.**

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