



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

JULY 20, 2023

9:00 AM

Marine Industries Association of Florida

2nd Floor Meeting Room

221 SW 3 AVENUE

TOM ANSBRO

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



CITY OF FORT LAUDERDALE
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NEW BUSINESS

CASE NO: BE20050026
CASE ADDR: 711 ALABAMA AVE
OWNER: PETTIS, JAMES W
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:PM-18122049 AC CHANGEOUT

CASE NO: BE23060133
CASE ADDR: 101 SE 16 AVE 1-6
OWNER: SKY 1822 LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 116.2.1.2.
DETERIORATED RAILINGS AT THE BOTTOM SECTION.

VIOLATIONS: 9-280(C)
DETERIORATED RAILINGS AT THE BOTTOM SECTION.

CASE NO: BE23030079
CASE ADDR: 610 NE 14 PL
OWNER: WRIGHT, JAKISHA
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ADDITION WITHOUT PERMIT IN FRONT AND BACK OF THE PROPERTY, NEW WINDOWS AND DOORS IN THE WHOLE HOUSE.

CASE NO: BE20060121
CASE ADDR: 1801 NE 20 AVE
OWNER: SCOTTO, VINCENT J
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-06021861 - INTER RENO 1 BATHROOM
PM-06052290 - PLUMBING FOR BATH REMODEL BP 06021861

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CASE NO: BE22080121
CASE ADDR: 651 NE 19 AVE
OWNER: PYLE, THERESA & VINCENT F JR
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19022161 ATF 156 LF WOOD BOARD
ON BOARD 6 FT HIGH NO GATE

CASE NO: BE22080124
CASE ADDR: 1931 RIVERSIDE DR
OWNER: PILGRIM, MARC
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18071977 WOOD FENCE BOARD ON
BOARD 64 LF X 6 FT

CASE NO: BE23030279
CASE ADDR: 2051 N FEDERAL HWY
OWNER: NORTH RIDGE PROPERTIES LLC;
JJJ REV TR % 2051 LLC
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).

CASE NO: BE22080120
CASE ADDR: 2221 SW 28 WAY
OWNER: CRISCIONE, GEORGE J
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-02091019 SFR ADD: 1ST FL-STUDY,
REC ROOM, 1/2 BATH, COVERED AND SUB PERMITS ARE EXPIRED AS WELL.

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**CASE NO: BE23020046
CASE ADDR: 329 SW 2 ST
OWNER: ZISHOLTZ, MARTIN L
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 47-19.9.A.5.a.
OUTDOOR DINING AREA CREATED WITHOUT OBTAINING THE REQUIRED PERMITS.**

**CASE NO: BE22110022
CASE ADDR: 518 NW 17 AVE
OWNER: CAMPBELL, GLEN A
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**

**CASE NO: BE23040096
CASE ADDR: 845 NW 10 TER
OWNER: HEF FEDERAL APARTMENTS LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2020) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. FBC 116.2.1.2.1 THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. COLLAPSED DRYWALL CEILING IN UNIT 11 BEDROOM AND DELAMINATING CEILING IN UNIT 10 KITCHEN/LIVING ROOM AREA DUE TO LEAKING ROOF.**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. COLLAPSED DRYWALL CEILING IN UNIT 11 BEDROOM AND DELAMINATING CEILING IN UNIT 10 KITCHEN/LIVING ROOM AREA DUE TO LEAKING ROOF. ROOF IN DISREPAIR**

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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.**

**CASE NO: BE22110086
CASE ADDR: 1616 NE 16 AVE
OWNER: COTOPERI REALTY 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:
SINGLE FAMILY RESIDENCE ILLEGAL ALTERATION RESULTING IN TWO DWELLING UNITS.**

**CASE NO: BE22100121
CASE ADDR: 2550 SW 18 TER BLDG 17
OWNER: MARINA OAKS CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES**

**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. UNSAFE
RAILING ON TOP FLOOR OF STAIR WAY OF BUILDING# 17 ON NORTH SIDE**

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**CASE NO: BE23040041
CASE ADDR: 728 NE 15 AVE
OWNER: LANCER, LISA M
INSPECTOR: MARY RICH**

**VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).**

**CASE NO: BE23040043
CASE ADDR: 801 SW 21 TER
OWNER: ENVIROCYCLE INC % REPUBLIC SVCS PROP TAX
INSPECTOR: MARY RICH**

**VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).**

**CASE NO: BE23030238
CASE ADDR: 1130 N FLAGLER DR
OWNER: MARINE FUNDING GROUP INC
INSPECTOR: MARY RICH**

**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
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**CASE NO: BE23030180
CASE ADDR: 1507 SE 15 ST
OWNER: 1507 PARTNERS LLC
% DEAN J TRANTAILS ESQUIRE
INSPECTOR: MARY RICH**

**VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).**

**CASE NO: BE23030208
CASE ADDR: 1801 SE 10 AVE
OWNER: SEVENTEENTH ST CAUSEWAY LLC
INSPECTOR: MARY RICH**

**VIOLATIONS: Sec. 28-155.(a-f)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (CHAPTER 25-153, 28-155).**

**CASE NO: BE23040018
CASE ADDR: 3333 NE 32 AVE
OWNER: CHATHAM LUGANO LLC
INSPECTOR: MARY RICH**

**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
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CASE NO: BE23020047
CASE ADDR: 329 SW 23 ST
OWNER: EAGAN, BRETT
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: EXPIRED PERMIT- A/C CHANGE
OUT-PM-19061960

CASE NO: BE22080065
CASE ADDR: 616 NW 10 TER
OWNER: YAKOV HOLDING INC
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19032705 REPLACE METER

CASE NO: BE23030007
CASE ADDR: 671 SW 28 AVE
OWNER: LOUIS, PRESBERT & IVERNA
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-05112464 INSTALL 45'X6' STOCKADE
WOOD FENCE

CASE NO: BE22080258
CASE ADDR: 704 SW 24 AVE
OWNER: ASHOMY PINDER
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19030654 AC CHANGEOUT

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CASE NO: BE23030058
CASE ADDR: 825 E LAS OLAS BLVD
OWNER: LAS OLAS 825 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:
NEW METAL FENCE, IMPACT WINDOWS AND DOORS, ELECTRIC WORK, NEW FRAMING

CASE NO: BE21080055
CASE ADDR: 1024 SW 28 ST
OWNER: CHALVATZIS, DOLORES C
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:
BUILT SHED

VIOLATIONS: 47-19.2.EE
THERE IS A SHED ERECTED IN THE REAR YARD OF THIS OCCUPIED PROPERTY. THE SHED DOES NOT MEET THE REQUIRED REAR YARD SETBACKS AS PER ZONING TABLE 47-5.32

CASE NO: BE22070140
CASE ADDR: 1404 NE 17 ST 1-2
OWNER: DIAZ, JORDANO LORAY;
THOMPSON, JOSEPH MARSHALL
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18020592 NEW A/C INSTALLATION 2 TON AND SUB PERMIT EXPIRED AS WELL.

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CASE NO: BE23020052
CASE ADDR: 1733 W LAS OLAS BLVD
OWNER: JACOBS, JEREMY & BRITTANY
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE
REROOF TILE TO METAL- BLD-ROOF-19110112

CASE NO: CE19030434
CASE ADDR: 1824 SW 11 CT
OWNER: LANIGAN, THOMAS P
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 18012113 REROOF FLAT 1300
SQ FT

CASE NO: BE23030123
CASE ADDR: 2120 IMPERIAL POINT DR
OWNER: VILLANUEVA, LUIS;
VILLANUEVA, MARIA TERESA
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, ROOFING, IMPACT WINDOWS AND DOOR, ELECTRIC, MECHANICAL FOR
ADDITION

CASE NO: BE22080238
CASE ADDR: 2204 NW 9 CT
OWNER: ASKEW, CORENE
INSPECTOR: JEFF FRANKLIN

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18071281 A/C CHANGEOUT 3 TON 8
KW HEAT

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**CASE NO: BE21090014
CASE ADDR: 2554 TORTUGAS LN
OWNER: PIERCE, RYAN M
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 DOCK, BOATLIFT**

**CASE NO: BE21090004
CASE ADDR: 2825 SW 13 CT
OWNER: JUAREZ, ERNESTO J & ADDIS D
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:
SHED IN BACKYARD**

HEARING TO IMPOSE FINES

CASE NO: BE22070180
CASE ADDR: 1344 NW 1 AVE 1-3
OWNER: VERDAD PROPERTY MGMT LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1
THE USE OF THIS PROPERTY HAS BEEN CHANGE FROM SINGLE FAMILY HOME TO TRIPLEX WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

CASE NO: BE22080290
CASE ADDR: 2643 GULFSTREAM LN
OWNER: CHERRY HOUSE 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:
HOUSE RENOVATED WITHOUT OBTAINING A PERMIT. NEW KITCHEN, BATHROOMS, ELECTRICAL CIRCUITS AND LIGHTING, PLUMBING CONNECTIONS FOR KITCHEN AND BATHROOMS, PARTITION WALLS REMOVAL.

CASE NO: BE22020074
CASE ADDR: 813 SW 4 CT 1-4
OWNER: SAILBOAT BEND RESIDENCES 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:
ALTERING AND/OR REPLACING THE PARKING FACILITY INCLUDING SWALE AREA WITHOUT PERMIT.

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CASE NO: BE22090116
CASE ADDR: 321 SAN MARCO DR
OWNER: FLIDERMAN, SANDY;
LEVY, AARON & WEISSMAN, ARTHUR
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 RENOVATION STARTED WITHOUT OBTAINING PERMITS. NEW BATHROOMS, KITCHEN CABINETS REMOVED AND WALLS RE-DONE, REPLACING OF ALL INTERIOR DOORS, ELECTRICAL SWITCHES OUTLETS LIGHT FIXTURES, PLUMBING FIXTURES IN BATHROOMS, NEW WATER HEATER, UPPER DECK ON THE OUTSIDE OF THE RESIDENCE ALSO MOVE WALLS AND REMOVE AND INSTALL NEW WALL COVERINGS.

CASE NO: BE22090136
CASE ADDR: 1035 NW 1 AVE
OWNER: SLAM TECHNICAL SERVICES 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:
DEMOLISHING A PROPERTY BEFORE PERMIT ISSUANCE.

CASE NO: BE22040107
CASE ADDR: 1611 NE 56 ST
OWNER: BECHO, ANGELA
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:
METAL PERGOLA INSTALLED IN THE BACK YARD OF THE HOUSE

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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)

CASE NO: BE22080267
CASE ADDR: 3145 NE 9 ST
OWNER: ESPOSITO ENTERPRISES INC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

CASE NO: BE22120100
CASE ADDR: 417 NE 11 AVE
OWNER: PHILIPSON, BENT & DEBORAH
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:
ACCESSORY STRUCTURE BUILT IN THE BACKYARD WITH ELECTRICAL AND GAS INSTALLATION.

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CASE NO: BE21120011
CASE ADDR: 620 NW 15 AVE
OWNER: GONZALEZ, ANAIR; LIMA, EDGAR
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 GATE, DRIVEWAY, A/C UNIT, KITCHEN, BATHROOM, DOORS AND WINDOWS, SHED.

CASE NO: BE22080208
CASE ADDR: 1130 SW 30 AVE
OWNER: ALEXIS, ALIENNE
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19050099 EXACT AC CHANGE OUT

CASE NO: BE22040011
CASE ADDR: 1300 NW 15 CT
OWNER: BARBARITA INTERIOR DESIGNS INC
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:
ROOFING WORK, NEW WINDOWS AND DOORS.

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CASE NO: BE21120010
CASE ADDR: 1526 NW 11 CT
OWNER: GUILLAUME, CHRIS OLSEN;
GUILLAUME, CHRISTINE
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, BATHROOM, KITCHEN AND PARTITION WORKS.

CASE NO: BE22080015
CASE ADDR: 1616 NE 16 AVE
OWNER: COTOPERI REALTY 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:
ACCESSORY STRUCTURE.

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.

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CASE NO: BE20070083
CASE ADDR: 235 E SUNRISE BLVD
OWNER: JEDA SOUTH
% MIDAS REALTY CORP % MARVIN POER
INSPECTOR: GEORGE OLIVA

VIOLATIONS: FBC(2017) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE21100284
CASE ADDR: 345 W STATE ROAD 84
OWNER: LAKE WORTH PROPERTY ENTERPRISES LLC
INSPECTOR: GEORGE OLIVA

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

CASE NO: BE21070341
CASE ADDR: 408 SW 7 AVE
OWNER: RIVER WALK ALF 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:
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CASE NO: BE21100100
CASE ADDR: 475 SE 30 ST
OWNER: LOCAL EQUITY THREE 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: BE21100217
CASE ADDR: 814 SW 2 CT 1-4
OWNER: HOME 814 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: BE21070301
CASE ADDR: 824 NE 20 AVE
OWNER: HG MIDDLE RIVER INVESTMENTS 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: BE21070057
CASE ADDR: 901 E CYPRESS CREEK RD
OWNER: PINECREST AP LLC
% LAW OFFICES OF SCOTT A FRANK PA
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: BE21070056
CASE ADDR: 903 E CYPRESS CREEK RD
OWNER: PINECREST AP LLC
% LAW OFFICES OF SCOTT A FRANK PA
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: BE21090096
CASE ADDR: 1123 NE 7 AVE
OWNER: RAMCO OF FORT LAUDERDALE L C
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: BE21100230
CASE ADDR: 1492 E LAS OLAS BLVD
OWNER: SAMP ENTERPRISES 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: BE21090177
CASE ADDR: 2300 NW 6 ST
OWNER: SKAB 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: BE21100180
CASE ADDR: 2801 S ANDREWS AVE
OWNER: MECCIA, ARTHUR R EST ETAL
% LAW OFFICE ASLANIAN & ASLANIAN
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: BE21090237
CASE ADDR: 2957 W STATE ROAD 84
OWNER: WESTPORT 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: BE21100034
CASE ADDR: 3200 N PORT ROYALE DR
OWNER: THE TOWER AT PORT ROYALE 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:
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CASE NO: BE21070248
CASE ADDR: 5300 NW 9 AVE
OWNER: DEZER POWERLINE 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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OLD BUSINESS

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.

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.

CASE NO: BE23020161
CASE ADDR: 2330 NW 13 ST
OWNER: JAMES, MICHAEL L
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. THE CEILING AT THIS PROPERTY HAS COLLAPSED AND THE WOOD FURRINGS HAVE BEEN ALMOST COMPLETELY EATEN BY TERMITES AND ITS WITHOUT WATER.

CASE NO: BE23030142
CASE ADDR: 511 NE 3 AVE B
OWNER: PALMIET TWO 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:
OUTDOOR DINING AND FOOD TRUCKS 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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