



# BUILDING AND CONSTRUCTION ENFORCEMENT

## SPECIAL MAGISTRATE AGENDA VIRTUAL HEARING JUNE 15, 2023 9:00 AM

**MEETING CAN BE ACCESSED BY REGISTERING AT THE LINK BELOW:**

<https://www.fortlauderdale.gov/government/SMB>

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)



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
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**NEW BUSINESS**

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**CASE NO:** BE23020008  
**CASE ADDR:** 2729 E OAKLAND PARK BLVD  
**OWNER:** CANAM OAKLAND PROPERTIES LLC  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2020) 111.1.1  
THE USE OF THIS COMMERCIAL SPACE HAS BEEN CHANGED FROM CIGAR SHOP TO FITNESS CENTER, WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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**CASE NO:** BE23020065  
**CASE ADDR:** 401 COCONUT ISLE DR  
**OWNER:** WYSOCKA, DOROTA  
**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 WALL ERECTED WITHOUT FIRST OBTAINING A PERMIT

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**CASE NO:** BE23030200  
**CASE ADDR:** 2471 E COMMERCIAL BLVD  
**OWNER:** 2471 EAST COMMERCIAL BOULEVARD LLC  
**INSPECTOR:** LINDA HOLLOWAY

**VIOLATIONS:** 47-22.4.A.1.  
THERE ARE AN EXCESSIVE NUMBER OF NON-PERMITTED SIGNS ERECTED/INSTALLED ON THIS PROPERTY.

**VIOLATIONS:** 47-22.9.  
SIGN(S) HAVE BEEN ERECTED /INSTALLED WITHOUT THE REQUIRED PERMITS FROM THE CITY OF FORT LAUDERDALE.

**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:  
MULTIPLE SIGNS INSTALLED WITHOUT A PERMIT.

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CASE NO: BE23020175  
CASE ADDR: 412 SW 16 CT  
OWNER: GALAN, SANTIAGO; MENENDEZ, FLORENCIA PAULA  
INSPECTOR: JUSTIN DRECHSEL

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 WOODEN FENCE VIOLATION OF FBC CODE 105.3.1.4.18

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CASE NO: BE23010033  
CASE ADDR: 721 CORDOVA RD  
OWNER: BOHNE, EDWARD J III & ELIZABETH E  
INSPECTOR: JUSTIN DRECHSEL

VIOLATIONS: 8-144.6  
THERE IS/ARE AN ATTACHMENT(S) PENETRATING CITY OF FORT LAUDERDALE SEAWALL, AND AS PER RESOLUTION NO PENETRATION IS PERMITTED.

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CASE NO: BE23010031  
CASE ADDR: 805 CORDOVA RD  
OWNER: REDMOND, MICHAEL & CAROLYN  
INSPECTOR: JUSTIN DRECHSEL

VIOLATIONS: 8-144.6  
THERE IS/ARE AN ATTACHMENT(S) PENETRATING CITY OF FORT LAUDERDALE SEAWALL, AND AS PER RESOLUTION NO PENETRATION IS PERMITTED.

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CASE NO: BE23010030  
CASE ADDR: 1532 PONCE DE LEON DR  
OWNER: ROBERTS, MYNA CHEREE; CANTOR, JEFFREY B  
INSPECTOR: JUSTIN DRECHSEL

VIOLATIONS: 8-144.6  
THERE IS/ARE AN ATTACHMENT(S) PENETRATING CITY OF FORT LAUDERDALE SEAWALL, AND AS PER RESOLUTION NO PENETRATION IS PERMITTED.  
ALSO, THERE IS A SIGN IN THE SWALE/DOCK AREA THAT PER THE RESOLUTION NEEDS TO BE REMOVED.

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CASE NO: BE23020162  
CASE ADDR: 101 SE 23 ST  
OWNER: BUNKHOUSE HOLDINGS LLC  
INSPECTOR: JEFF FRANKLIN

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:  
STRUCTURAL TO INCLUDE NEW WALL PARTITIONS, IMPACT DOOR, NEW TRUSSES, PLUMBING TO INCLUDE BATHROOMS, ELECTRICAL, KITCHEN REMODEL

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CASE NO: BE23020105  
CASE ADDR: 901 SW 10 TER  
OWNER: CLARK, DONALD ALAN  
INSPECTOR: JEFF FRANKLIN

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

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**CASE NO: BE23020030  
CASE ADDR: 2512 CAT CAY LN  
OWNER: KANE, JADE; KANE, HEATHCLIFF & KANE, HARRISON  
INSPECTOR: JEFF FRANKLIN**

**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 STRUCTURE IN THE BACKYARD WITH ELECTRIC**

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**CASE NO: BE23020070  
CASE ADDR: 2630 BARCELONA DR  
OWNER: RUBIN, LEE & MARY  
INSPECTOR: JEFF FRANKLIN**

**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:  
DOCK ALTERATION INCLUDING FRAMING VIOLATION OF FBC BCA 105.1**

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**CASE NO: BE21060160  
CASE ADDR: 533 NE 3 AVE  
OWNER: SOLE AT FORT LAUD CONDO ASSN INC  
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: 47-25.2.L.  
THERE IS INADEQUATE STORMWATER FACILITIES AND/OR SYSTEMS AT THIS LOCATION.**

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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.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

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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.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

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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.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006, FOUNDATION WALLS, SEWER PIPES AND REBAR ARE EXPOSED.

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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.  
THIS CONSTRUCTION SITE HAS BEEN ABANDONED SINCE 2006 AND REBAR IS EXPOSED.**

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**CASE NO: BE23020170  
CASE ADDR: 101 SE 23 ST  
OWNER: BUNKHOUSE HOLDINGS LLC  
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC(2020) 116.1.2  
INSTALLING A NEW ROOF WITHOUT ENGINEER DETAILS OF A PROPER ROOF ATTACHEMENT.**

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**CASE NO: BE22080305  
CASE ADDR: 213 ROYAL PALM DR  
OWNER: MORI REV TR; CLAPS, LOUIS TRSTEE ETAL  
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: BE23050065  
CASE ADDR: 259 KANSAS AVE  
OWNER: PRITZEL, DANIEL  
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 MAILBOX STRUCTURE IN THE SWALE AREA.

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CASE NO: BE23010200  
CASE ADDR: 704 SE 25 AVE  
OWNER: ENDLESS INVESTMENTS 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 DEMOLITION WITHOUT PERMITS.

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CASE NO: BE23050135  
CASE ADDR: 802 SW 29 ST  
OWNER: MCGRUFF, MELISSA  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23030030  
CASE ADDR: 941 SW 29 ST  
OWNER: 941 SW 29TH ST 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:  
NEW WINDOWS AND DOORS.  
NEW AC SPLIT UNITS.  
NEW DRYER VENTS.

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CASE NO: BE23030031  
CASE ADDR: 1010 SW 30 ST  
OWNER: 1010 SW 30 ST 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:  
NEW WINDOWS AND DOOR.  
NEW AC MINI SPLIT.  
NEW KITCHENS.  
NEW CEILING RECESS LIGHTS.  
NEW DRYER VENTS.

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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: BE22110007  
CASE ADDR: 717 NW 1 ST  
OWNER: CRAVIS HOLDINGS 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:  
MEZZANINE

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

VIOLATIONS: 9-280(C)  
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.

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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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: MEAGHER, JASON; RAHN, ERICA  
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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CASE NO: BE23010052  
CASE ADDR: 2506 BIMINI LN  
OWNER: FLJCG INVESTMENTS 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:  
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN APPLIANCE RELOCATION, BATHROOM ALTERATION, NEW PARTITION WALL, EAST EXTERIOR WALL OPENING CREATED TO ACCESS FAMILY ROOM, NEW DRYER VENT DUCT WORK, WINDOWS AND DOORS, NEW VINYL FENCE AT NORTH AND SOUTH PROPERTY LINES, NEW PLANTERS WALLS IN THE FRONT OF THE HOUSE, NEW RETAINING WALL AT THE REAR OF THE PROPERTY ADJACENT TO SEAWALL, NEW PAVERS AT THE REAR OF PROPERTY.

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CASE NO: BE22090114  
CASE ADDR: 3312 NE 15 ST  
OWNER: JACKAL HOMES 7 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:  
FENCE WITHOUT A PERMIT

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CASE NO: BE23010013  
CASE ADDR: 3351 SW 13 AVE  
OWNER: SCHAEFER INDUSTRIES 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:  
STEEL STORAGE RACKS INSTALLED IN UNIT 3351

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CASE NO: BE23010096  
CASE ADDR: 520 NE 13 ST  
OWNER: LAND MEN GROUP 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: BE23010187  
CASE ADDR: 700 NW 8 AVE  
OWNER: 700A SEACLOUD 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: BE23010189  
CASE ADDR: 716 NW 7 AVE  
OWNER: MF ASSOCIATES CONGRESS 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: BE23010183  
CASE ADDR: 723 NW 8 AVE  
OWNER: 725 NW 8TH 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: BE23010196  
CASE ADDR: 744 NW 5 AVE  
OWNER: THRIVE DEVELOPMENT GROUP 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: BE23010155  
CASE ADDR: 812 NW 8 AVE  
OWNER: LEONARDI INVESTMENT TR;  
LEONARDI, ANTHONY TRSTEE  
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: BE23010160  
CASE ADDR: 819 NW 7 AVE  
OWNER: STAR PROPERTY VIII 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:  
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---

CASE NO: BE23010136  
CASE ADDR: 821 N VICTORIA PARK RD  
OWNER: LAKIN-BABETCH RLB LLC % RICHARD LAKIN  
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:  
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CASE NO: BE23010143  
CASE ADDR: 822 NE 18 AVE  
OWNER: 816 JASMINE 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:  
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CASE NO: BE23010171  
CASE ADDR: 845 NW 6 AVE  
OWNER: 845 SEACLOUD 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:  
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CASE NO: BE23010093  
CASE ADDR: 1001 NW 9 AVE  
OWNER: CROWN LIQUORS OF BROWARD 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:  
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CASE NO: BE23010125  
CASE ADDR: 1060 NE 5 TER  
OWNER: PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH  
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:  
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**CASE NO: BE23010055  
CASE ADDR: 1101 NW 55 ST  
OWNER: BUTLER, JOHN T  
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:  
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**CASE NO: BE23010102  
CASE ADDR: 1122 NW 9 AVE  
OWNER: RESTORING GRACE COMMUNITY CHURCH 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:  
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**CASE NO: BE23010090  
CASE ADDR: 1220 NW 23 AVE  
OWNER: NW 23RD RLTY LLC % SUPERIOR PRINTING INK CO 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:  
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CASE NO: BE23010101  
CASE ADDR: 1226 NE 4 AVE  
OWNER: 2010 PROPERTY 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:  
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CASE NO: BE23010081  
CASE ADDR: 2132 E OAKLAND PARK BLVD  
OWNER: HARRY VORDERMEIER JR REV LIV 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:  
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CASE NO: BE23010076  
CASE ADDR: 2525 N FEDERAL HWY  
OWNER: RUTHS CHRIS STEAK HOUSE #6 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:  
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CASE NO: BE23010080  
CASE ADDR: 2780 E OAKLAND PARK BLVD  
OWNER: 2780 E OAKLAND PARK 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:  
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CASE NO: BE23010059  
CASE ADDR: 2787 E OAKLAND PARK BLVD  
OWNER: NT PROPERTIES 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:  
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CASE NO: BE23010085  
CASE ADDR: 3051 NW 19 ST  
OWNER: MNS INVESTMENT PROPERTIES 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:  
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HEARING TO IMPOSE FINES

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CASE NO: BE21070309  
CASE ADDR: 528 NW 1 AVE  
OWNER: FAT VILLAGE PROJECT LLC %HINES  
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:  
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CASE NO: BE22070196  
CASE ADDR: 2895 NE 32 ST  
OWNER: WATERSIDE ON THE INTRACOASTAL CONDO  
INSPECTOR: LEONARDO 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.  
SOFFIT COLLAPSED IN THE NORTH FACE OF THE BUILDING.

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CASE NO: BE22100120  
CASE ADDR: 512 NW 15 TER  
OWNER: PATEL, NIRAV  
INSPECTOR: MARY RICH

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW DRIVEWAY

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OLD BUSINESS

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

VIOLATIONS: 9-280(C)  
THERE IS DETERIORATION TO THE BALCONY FLOORS INCLUDING BUT NOT LIMITED TO EXTENSIVE CONCRETE SPALLING (DELAMINATION OF CONCRETE CAUSED BY RUSTING REINFORCEMENT STEEL BARS.

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: BE21100366  
CASE ADDR: 401 N FORT LAUDERDALE BEACH BLVD  
OWNER: CAPRI HOTEL LLC  
INSPECTOR: JORGE MARTINEZ

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

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

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

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