



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA JANUARY 16, 2025 9:00 AM

**Marine Industries Association of Florida
2nd Floor Meeting Room
221 SW 3 AVENUE**

**ANNETTE CANNON
PRESIDING**

PLEASE NOTE THAT TWO-WAY COMMUNICATION BETWEEN MEMBERS OF THE BOARD IS PROHIBITED BY SUNSHINE LAW, PLEASE DO NOT REPLY TO ANY BOARD MEMBER. ALL DISCUSSIONS ON ITEMS RELATIVE TO THE AGENDA SHOULD TAKE PLACE AT SCHEDULED BOARD MEETINGS.

Two or more City Commissioners and/or Advisory Board members may be present at this meeting. If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you desire auxiliary services to assist in viewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk's office at (954) 828-5002 and arrangements will be made to provide these services for you.

Unless otherwise stated, these Items are quasi-judicial. Board members shall disclose any communication or site visits they have had pursuant to Section 47-1.13 of the ULDR. All persons speaking on a quasi-judicial matter will be sworn in and will be subject to cross-examination.



CITY OF FORT LAUDERDALE
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NEW BUSINESS

CASE NO: BE24070228
CASE ADDR: 401 NW 14 WAY
OWNER: PEREZ, MIGUEL ANGEL
INSPECTOR: WILSON QUINTERO JR

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

CASE NO: BE24080309
CASE ADDR: 2901 NE 55 PL
OWNER: TRAGERT, OLIVER HENRY
INSPECTOR: WILSON QUINTERO JR

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

CASE NO: BE24090135
CASE ADDR: 842 SW 2 ST
OWNER: GFLNG 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: BE24080266
CASE ADDR: 1035 SW 30 ST
OWNER: AVERY, ANTHONY
INSPECTOR: LINDA HOLLOWAY**

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

**VIOLATIONS: 47-19.1.D.
THERE IS A CAR CANOPY FRAME ERECTED IN THE FRONT YARD OF THIS OCCUPIED PROPERTY. CAR CANOPY IS NOT LISTED AS AN ACCESSORY STRUCTURE IN THIS RESIDENTIAL AREA IN SECTION 47-5.11 OF THE CITY ORDINANCES. THE CAR CANOPY DOES NOT MEET THE REQUIRED 20 FEET FRONT YARD SETBACKS.**

**CASE NO: BE24080226
CASE ADDR: 1050 SW 32 ST
OWNER: CAYBERT PROPERTIES LLC
INSPECTOR: LINDA HOLLOWAY**

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

**CASE NO: BE24090040
CASE ADDR: 1061 SW 30 ST
OWNER: STEVEN A GOLDSTEIN REV TR;
SIMOY C GOLDSTEIN REV TR
INSPECTOR: LINDA HOLLOWAY**

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

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**CASE NO: BE24100088
CASE ADDR: 1212 MANDARIN ISLE
OWNER: 1212 MANDARIN PROJECT LLC
INSPECTOR: LINDA HOLLOWAY**

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

**CASE NO: BE24100108
CASE ADDR: 1007 CITRUS ISLE
OWNER: AMERICAN HOMES &
DEVELOPMENT GROUP LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
ADDITION IN THE BACK OF THE HOUSE.**

**CASE NO: BE24060062
CASE ADDR: 1023 NW 2 AVE
OWNER: LDA VENTURES 2 LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 111.1.1
PROPERTY CONVERTED FROM SINGLE FAMILY HOME TO DUPLEX WITHOUT OBTAINING A
CERTIFICATE OF OCCUPANCY.**

**CASE NO: BE24060013
CASE ADDR: 1412 NW 12 ST
OWNER: WILLIAMS, JETHRO JR
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-04072192 ENCLOSE CARPORT TO BEDROOM**

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**CASE NO: BE24080078
CASE ADDR: 1616 NE 16 AVE
OWNER: COTOPERI REALTY LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF: INTERIOR ALTER/ENCLOSURE OF PORCH TO CREATE NEW BATHROOM-
BLD-RADD-23050011-PLB-RES-23100201-MEC-RES-23100079-ELE-RES-23100215**

**CASE NO: BE24070086
CASE ADDR: 1661 SW 32 CT
OWNER: BARRETT, SEBASTON
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
COMPLETE RENOVATION, WINDOWS, DOORS, STRUCTURAL, MEP. NEW A/C
SYSTEM, NEW PANEL, CONCRETE DECK AND PERGOLA.**

**CASE NO: BE24060008
CASE ADDR: 2880 NE 25 ST
OWNER: HARRIS, RICHARD E; PALMQUIST, JACK D
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-BDSP-23060008; BLD-RDEM-23090012.**

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CASE NO: BE24070053
CASE ADDR: 330 SW 29 AVE
OWNER: TRIDENT REALTY GROUPS LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WINDOW AND EXTERIOR DOORS REPLACEMENT. INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOMS.

CASE NO: BE24110019
CASE ADDR: 401 NE 5 TER
OWNER: ROLLER PLACE LLC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 111.1.1
THE REQUIRED CERTIFICATE OF OCCUPANCY RELATED TO CHANGE OF USE PERMIT PM-16021408 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING OCCUPIED

CASE NO: BE24100040
CASE ADDR: 515 NE 4 ST
OWNER: 515 INC
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 111.1.1
THIS PROPERTY IS BEING USED FOR GATHERING AND OR AS EXTENSION OF ADJACENT BUSINESS WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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**CASE NO: BE24040157
CASE ADDR: 517 COCONUT ISLE DR
OWNER: MOEINIFAR, MARIO MEHRAN
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SWIMMING POOL INCLUDING PLUMBING AND ELECTRICAL.**

**VIOLATIONS: FBC(2023) 110.1
MISSING APPROVED INSPECTIONS FOR THE FOLLOWING WORK COMPLETED RELATED TO PERMIT BLD-RNC-22090038: SECOND FLOOR SLAB, THIRD FLOOR SLAB, ROOF DECK, ALL REINFORCED CONCRETE COLUMN LIFTS, ALL BEAMS, CONCRETE MASONRY UNIT, WINDOW/DOOR BUCKS ETC, STAIRS.
MISSING APPROVED INSPECTIONS FOR THE FOLLOWING WORK COMPLETED RELATED TO SUB PERMIT BLD-BDSP-20030014: BLD-COLUMNS STEEL, BLD-STEEL REBAR.**

**VIOLATIONS: FCB (2023) 107.4
WORK BEYOND SCOPE OF PERMIT INCLUDING BUT NOT LIMITED TO:
1. POURED CONCRETE DECK AT THE REAR OF THE PROPERTY (APPROXIMATELY @ F.F. ELEV) EXTENDS FROM THE REAR PORCH OVER THE SEAWALL CAP AND OVER THE DOCK. THE CONCRETE DECK APPEARS TO BE ENCROACHING INTO THE NEIGHBOR TO THE NORTH AND SITTING OVER THE NEIGHBORS RETAINING WALL. BOAT DOCK AND SEAWALL ELEVATION HAVE BEEN RAISED TO ABOUT FINISH FLOOR ELEVATION.
2. GRADE HAS BEEN RAISED AT THE NORTH SIDE OF THE PROPERTY AND THE LOAD FROM THE FILL MATERIAL IS BEING IMPOSED ON THE NEIGHBORS WALL.
3. EXTERIOR WALL MASONRY OPENINGS NOT PER PLANS MISSING MASONRY OPENINGS/WINDOWS.
4. REINFORCED CONCRETE STAIRS INSIDE THE BUILDING.**

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**CASE NO: BE24040093
CASE ADDR: 1612 SW 12 CT
OWNER: TUCKER, RYAN & CHRISTINA
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ADDITION/CARPORT ENCLOSURE, EXTERIOR DOOR, ALTERATIONS TO ACCESSORY STRUCTURE INCLUDING ROOF STRUCTURE REPLACEMENT.**

**CASE NO: BE23060035
CASE ADDR: 3250 NE 28 ST
OWNER: LE CERCLE BY THE BEACH CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. POOL EQUIPMENT ROOM IN DISREPAIR INCLUDING BUT NOT LIMITED TO CONCRETE SPALLING, ELECTRICAL AND SWING METAL DOOR/FRAME.**

**CASE NO: BE24060129
CASE ADDR: 3400 GALT OCEAN DR 1906S
OWNER: SUNSHINE SPECIALTY MANAGEMENT LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
FULL INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO FLOORING/SOUNDPROOFING, KITCHEN, MASTER BATH.**

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**CASE NO: BE24100042
CASE ADDR: 515 NE 3 ST
OWNER: ML FLAGLER OWNER LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
FOUNDATION ONLY-BLD-PHZ-22080002, ELE-COM-22090026, ENG-SITE-22090004,
PLB-COM-22090019-BLD-SIP-23010003**

**CASE NO: BE24050159
CASE ADDR: 702 NW 6 AVE
OWNER: STARTED FROM THE GROUND UP LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-03031237, PM-05062890. ADDITION OF 2ND FL AND REMODEL OF FIRST FLOOR - FIRE
SPRINKLER FOR NEW ADDITION**

**CASE NO: BE24070379
CASE ADDR: 711 SW 17 ST
OWNER: DINIZ, VINICIUS & EDUARDA
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION TO A MULTI-FAMILY DWELLING BY CONVERTING A
CARPORT/GARAGE TO A SEPERATE DWELLING UNIT WITHOUT OBTAINING THE REQUIRED
PERMITS AND CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

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**CASE NO: BE24090064
CASE ADDR: 1713 NW 13 CT
OWNER: JAMES, SELBY
INSPECTOR: PRESTON MARK**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING
BUT NOT LIMITED TO THE ROOF, CEILING, KITCHEN AND BATHROOMS.**

**VIOLATIONS: 9-259
IN THE OPINION OF THE BUILDING OFFICIAL THIS BUILDING IS UNSAFE AND CONSIDERED TO
BE UNFIT FOR HUMAN HABITATION. POSTED AS UNSAFE.**

**CASE NO: BE24080157
CASE ADDR: 1900 S OCEAN DR
OWNER: BREAKWATER TOWERS CORP
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
BALCONY RAILINGS SYSTEM REPLACEMENT DONE WITHOUT PERMITS.**

**VIOLATIONS: FBC(2023) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.
FBC (2023) 116.2.1.2.2 - THERE IS DETERIORATION OF THE STRUCTURE OR
STRUCTURAL PARTS. ENTIRE BUILDING - BALCONY RAILING SYSTEM.
ENGINEERING REPORT REQUESTED.**

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CASE NO: BE24070121
CASE ADDR: 2124 SW 3 TER
OWNER: FAY PLASNIE CORP
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW FENCE, WINDOWS, DOORS, KITCHEN & BATHROOMS AND AC UNITS.

CASE NO: BE24040135
CASE ADDR: 2816 SW 19 TER
OWNER: DSA PROPERTIES LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INSTALLATION OF WOODEN FENCE WITHOUT A PERMIT.

CASE NO: BE24030090
CASE ADDR: 3075 SW 16 ST
OWNER: RODRIGUEZ, JULIO H/E;
RODRIGUEZ, YENELYS ARTEGA
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CONSTRUCTION OF DETACHED LAUNDRY AND UTILITY ROOM 11' x 30',
INSTALATION OF TWO METAL SHEDS.

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**CASE NO: BE24080149
CASE ADDR: 805 SE 9 ST
OWNER: BATES, DREW & KATUSKA
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN AND BATHROOMS**

**CASE NO: BE24060016
CASE ADDR: 820 SW 30 ST
OWNER: PETITE-FRERE, YOLAINE
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SHED IN REAR YARD**

**CASE NO: BE24070083
CASE ADDR: 1112 MANDARIN ISLE
OWNER: INNOVAX GROUP LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WINDOWS AND DOORS REPLACEMENT, KITCHEN AND BATHROOM RENOVATION, NEW EXTENDED DRIVEWAY, SHADE STRUCTURE AT THE REAR OF THE PROPERTY.**

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**CASE NO: BE24080227
CASE ADDR: 1120 SW 32 ST
OWNER: MOLINA, WANDA
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CHICKEE/TIKI HUT AND SHED**

**CASE NO: BE24080257
CASE ADDR: 1241 SW 29 ST
OWNER: ARTECHE PAZO, CAMILA
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ROOF OVER CARPORT, CONCRETE DRIVEWAY, DECK AROUND POOL AREA**

**CASE NO: BE24080195
CASE ADDR: 1320 SW 19 AVE
OWNER: THURMAN, ERIN
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCE, DOOR IN CARPORT. 2 STRUCTURES IN REAR YARD.**

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CASE NO: BE24080271
CASE ADDR: 1347 SW 30 ST
OWNER: HOLLAND, ANDREW
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WOOD FENCE AND GATES, BRICK PAVER DRIVEWAY.

CASE NO: BE24080084
CASE ADDR: 1509 NE 6 ST
OWNER: MCW 1509 ENTERPRISES LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.1.4.
WHITE CANVAS AWNING WITH AN ALUMINUM FRAME ATTACHED TO HOUSE IN REAR YARD WITHOUT A PERMIT

CASE NO: BE24080043
CASE ADDR: 1528 NE 17 WAY
OWNER: LEVINE, MATTHEW J H/E; LEVINE, MELISSA B
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ROOF PATIO STRUCTURE

CASE NO: BE24080237
CASE ADDR: 1541 SW 32 CT
OWNER: ZELAYA, ELMER C
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
REAR SHADE ROOF STRUCTURE

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CASE NO: BE24050070
CASE ADDR: 1919 SUNRISE KEY BLVD
OWNER: D'ALESSIO, DENNIS; JOHNSON, GUY K
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
GARAGE CONVERTED INTO LIVING AREA (BEDROOM).

CASE NO: BE24050114
CASE ADDR: 2637 FLAMINGO LN
OWNER: WEISMAN, PAUL
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
WINDOWS, INTERIOR, KITCHEN/BATH.

CASE NO: BE24060010
CASE ADDR: 3300 N FEDERAL HWY
OWNER: 3300 N FEDERAL LLC;
% ROTELLA TOROYAN CLINTON GROUP
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: 25-24(b)(1)(c)
THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE HEIGHT ALLOWED.

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**CASE NO: BE24070169
CASE ADDR: 3401 SW 16 ST
OWNER: DEL CASTILLO, LIZA M; NIETO, LUCAS
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ALUMINUM AWNING OFF THE BACK OF THE HOUSE.**

**CASE NO: BE24090006
CASE ADDR: 5100 BAYVIEW DR
OWNER: ROYAL LAUDERDALE LANDINGS INC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
METAL FENCE AROUND POOL AREA**

**CASE NO: BE24080374
CASE ADDR: 6218 N FEDERAL HWY
OWNER: 6200 NORTH FEDERAL LLC
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: 25-24.B.1
THE SIGN LOCATED AT THIS PROPERTY IS TOO LARGE AND EXCEEDS THE HEIGHT ALLOWED.**

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**CASE NO: BE24070105
CASE ADDR: 225 NW 8 ST 1-8
OWNER: 225 NW 8TH STREET LLC
% RTW RENTALS
INSPECTOR: LEONARDO MARTINEZ**

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

**CASE NO: BE24070123
CASE ADDR: 315 SW 27 AVE
OWNER: BATMASIAN, JAMES H & MARTA
% INVESTMENTS LIMITED
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070122
CASE ADDR: 329 SW 27 AVE
OWNER: BATMASIAN, JAMES H & MARTA
% INVESTMENTS LIMITED
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070120
CASE ADDR: 343 SW 27 AVE
OWNER: BATMASIAN, JAMES H & MARTA
% INVESTMENTS LIMITED
INSPECTOR: LEONARDO MARTINEZ**

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

**CASE NO: BE24070100
CASE ADDR: 604 NE 9 AVE 1-3
OWNER: MOLTER, ALEXANDER SCOTT
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070126
CASE ADDR: 645 NE 10 AVE
OWNER: 645 NE 10TH AVE LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070079
CASE ADDR: 715 SW 15 AVE 1-5
OWNER: COMMUNITY 8 PROPERTIES LLC
INSPECTOR: LEONARDO MARTINEZ**

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

**CASE NO: BE24070067
CASE ADDR: 716 SW 16 AVE 1-5
OWNER: DDD GLOBAL INVESTMENT LLC
% SAUL EWING ARNSTEIN & LEHR LLP
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070081
CASE ADDR: 804 SE 13 ST 1-4
OWNER: GERMAIN, LINCOLN & GAYLE W
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070102
CASE ADDR: 805 NW 2 AVE 1-6
OWNER: 805 NW 2ND AVENUE LLC; % RTW RENTALS
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070104
CASE ADDR: 925 NW 12 AVE
OWNER: SPRINGFIELD MISSIONARY BAPTIST
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070143
CASE ADDR: 1041 W COMMERCIAL BLVD
OWNER: TAXDOCTOR.BIZ LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070088
CASE ADDR: 1108 NE 15 AVE
OWNER: SHEFA 101 LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070111
CASE ADDR: 1115 SW 2 CT 1-5
OWNER: OPTIMAL HEALTH PHARMACY LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070082
CASE ADDR: 1220 NE 4 AVE
OWNER: CENTRAL CITY PARTNERS LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070136
CASE ADDR: 1336 NE 5 AVE
OWNER: 1336 BLUE RIBBON PROPERTIES LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070116
CASE ADDR: 1430 W BROWARD BLVD
OWNER: GKYS HOLDINGS LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070135
CASE ADDR: 2098 NW 26 AVE
OWNER: GRACE COVENANT CHURCH OF FORT LAUDERDALE INC.
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE24070132
CASE ADDR: 2101 SW 2 AVE
OWNER: APONTE, VLADIMIR & MAYN
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070257
CASE ADDR: 3400 GALT OCEAN DR
OWNER: SOUTHPOINT CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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**CASE NO: BE24070141
CASE ADDR: 4950 W PROSPECT RD
OWNER: SPEER LABORATORIES HOLDINGS LLC
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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HEARING TO IMPOSE FINES

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

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

CASE NO: BE23060167
CASE ADDR: 220 SW 30 AVE
OWNER: HINDS, CESCILL MICHAEL
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18092562- INSTALL LP TANK 120GALS AND RUN LINES TO STOVE

CASE NO: CE19061201
CASE ADDR: 625 CORAL WAY
OWNER: VALERIO, THOMAS A
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS LEFT TO EXPIRE:
11020122 BFENCEW SF ALUM FENCE 4FT X 115LF & 2 GATES 5FT X 18FT & 13

CASE NO: BE24010153
CASE ADDR: 1316 SE 11 CT
OWNER: BB SOUTHPORT HOLDINGS LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
DOMESTIC 1 METER INSTALLATION- PLB-MET-23050004
1 1/2' IRRIGATION METER INSTALLATION-PLB-MET-23050004

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CASE NO: BE23050184
CASE ADDR: 1844 SE 1 AVE
OWNER: MONIS, ANN
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 111.1.1
OCCUPYING WITHOUT THE REQUIRED 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:
INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO PARTITIONS TO CREATE TEN ROOMS/OFFICES. CHANGE OF USE FROM RESIDENTIAL SINGLE FAMILY TO BUSINESS WITHOUT OBTAINING CHANGE OF USE PERMIT.

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

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

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

CASE NO: BE23080184
CASE ADDR: 1240 SEMINOLE DR
OWNER: 1240 SEMINOLE DR TR
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 25-111.(a)
THERE IS A SUBSTANTIAL BREACH OF THE TERMS AND CONDITIONS OF ANY APPLICABLE STATURE, ORDINANCE, RULE OR REGULATION, OR ANY CONDITION OF THE PERMIT AT THIS LOCATION. NOT FOLLOWING REQUIREMENTS OF SWPPP/BMP ON FILE PER ENGINEERING.

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CASE NO: BE24060162
CASE ADDR: 2613 CENTER AVE
OWNER: 2613 CENTER AVENUE LLC
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 25-7(a)
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS,
PORTABLE TOILETS, ETC. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE # BE24040105 &
BE23070013.

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

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

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

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

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CASE NO: CE12021671
CASE ADDR: 3700 GALT OCEAN DR, # 1203
OWNER: TRUONG, NGA T
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2007) 105.10.3.1
THE FOLLOWING BUILDING PERMITS ARE EXPIRED.
04092022 REMODEL(CMP) 06032257 WINDOW REPLACEMENT

CASE NO: BE24020102
CASE ADDR: 4312 NE 22 AVE
OWNER: COHEN, NATHALIE AHOVA; REBOH, GABRIEL
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
WALKWAY IN PROGRESS, SHED INSTALLED AND TREES REMOVED.

CASE NO: BE24020178
CASE ADDR: 4500 N FEDERAL HWY
OWNER: EDKAR INVESTMENTS INC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
PARTITION WALL DEMOLISHED, NEW PARTITION WALL, ELECTRICAL WORKS.

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CASE NO: BE23110141
CASE ADDR: 720 ISLE OF PALMS DR
OWNER: QUARTERMAN, LISA M
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:
SHADE METAL STRUCTURE BUILT WITHOUT PERMITS. ELECTRICAL ADDED.

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

VIOLATIONS: FBC (2020) 110.15
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CASE NO: BE23090330
CASE ADDR: 820 NW 57 ST
OWNER: RALPH, THOMAS M
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23060093
CASE ADDR: 909 BREAKERS AVE
OWNER: BREAKERS OF FT LAUD CONDO ASSOC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23090159
CASE ADDR: 1380 W MCNAB RD COMM
OWNER: MCNAB INDUSTRIAL CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ

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

CASE NO: BE23080369
CASE ADDR: 1560 ARGYLE DR
OWNER: PEETS, JOHN S & ADELLE NATALE
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23080443
CASE ADDR: 1800 S FEDERAL HWY
OWNER: SHELINI HOSPITALITY FT LAUDERDALE LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23090065
CASE ADDR: 1812 S ANDREWS AVE
OWNER: HOLMAN AUTOMOTIVE INC
DBA LAUDERDALE BMW
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23070372
CASE ADDR: 1850 NW 49 ST
OWNER: EWE WAREHOUSE INVESTMENTS XXVI LTD
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23090133
CASE ADDR: 3251 SW 1 TER
OWNER: FANTOM REALTY LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23080298
CASE ADDR: 3700 N OCEAN BLVD
OWNER: MSKP GALT OCEAN LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23080283
CASE ADDR: 3800 N OCEAN BLVD
OWNER: MSKP GALT OCEAN LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23070299
CASE ADDR: 5050 NW 12 AVE 9
OWNER: MESSI FLL LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23080393
CASE ADDR: 5200 NW 31 AVE
OWNER: VILLAS AT LAKEVIEW CONDO ASSN IN
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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CASE NO: BE23090160
CASE ADDR: 5700 N FEDERAL HWY
OWNER: LAKE EST MED CMLX CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ

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

OLD BUSINESS

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

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

CASE NO: BE24060065
CASE ADDR: 417 SE 16 ST
OWNER: FLL401 INVESTMENT LLC
INSPECTOR: JORGE MARTINEZ

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

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

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

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

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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.**

**CASE NO: BE24080369
CASE ADDR: 1560 NE 4 AVE
OWNER: CHERISOL, BERNARD
INSPECTOR: ALEXANDER ALBORES**

VIOLATIONS: FBC(2023) 105.1

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CHANGE OF USE WITHOUT THE REQUIRED PERMITS IN UNIT 1546, 1548, 1550, 1552 AND 1554.
WORK WITHOUT PERMIT INCLUDING INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO TENANT SEPARATION WALLS PARTIALLY REMOVED BETWEEN UNITS 1552/1550, 1550/1548, 1548/1546, WALK IN COOLER IN UNIT 1546**

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

VIOLATIONS: 9-280(C)

DETERIORATED PORCHES, BALCONIES INCLUDING BUT NOT LIMITED TO STEEL COLUMNS IN DISREPAIR

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Address	Case Number	Type	Inspector	PG	Name

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