



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA**

**APRIL 20, 2023**

**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)



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**NEW BUSINESS**

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**CASE NO:** BE23020055  
**CASE ADDR:** 1200 N FEDERAL HWY  
**OWNER:** LAUDERDALE-A LLC  
**INSPECTOR:** HECTOR SUAREZ

**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:** BE23030142  
**CASE ADDR:** 511 NE 3 AVE B  
**OWNER:** PALMIET TWO LLC  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** FBC(2020) 111.1.1  
BUILDING OR STRUCTURE OCCUPIED WITHOUT A TEMPORARY CERTIFICATE OF OCCUPANCY

**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:  
OUTDOOR DINING AND FOOD TRUCKS WITHOUT PERMITS

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**CASE NO:** BE22110123  
**CASE ADDR:** 911 NE 4 AVE  
**OWNER:** RECHTER HOLDINGS INC  
**INSPECTOR:** MARY RICH

**VIOLATIONS:** 47-22.9.  
THERE ARE WALL, GROUND AND MURAL SIGNS THAT HAVE BEEN INSTALLED WITHOUT  
OBTAINING THE REQUIRED PERMITS AS PER ZONING REQUIREMENTS.

**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:  
WALL, GROUND AND MURAL SIGNS.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**PAGE 2**

**CASE NO: BE22110098  
CASE ADDR: 1211 NE 4 AVE  
OWNER: 1211 4TH AVE LLC  
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-CALT-22100010**

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**CASE NO: BE22090143  
CASE ADDR: 1724 SW 4 ST  
OWNER: CICALÉ, COURTNEY L & BRYAN  
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:  
BUILDING A LARGE SHED.**

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**CASE NO: BE22110122  
CASE ADDR: 3621 N OCEAN BLVD  
OWNER: 3621 N OCEAN BLVD 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:  
ELECTRICAL UNDERGROUND. NEW ELECTRICAL OUTLETS AND INTERIOR PANELS IN SOME  
OF THE UNITS. NEW KITCHEN AND BATHROOMS. NEW SEWER LINES. NEW RAILING IN SOME  
OF STAIRS.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**PAGE 3**

**CASE NO: BE23030159  
CASE ADDR: 201 SW 5 AVE  
OWNER: PERFORMING ARTS CENTER AUTHORITY  
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: BE23020056  
CASE ADDR: 1500 E SUNRISE BLVD  
OWNER: 1500 E SUNRISE BOULEVARD LLC  
% HH ? ENTERTAINMENT INC  
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: BE23010134  
CASE ADDR: 1500 E SUNRISE BLVD  
OWNER: 1500 E SUNRISE BOULEVARD LLC  
% HH ? ENTERTAINMENT 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.**

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 4

CASE NO: BE23010074  
CASE ADDR: 2355 NE 26 ST  
OWNER: BRC LAND TR; SCHMIER, ROBERT TRSTEE ETAL  
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.

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CASE NO: BE23010073  
CASE ADDR: 2666 E OAKLAND PARK BLVD  
OWNER: GONGALES, ARRON C; STRAMAGLIA, VITO  
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.

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CASE NO: BE23010065  
CASE ADDR: 4242 N FEDERAL HWY  
OWNER: 4242 FEDERAL 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.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**CASE NO: BE23010071  
CASE ADDR: 4824 NE 21 AVE  
OWNER: VILEN CORP % MONACO REAL ESTATE  
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.**

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**CASE NO: BE22120019  
CASE ADDR: 809 NE 16 AVE  
OWNER: MAZAL INVESTMENTS 16 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.**

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**CASE NO: BE22120020  
CASE ADDR: 821 NE 16 AVE  
OWNER: MAZAL INVESTMENTS 16 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.**

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 6

CASE NO: BE22120021  
CASE ADDR: 825 NE 16 AVE  
OWNER: MAZAL INVESTMENTS 16 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.

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CASE NO: BE22120022  
CASE ADDR: 841 NE 16 AVE  
OWNER: MAZAL INVESTMENTS 16 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.

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CASE NO: BE22110003  
CASE ADDR: 2011 NE 18 ST  
OWNER: COPE, ANGELA C  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF AT THIS PROPERTY IS DAMAGE AND IS IN DISREPAIR INCLUDING BUT NOT LIMITED TO THE ROOF.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**PAGE 7**

**CASE NO: BE22100023  
CASE ADDR: 43 FORT ROYAL ISLE  
OWNER: MORELLO, ANTHONY; MORELLO, LOUISE  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC (2020) 105.3.0.4  
NEW CONTRACTOR SHALL FILL OUT A CHANGE OF CONTRACTOR APPLICATION TO BE ABLE  
TO TRANSFER THE PERMITS TO HIS COMPANY IF APPROVED BY THE CITY BUILDING OFFICIAL**

**VIOLATIONS: FBC (2020) 454.2.17.1  
OUTDOOR SWIMMING POOL SHALL BE PROVIDED WITH A BARRIER COMPLYING WITH  
SECTIONS 454.2.17.1.1**

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**CASE NO: BE23030194  
CASE ADDR: 200 S BIRCH RD  
OWNER: LEISURE BEACH ASSOCIATION INC  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC BCA (2020) 116.1  
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 IS DETERIORATION TO THE BALCONY FLOORS INCLUDING BUT NOT LIMITED TO  
EXTENSIVE CONCRETE SPALLING (DELAMINATION OF CONCRETE CAUSED BY RUSTING  
REINFORCEMENT STEEL BARS.**

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**CASE NO: BE22090092  
CASE ADDR: 216 SW 19 ST 1-7  
OWNER: GFM 216 SW 19 ST LLC  
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:  
NEW MINI SPLIT AIR CONDITIONING UNITS INSTALLED IN UNIT #1 AND #7. DEMOLITION  
COMPLETED IN UNIT 1 INCLUDING KITCHEN AND BATHROOM. ELECTRICAL MAIN PANEL  
INSTALLED OUTSIDE OF UNIT #7**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**CASE NO: BE22110022  
CASE ADDR: 518 NW 17 AVE  
OWNER: 3EYE POWER LLC  
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:  
NEW PAVERS INSTALLED**

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**CASE NO: BE22110024  
CASE ADDR: 1307 NW 8 AVE  
OWNER: DAREJOR 1307 LLC  
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:  
WOODEN FENCE**

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**CASE NO: BE23030211  
CASE ADDR: 1400 NE 53 CT  
OWNER: MODERN APARTMENTS LLC  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC BCA (2020) 116.1  
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 IS DETERIORATION TO THE METAL STAIRWELL ON THE NORTH SIDE OF THE BUILDING THAT APPEARS TO BE SEVERE. IN ADDITION, THERE IS CONCRETE SPALLING IN MULTIPLE BALCONIES AT THE REAR OF THE BUILDING.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**PAGE 9**

**CASE NO: BE22100138  
CASE ADDR: 2070 NW 27 LN  
OWNER: FLOREXILE, ROSE MARIE; LOUIS MAX  
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:  
WOODEN FENCE**

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**CASE NO: BE22100006  
CASE ADDR: 2142 NW 8 ST  
OWNER: ISME, VIELANDE JULME; ISME, WISLER  
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:  
BUILDING CONVERTED FROM DUPLEX TO TRIPLEX WITHOUT OBTAINING THE REQUIRED PERMITS**

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**CASE NO: BE22090142  
CASE ADDR: 2179 NE 59 CT  
OWNER: PIRES, CLAUDIA; PIRES, RICARDO DE FRANCA  
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:  
INTERIOR RENOVATION, KITCHEN, 2 BATHROOMS, ELECTRIC UPGRADES, LIGHTING, FIXTURES, OUTLETS SWITCHES, PLUMBING, TANKLESS WATER HEATER**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.**

**PAGE 10**

**CASE NO: BE22110004  
CASE ADDR: 6110 NW 31 TER  
OWNER: VALIQUETTE, KAREN  
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:  
STRUCTURE BUILT AT THE REAR OF THE PROPERTY TO INCLUDE  
STRUCTURAL, ELECTRICAL, MECHANICAL (MINI SPLIT UNIT) AND WINDOWS/DOOR.**

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HEARING TO IMPOSE FINES

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CASE NO: BE22090149  
CASE ADDR: 1320 NW 9 AVE  
OWNER: FELICIANO, CENABIA  
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 OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW DRIVEWAY AND CHAINLINK FENCE

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CASE NO: BE22100044  
CASE ADDR: 225 S FORT LAUDERDALE BEACH BLVD  
OWNER: L & A BEACH HOLDINGS LLC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1  
RESTAURANT IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY RELATED TO PERMIT NUMBER PM-08042041 - CONVERTING RETAIL TO RESTAURANT .

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CASE NO: BE22080024  
CASE ADDR: 2901 NE 51 ST  
OWNER: WATERVIEW CONDO  
ASSOCIATION OF FORT LAUDERDALE INC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-16121961 INSTALL AND WIRE 4 LIGHT FIXTURES ON DOCK (MASTER PM-16121960 IS COMPLETE)

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CASE NO: BE21070001  
CASE ADDR: 3015 N OCEAN BLVD 2R  
OWNER: BERKLEY SOUTH CONDO ASSN INC  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. INCLUDING BUT NOT LIMITED TO GARAGE WALLS, FLOORS, CEILING , AND DRAINAGE SYSTEM.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

CASE NO: BE22110132  
CASE ADDR: 603 NE 13 ST  
OWNER: QUEEN PROGRESS INVESTMENTS INC  
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:  
ALTERATIONS TO MEZZANINE AT BAY IDENTIFIED AS BAY C INCLUDING BUT NOT LIMITED TO: STRUCTURAL STEEL I BEAMS SUPPORTING MEZZANINE REMOVED AND OR MODIFIED, STRUCTURAL STEEL TUBE COLUMNS SUPPORTING I BEAMS/MEZZANINE REMOVED, A/C AIRHANDLER REMOVED AND RELOCATED, WALLS REMOVED AT MEZZANINE, BATHROOM PARTITION WALLS EXTENDED UP TO THE TWIN T ROOF SYSTEM. ILLEGAL CHANGE OF USE WITHOUT CHANGE OF USE PERMIT AT BAY IDENTIFIED AS BAY C AND E. REMOVAL OF STAIRS AT BAY E, DEMOLITION AND ALTERATIONS TO 2ND FLOOR AT BAY E, GROUND FLOOR CUT OUTS AND PLUMBING INSTALLATION AT BAY E, ELECTRICAL AT BAY E

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CASE NO: BE21120028  
CASE ADDR: 802 SW 29 ST  
OWNER: MCGRUFF, MELISSA  
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:  
POOL BUILT WITHOUT PERMITS AND/ OR INSPECTIONS  
ACCESSORY STRUCTURE

VIOLATIONS: FBC(2020) 116.1.2  
POOL IS UN-SAFE WITH NO INSPECTIONS FOR ELECTRICAL AND CHILD BARRIER PROTECTION

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CASE NO: BE22100108  
CASE ADDR: 1200 SE 1 ST  
OWNER: QUIET BY THE SEA LLC  
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:  
INSTALLED NEW WINDOWS , NEW EXTERIOR ELECTRIC PANELS, STRUCTURAL REPAIR OF WOODEN STAIRCASE IN UNIT # 6, NEW ENTRY DOORS IN MULTIPLE UNITS

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

CASE NO: BE22030031  
CASE ADDR: 501 SE 33 ST  
OWNER: 27TH AVENUE ENTERPRISES 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 OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FENCE

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

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CASE NO: BE22110043  
CASE ADDR: 1431 N FEDERAL HWY  
OWNER: BRICKBOX ATLANTIC 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).

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CASE NO: BE22030033  
CASE ADDR: 3240 S FEDERAL HWY  
OWNER: 27TH AVENUE ENTERPRISES 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 OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
FENCE

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 14

CASE NO: BE22030014  
CASE ADDR: 111 SW 23 ST A  
OWNER: ANDREWS WAREHOUSE 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:  
INTERIOR PARTITIONS REMOVAL. NEW OPENING IN FIRE PARTITION. NEW ELECTRICAL PANEL AND NEW POWER POLES. NEW AC UNIT AND DUCT WORK.

---

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: BE22040162  
CASE ADDR: 648 NE 16 TER  
OWNER: VENTURE NOOB 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:  
COMPLETE HOUSE REMODELING INCLUDING ROOF RAFTERS, FLOOR JOIST AND SHEATHING, EXTERIOR WOOD FRAME WALLS, EXTERIOR WALL COVERING, NEW FASCIA BOARD. INTERIOR PARTITIONS, NEW PLUMBING WITH NEW WATER HEATERS, NEW ELECTRICAL INCLUDING INTERIOR PANELS AND MECHANICAL PERMITS REQUIRED. NEW WINDOWS AND DOORS.

VIOLATIONS: FBC(2020) 111.1.1  
CHANGED FROM GROUP U TO GROUP R-3 FOR THE CARPORT / GARAGE CONVERSION.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 15

CASE NO: BE22070059  
CASE ADDR: 1800 N ANDREWS AVE 5K  
OWNER: LUTHY,PETER; ALFRED & HEDY LUTHY REV LIV TR  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-16011661 ATF,UNIT 5K: TOTAL  
RENOVATION

---

CASE NO: BE22050079  
CASE ADDR: 905 SW 10 TER  
OWNER: CERVEIRA, CLAUDINNE  
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:  
NEW KITCHEN WITHOUT PERMIT. FLORIDA ROOM CONVERTED INTO A RENTAL UNIT ON THIS  
SINGLE FAMILY DWELLING.

---

CASE NO: BE22010171  
CASE ADDR: 1815 NW 7 AVE  
OWNER: PINEDA, NESTOR RAFAEL  
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:  
WINDOWS AND DOORS, WALK WAY, BATHROOMS, KITCHENS, ELECTRICAL  
PANEL, COMPLETE ALTERATION, A/C UNIT AND DUCTWORKS.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 16

CASE NO: BE22040027  
CASE ADDR: 1881 DAVIE BLVD  
OWNER: H I G LLC  
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:  
TWO ACCESSORY STRUCTURES ON THE BACK OF THE PROPERTY.

---

CASE NO: BE22090091  
CASE ADDR: 2031 NE 52 ST  
OWNER: SENFT, SCOTT  
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:  
NEW ENTRY DOOR AND GARAGE SIDE DOOR. NEW SHOWER AND PLUMBING FIXTURES IN SECOND BATH. NEW KITCHEN SINK AND FAUCET.

---

CASE NO: BE22080162  
CASE ADDR: 2275 W STATE ROAD 84  
OWNER: AIDS HEALTHCARE FOUNDATION INC  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-15120747 RAMADA INN RELOCATE BAR AND SUB PERMITS ARE EXPIRED AS WELL.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 17

CASE NO: BE22080111  
CASE ADDR: 601 N FORT LAUDERDALE BEACH BLVD  
OWNER: THE ATLANTIC HOTEL GROUP HOLDINGS LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17081703 INSTALL 2 ALUMINUM GATES

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CASE NO: BE22080057  
CASE ADDR: 728 NW 3 ST  
OWNER: 728 NW3RD LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17072483 FOUNDATION AND SET UP FOR HOUSE MOVED FROM 525 NE AND SUB PERMITS ARE EXPIRED AS WELL.

---

CASE NO: BE22070026  
CASE ADDR: 900 NE 18 AVE 701  
OWNER: CHAPLES, ANA SOPHIA  
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:  
KITCHEN REMODELING. NEW FLOORING.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 18

CASE NO: CE19061427  
CASE ADDR: 1464 SW 30 TER  
OWNER: KNOCHE, BRITTANY A  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-1(d)  
AT THE REAR OF THE PROPERTY A BUILDING WAS BUILT WITH VOIDED APPLIED PERMITS FROM 2014 AND IT HAS BECOME WORK W/O PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1.  
THE PROPERTY HAS BEEN CONVERTED TO A DUPLEX WITHOUT THE APPROVALS FROM THE CITY ZONING DEPARTMENT.  
NEW PLUMBING AND ELECTRICAL SUPPLY LINES WERE INSTALLED WITHOUT PERMITS TO SUPPLY THE NEW INSTALLED FIXTURES.  
THERE ARE NEW WINDOWS AND DOORS THAT WERE INSTALLED WITHOUT THE REQUIRED PERMITS ON THE MAIN AND REAR BUILDING.

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CASE NO: BE22100131  
CASE ADDR: 2313 N OCEAN BLVD  
OWNER: A1A N OCEAN BLVD LLC  
INSPECTOR: JORGE 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:  
1- FRONT DOOR  
2- PVC FENCE

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CASE NO: BE22040227  
CASE ADDR: 2406 NASSAU LN  
OWNER: BELTRAN, HERNAN; BELTRAN, SANDRA  
INSPECTOR: JORGE 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 OUTDOOR WOOD STAIRCASE  
WOOD DECK  
NEW RETENSION WALL

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

CASE NO: BE22030106  
CASE ADDR: 2810 RIVERLAND RD  
OWNER: 2810 RIVERLAND LLC  
INSPECTOR: JORGE 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:  
CONCRETE SLAB ON THE BACK OF THE PROPERTY,  
EXTERIOR WALLS RENOVATION

---

CASE NO: BE21100169  
CASE ADDR: 9 N BIRCH RD  
OWNER: HARBOR HOUSE EAST CONDO ASSN  
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.

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CASE NO: BE21070308  
CASE ADDR: 313 HENDRICKS ISLE  
OWNER: SERLATECA 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

CASE NO: BE20080089  
CASE ADDR: 401 NW 7 TER  
OWNER: MT HERMON AFRICAN METHODIST  
EPISCOPAL CHURCH INC  
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.

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CASE NO: BE20080087  
CASE ADDR: 401 NW 9 AVE  
OWNER: NEW MOUNT OLIVE MISSIONARY  
BAPTIST CHURCH INC  
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.

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CASE NO: BE21100046  
CASE ADDR: 401 NE 16 AVE  
OWNER: THE VICTORIAN CONDO ASSN 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 21

CASE NO: BE21070312  
CASE ADDR: 404 NW 1 AVE  
OWNER: 404 NW1 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.

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CASE NO: BE21070363  
CASE ADDR: 421 SE 21 ST 1-5  
OWNER: BROWARD HOUSE 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.

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CASE NO: BE21100186  
CASE ADDR: 455 NE 16 AVE  
OWNER: THE HEMINGWAY AT VICTORIA PARK  
CONDOMINIUM ASSOCIATION 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 22

CASE NO: BE20050205  
CASE ADDR: 700 SW 21 TER  
OWNER: COLAIANNI INVESTMENTS OF FL INC  
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.

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CASE NO: BE21070175  
CASE ADDR: 850 NE 13 ST  
OWNER: TRANSFORMA REALTY 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.

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CASE NO: BE20040432  
CASE ADDR: 915 E SUNRISE LN  
OWNER: HPT IHG-2 PROPERTIES TR  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 23

CASE NO: BE21070192  
CASE ADDR: 999 N FORT LAUDERDALE BEACH BLVD  
OWNER: HPT IHG-2 PROPERTIES TR  
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.

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CASE NO: BE21090302  
CASE ADDR: 1100 W MCNAB RD  
OWNER: 82 HOLDINGS 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.

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CASE NO: BE20070274  
CASE ADDR: 1200 MIAMI RD  
OWNER: OASIS HOTEL 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 24

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

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CASE NO: BE21100227  
CASE ADDR: 1235 E LAS OLAS BLVD  
OWNER: 1235 LAS OLAS 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.

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CASE NO: BE21090077  
CASE ADDR: 1500 NW 19 ST  
OWNER: 19TH STREET FAMILY HOLDINGS 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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 25

CASE NO: BE21100209  
CASE ADDR: 1831 NE 45 ST A  
OWNER: THOMAS RANDAL LANE DMD PZ  
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.

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CASE NO: BE21100089  
CASE ADDR: 2000 W COMMERCIAL BLVD  
OWNER: COMMERCIAL BLVD REALTY 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.

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CASE NO: BE21110050  
CASE ADDR: 2300 SW 15 AVE  
OWNER: BUD ROBINSON MEMORIAL  
CHURCH OF THE NAZARENE  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 26

CASE NO: CE14121883  
CASE ADDR: 3038 N FEDERAL HWY, # F  
OWNER: RJD HOLDINGS LLC  
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2010) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED 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 YEAR BUILDING SAFETY 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: BE21100072  
CASE ADDR: 3058 W BROWARD BLVD  
OWNER: GLAD REALTY CORP  
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.

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CASE NO: BE20040323  
CASE ADDR: 3080 NE 47 CT  
OWNER: WESTCHESTER HOUSE ASSOC INC  
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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
APRIL 20, 2023  
9:00 A.M.

PAGE 27

CASE NO: BE20050413  
CASE ADDR: 3200 W BROWARD BLVD  
OWNER: A & M INVESTMENTS OF AMERICA 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.

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CASE NO: BE20050412  
CASE ADDR: 3214 W BROWARD BLVD  
OWNER: A & M INVESTMENTS OF AMERICA 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.

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CASE NO: BE21090296  
CASE ADDR: 4819 NE 21 AVE 1-9  
OWNER: ELLIOT, ANN; ANN ELLIOT REV TR  
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.

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**OLD BUSINESS**

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**CASE NO:** CE14071470  
**CASE ADDR:** 955 S FEDERAL HWY  
**OWNER:** 955 S FEDERAL LLC  
**INSPECTOR:** GEORGE OLIVA

**VIOLATIONS:** FBC 109.16  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED 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 YEAR BUILDING SAFETY 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:** BE22060088  
**CASE ADDR:** 825 SW 4 ST  
**OWNER:** WILLIAMS, JORDAN  
**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: WOOD FENCE WITH SLIDING GATE

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**CASE NO:** BE22080106  
**CASE ADDR:** 2841 N OCEAN BLVD  
**OWNER:** VANTAGE VIEW 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:  
NEW DRAINS INSTALLED ON THE DRIVEWAY LOCATED ON THE EAST SIDE OF THE BUILDING.  
(BUILDING ENTRANCE)

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CITY OF FORT LAUDERDALE  
 BUILDING AND CONSTRUCTION ENFORCEMENT  
 SPECIAL MAGISTRATE AGENDA  
 APRIL 20, 2023  
 9:00 A.M.

INSPECTOR	PAGES
ALEX ALBORES	7-10, 12
ALEJANDRO DELRIO	11
GEORGE OLIVA	3, 4, 5, 19-28
HECTOR SUAREZ	1, 11
JEFF FRANKLIN	-
JORGE MARTINEZ	5, 6, 17, 18, 19
JOSE SARAGUSTI	1, 15, 16, 28
JUSTIN DRECHSEL	-
LEONARDO MARTINEZ	2, 14, 15, 28
LINDA HOLLOWAY	3, 13
MARY RICH	1
NEW BUSINESS	1-10
HEARING TO IMPOSE FINES	11-27
OLD BUSINESS	28