



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA FEBRUARY 20, 2025 9:00 AM**

**Marine Industries Association of Florida  
2<sup>nd</sup> Floor Meeting Room  
221 SW 3 AVENUE**

**ROSE-ANN FLYNN  
PRESIDING**

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

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

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

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



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

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**NEW BUSINESS**

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**CASE NO:** BE24100146  
**CASE ADDR:** 200 S FEDERAL HWY  
**OWNER:** LAS OLAS WALK OWNER LP  
**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:** BE24090120  
**CASE ADDR:** 1612 NE 16 AVE  
**OWNER:** LI, RUOWEN; MA, WENRUI  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: ATF-CONCRETE DRIVEWAY  
BLD-RPAV-22040050 ATF: FENCE REPAIR/REPLACE (SAME LOCATION) BLD-FEN-22040060

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**CASE NO:** BE23050111  
**CASE ADDR:** 1701 NW 27 TER  
**OWNER:** HARRIS, JASON  
**INSPECTOR:** JORGE MARTINEZ

**VIOLATIONS:** 9-259  
THIS BUILDING WAS SUBSTANTIALY DAMAGED BY FIRE, HAS BEEN IN DISREPAIR FOR OVER A YEAR AND HAS BEEN DEEMED BY THE BUILDING OFFICIAL TO BE UNSAFE. THE BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24110036  
CASE ADDR: 801 SW 4 CT  
OWNER: WEBER INVESTMENT PROPERTIES LLC  
INSPECTOR: WILSON QUINTERO JR**

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

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**CASE NO: BE24090181  
CASE ADDR: 2712 BAYVIEW DR  
OWNER: FERAZZI, PAUL & CAMILLE;  
BAYVIEW PROPERTY TR ETAL  
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:  
CONCRETE COLUMNS & ADDED TWO ROWS OF CINDER BLOCK TO EXISTING FENCE AT THE  
DWELLING ENTRANCE**

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**CASE NO: BE24060081  
CASE ADDR: 1001 INDIANA AVE  
OWNER: ANDERSON, ANTHONY JR  
ANDERSON, M E & ANDERSON, J N  
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:  
WINDOWS AND DOORS BLOCKED UP.**

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

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CITY OF FORT LAUDERDALE  
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CASE NO: BE24040096  
CASE ADDR: 1617 POINSETTIA DR  
OWNER: DU TOIT, JOHAN CHRIS  
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:  
POOL AND POOL DECK.

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CASE NO: BE23070319  
CASE ADDR: 2240 SW 33 TER  
OWNER: DEGRAEVE, PAOLA VERONIQUE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

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CASE NO: BE24060170  
CASE ADDR: 2680 NW 21 CT  
OWNER: MCCOY, MABLE J  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-259  
THIS BUILDING IS UNFIT FOR HUMAN HABITATION.

VIOLATIONS: 9-260.(a)  
PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

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CASE NO: BE24090177  
CASE ADDR: 2680 NW 21 CT  
OWNER: MCCOY, MABLE J  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1  
BOARDING HOUSE IS OPERATING AT THE PROPERTY WITHOUT OBTAINING CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO BOARDING HOUSE.

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CASE NO: BE24070093  
CASE ADDR: 823 NE 19 AVE 1-3  
OWNER: RUBIYATH, ABDULLAH  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR REMODEL - KITCHEN, BATHROOM AND BEDROOM WITH A KITCHEN.

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CASE NO: BE24040209  
CASE ADDR: 1040 LONG ISLAND AVE  
OWNER: HI-LAND 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:  
INTERIOR REMODEL - KITCHEN AND BATHROOM, WINDOWS/DOORS, AC CHANGEOUT, WATER HEATER CHANGEOUT.

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CASE NO: BE24080063  
CASE ADDR: 1500 NE 15 ST 1-2  
OWNER: TROIA, GIANCARLO H/E;  
TROIA, ROSARIO  
INSPECTOR: PRESTON MARK

VIOLATIONS: 25-13.  
THE SWALE OUT FRONT OF THIS RESIDENTIAL ZONED OCCUPIED PROPERTY HAS STONES/ROCKS PLACED ABOUT THE SWALE/RIGHT-OF-WAY.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080029  
CASE ADDR: 1508 NE 17 WAY  
OWNER: LABRIOLA, TANIA  
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:  
METAL ROOF AND CONCRETE DRIVEWAY WITHOUT PERMITS.**

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**CASE NO: BE24070176  
CASE ADDR: 2021 SW 38 AVE  
OWNER: FLOWERS, ROBERT;  
ROBERT FLOWERS REV LIV TR  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: 47-19.2.EE  
CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
CONSTRUCTION OF A TOOL SHED AT THE REAR OF THE PROPERTY WITHOUT PERMIT.  
CONSTRUCTION OF A COVERED UTILITY STRUCTURE/CARPORT WITHOUT PERMIT.**

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**CASE NO: BE24040041  
CASE ADDR: 2119 NE 59 PL  
OWNER: QI, MICHELLE DONGHONG SQUIRE, IAN  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR REMODEL, ROOFING & SOFFIT REPLACEMENT.**

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CITY OF FORT LAUDERDALE  
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CASE NO: BE24040103  
CASE ADDR: 2624 SUGARLOAF LN  
OWNER: VALLDEPERAS, VINCENT  
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:  
ENCLOSED CARPORT AND INSTALLED ELECTRICAL FOR EV WITHOUT A PERMIT.

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CASE NO: BE24070140  
CASE ADDR: 3131 SW 20 ST  
OWNER: LGINVESTMENTS 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:  
INTERIOR REMODEL - KITCHEN AND BATHROOM, WATERHEATER.

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CASE NO: BE24080315  
CASE ADDR: 24 ISLA BAHIA DR  
OWNER: GREGORY J SHOTTENKIRK REV TR;  
SHOTTENKIRK, GREGORY J  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
DEMO SFR AND POOL- BLD-RDEM-23020001

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CASE NO: BE24070372  
CASE ADDR: 416 SW 11 CT  
OWNER: ROELOFS, MARIAH  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-20070242-RE-ROOF AND SKYLIGHTS

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CASE NO: BE24080323  
CASE ADDR: 1115 SW 21 ST  
OWNER: PITTER, ROBERT  
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:  
TRELLIS ATTACHED TO THE REAR OF THE BUILDING

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CASE NO: BE24070022  
CASE ADDR: 1225 NE 16 TER  
OWNER: TWELVE TWENTY FIVE HOSPITALITY 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:  
COVERED STRUCTURED ON THE SIDE YARD AT THE SOUTH SIDE OF PROPERTY. ILLEGAL DWELLING UNIT AT THE REAR OF THE BUILDING. ILLEGAL CHANGE OF USE/CONVERSION OF STORAGE ROOM INTO 2ND DWELLING UNIT.

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CASE NO: BE24070085  
CASE ADDR: 1416 SW 33 CT  
OWNER: AVF INVESTMENTS GROUP 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:  
CHANGE OF USE WITHOUT A PERMIT. ILLEGAL CONVERSION-GARAGE (UTILITY) INTO A DWELLING UNIT.

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080024  
CASE ADDR: 1804 SW 20 ST 1-2  
OWNER: SAGE COMMUNITY 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:  
MINI SPLIT A/C INSTALLED IN BOTH DWELLING UNITS. KITCHEN RENOVATION.**

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**CASE NO: BE24070422  
CASE ADDR: 2016 NW 3 CT  
OWNER: DOOLING, BRENDA B  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
RE-ROOF SHINGLE 3700 SF- BLD-ROOF-20090023**

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**CASE NO: BE24070153  
CASE ADDR: 2110 NW 28 TER  
OWNER: DELVA, EDDY; JEAN FRANCOIS, WISLENE  
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 DOOR REPLACEMENT, WINDOW OPENINGS CLOSED OFF AT FRONT OF BUILDING.**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080378  
CASE ADDR: 3312 NE 15 ST  
OWNER: JACKAL HOMES 7 LLC  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1**

**THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
COMPLETE DEMO- NEW SFR (4) BEDROOM (4.5) BATHROOM (2) CAR GARAGE- PAVING-ATF  
FENCE BLD-RNC-23020019- BLD-RPAV-23020054- BLD-FEN-22120101- BLD-RDEM-2212001**

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**CASE NO: BE24080359  
CASE ADDR: 5100 DUPONT BLVD 9A  
OWNER: METZGER, ELIZABETH M & NATHAN K  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC Existing (2023) 701.2**

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED, THE HOOD VENT WAS CAPPED OFF ABOVE  
UNIT 8A AND IS NOW BLOCKING THE FLOW OF EXHAUST VENT FROM ALL THE UNITS BELOW  
9A.**

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**CASE NO: BE24040002  
CASE ADDR: 6500 NE 21 AVE  
OWNER: JANE BARBARA BOROWY REV TR  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1**

**THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ROOF-22010026-RE ROOF (NOC) - \*\*\*MITIGATION REQUIRED\*\*\***

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24070028  
CASE ADDR: 317 SW 9 AVE  
OWNER: HIERSCHE, KYLE  
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:  
KITCHENS AND BATHROOMS RENOVATION, NEW A/C MINI-SPLIT UNITS.**

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**CASE NO: BE24070259  
CASE ADDR: 406 SW 22 AVE  
OWNER: MOLINA, KARLA M & WALKER  
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:  
PAVED PATIO AT THE REAR OF THE PROPERTY.**

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**CASE NO: BE24090017  
CASE ADDR: 715 NW 15 TER  
OWNER: SFL CAPITAL INVESTMENT 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:  
NEW ELECTRICAL PANEL**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080163  
CASE ADDR: 805 SW 22 AVE  
OWNER: RUIZ SANDOVAL, DIEGO D;  
SANDOVAL SOTO, SANDRA  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR RENOVATION/, KITCHEN, BATHROOM, WINDOWS AND DOORS, NEW A/C AND GAZEBO**

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**CASE NO: BE24090028  
CASE ADDR: 815 MIDDLE RIVER DR 308  
OWNER: SCOTTO-REITH, DINA; REITH, DWAYNE J  
INSPECTOR: ANDREW GEBBIA**

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

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**CASE NO: BE24080285  
CASE ADDR: 1001 SW 19 ST  
OWNER: SIERRA SKY GLOBAL; ENTERPRISE 1 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:  
INTERIOR RENOVATIONS - KITCHEN & BATH AND REAR ROOF STRUCTURE**

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CITY OF FORT LAUDERDALE  
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CASE NO: BE24090080  
CASE ADDR: 1305 SE 1 ST 1-4  
OWNER: DANGIE HOLDINGS 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:  
NEW METAL RAILINGS, KITCHEN AND BATHROOM RENOVATIONS

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CASE NO: BE24080267  
CASE ADDR: 1450 SW 29 ST  
OWNER: NOYES, ELIZ  
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:  
NEW WINDOWS AND NEW REAR PATIO

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CASE NO: BE24080169  
CASE ADDR: 1624 SW 30 TER  
OWNER: TRINIDAD, JAIRON R  
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:  
SHADE STRUCTURE IN REAR YARD

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24080136  
CASE ADDR: 1791 SW 28 TER  
OWNER: FERNANDES, JORGE L DE MELLO;  
FRIAS, ANA CARLA SAISSE  
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:  
SHADE STRUCTURE BUILT IN THE BACKYARD.**

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**CASE NO: BE24010111  
CASE ADDR: 2031 NE 52 ST  
OWNER: SENFT, SCOTT  
INSPECTOR: ANDREW GEBBIA**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
EXPIRED PERMIT- #ATF KITCHEN & BATH REMODEL/REPLACE WINDOWS DOORS & GARAGE  
DOOR- BLD-RALT-23020082-PLB-RES-23030009**

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**CASE NO: BE24090016  
CASE ADDR: 3110 SW 17 ST  
OWNER: AMARAI, KETTYA; SEYOUM, ABIY  
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:  
DOOR TO ENCLOSED CARPORT**

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE24070210  
CASE ADDR: 111 SW 23 ST  
OWNER: ANDREWS WAREHOUSE LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE24070332  
CASE ADDR: 609 NE 13 AVE  
OWNER: PARK PLACE CONDO 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: BE24070293  
CASE ADDR: 615 NE 12 AVE  
OWNER: LA CANCHA 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:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070326  
CASE ADDR: 633 NE 2 AVE  
OWNER: FT LAUD CHATEAU 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:  
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: BE24070310  
CASE ADDR: 680 TENNIS CLUB DR  
OWNER: TENNIS CLUB BROOKS CONDO 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: BE24070197  
CASE ADDR: 790 SW 21 TER  
OWNER: ANGELUS PROPERTIES LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070235  
CASE ADDR: 801 SW 15 AVE  
OWNER: INBAR 2 LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE24070306  
CASE ADDR: 815 SW 30 ST  
OWNER: OAK TREE GARDEN 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:  
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: BE24070278  
CASE ADDR: 936 INTRACOASTAL DR  
OWNER: THE CORINTHIAN CONDOMINIUM ASSOCIATION 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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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070238  
CASE ADDR: 1111 W BROWARD BLVD  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
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: BE24070291  
CASE ADDR: 1777 SE 15 ST  
OWNER: CROMWELL EAST 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: BE24070364  
CASE ADDR: 1800 NW 49 ST  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
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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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE24070345  
CASE ADDR: 2200 W CYPRESS CREEK RD  
OWNER: TRIVIDIA HEALTH 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: BE24070366  
CASE ADDR: 3031 W COMMERCIAL BLVD  
OWNER: DW CL V LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE24070334  
CASE ADDR: 3105 NE 28 ST  
OWNER: J-MAR 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:  
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070305  
CASE ADDR: 3173 AUBURN BLVD  
OWNER: MELROSE PLACE CONDOMINIUM  
ASSOCIATION 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: BE24070196  
CASE ADDR: 3381 SW 11 AVE  
OWNER: HUNTER, DAVID WILLIAM JR;  
LYLE BOYER REAL ESTATE TR ETAL  
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: BE24070256  
CASE ADDR: 3500 GALT OCEAN DR  
OWNER: PLAYA DEL SOL ASSOC 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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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070250  
CASE ADDR: 3711 N OCEAN BLVD  
OWNER: 3711 N OCEAN BLVD LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE24070297  
CASE ADDR: 5911 NE 14 LN  
OWNER: RIVIERA PARK 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:  
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: BE24070209  
CASE ADDR: 6330 NW 31 AVE  
OWNER: CALVARY CHAPEL OF FT 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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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

**CASE NO: BE24070248  
CASE ADDR: 6600 NW 20 AVE  
OWNER: IDEAL INDUSTRIAL PROPERTIES LTD  
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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HEARING TO IMPOSE FINES

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

VIOLATIONS: 9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO UNIT 314 ELECTRICAL PANEL IN DISREPAIR DUE TO WATER INTRUSION INTO THE ELECTRICAL PANEL.

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS WATER INTRUSION INTO THE ELECTRICAL PANEL IN UNIT 314.

---

CASE NO: BE24070066  
CASE ADDR: 408 NE 6 ST  
OWNER: SE SOLMAR LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-305(b)

THE LANDSCAPE HAS TREE GRATES THAT ARE LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.

VIOLATIONS: 9-280(d)

THERE ARE PAVERS AT THIS LOCATION THAT ARE MISSING, LIFTED AND/OR DAMAGED AND POSE A SAFETY HAZARD.

VIOLATIONS: 25-56(C)

THE SIDEWALK AT THE SUBJECT PROPERTY IS IN DISREPAIR. THERE ARE UNEVEN AREAS OF THE SIDEWALK THAT HAVE LIFTED AND POSE A SAFETY HAZARD.

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CASE NO: BE24060116  
CASE ADDR: 460 SW 4 AVE  
OWNER: RIVER LOFTS PARK LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 24-11(b)

THERE IS LOOSE OR UNSECURED SOLID WASTE OR CONSTRUCTION DEBRIS ON SITE.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE23030079  
CASE ADDR: 610 NE 14 PL  
OWNER: WRIGHT, JAKISHA  
JAKISHA WRIGHT REV LIV TR  
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: BE24040009  
CASE ADDR: 3300 NE 37 ST  
OWNER: FLEURANT, GUY  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1.1  
BUILDING OCCUPIED WITHOUT A CERTIFICATE OF OCCUPANCY.

---

CASE NO: BE24010148  
CASE ADDR: 6731 NW 26 AVE  
OWNER: MOONEY, TRISTAN & JULIETTE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-23030010 INSTALL 31LF PVC HORIZONTAL LOUVERED 6'H & 211.5LF PVC TG HORIZONTAL 6'H (TEXTURED DRIFTWOOD). INSTALL TWO 4'W GATES, ONE 5'W GATE

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE23120074  
CASE ADDR: 825 SW 26 ST  
OWNER: BANGE, DAVID WAYNE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
COMPLETE INTERIOR REMODEL, INCLUDING WINDOWS, A/C CHANGEOUT, ELECTRICAL PANEL, WATER HEATER, (2) NEW BATHROOMS AND KITCHEN.

---

CASE NO: BE24040166  
CASE ADDR: 904 SE 12 ST  
OWNER: MCOWEN, JAMES DOUGLAS  
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 AN ACCESSORY STRUCTURE WITHOUT OBTAINING A PERMIT.

---

CASE NO: BE24040029  
CASE ADDR: 905 SW 22 ST  
OWNER: 5 STAR RENOVATION & CONSTRUCTION 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:  
WORK WITHOUT PERMIT, NEW WOODEN FENCE AND AC UNITS

---

CASE NO: BE24030146  
CASE ADDR: 1800 NW 7 AVE  
OWNER: WILLS, GINETTE  
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:  
WINDOWS & DOORS, STUCCO WORK AND PVC FENCE.

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE24050066  
CASE ADDR: 511 SW 31 AVE  
OWNER: ROSCOE, CLARA 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:  
NEW PVC FENCE AND GATE CONSTRUCTION

---

CASE NO: BE23100227  
CASE ADDR: 825 NE 18 ST  
OWNER: BAPTISTA, EDWARD  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW WOOD FENCE

---

CASE NO: BE24030190  
CASE ADDR: 828 SE 12 ST  
OWNER: BELLAMY, ANN M  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
WOOD FENCE INSTALLATION AND REPAIRS

---

CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE24060011  
CASE ADDR: 1150 SW 24 AVE  
OWNER: MCO HOLDINGS 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:  
DEMOLITION, ELECTRICAL, AND PLUMBING

---

CASE NO: BE24050092  
CASE ADDR: 1203 N ANDREWS AVE  
OWNER: EMPIRE PROPERTY PROS LLC  
CONTRERAS, DANIEL & BARBAGALLO, F  
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 GATE CONSTRUCTED

---

CASE NO: BE24050095  
CASE ADDR: 1421 NW 2 AVE  
OWNER: DEVLIN TRINITY REV TR;  
DEVLIN, LARA K TRSTEE  
INSPECTOR: ANDREW GEBBIA

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

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CASE NO: BE22080305  
CASE ADDR: 213 ROYAL PALM DR  
OWNER: MORI LEGACY FOUNDATION INC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
KITCHEN DEMO - WINDOW BLOCK WORK AT GARAGE, NEW ELECTRIC AND ELECTRIC PANELS, PLUMBING, DRYWALL REPAIR

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CASE NO: BE23090358  
CASE ADDR: 15 SE 15 ST  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15

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

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CASE NO: BE23100041  
CASE ADDR: 122 SW 22 ST  
OWNER: AN COLLISION CENTER FTL S INC  
% AUTONATION  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: BE23080244  
CASE ADDR: 312 NW 7 ST  
OWNER: 312 NW 7TH STREET LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23090343  
CASE ADDR: 580 SW FLAGLER AVE  
OWNER: GIOSEFFI FAM REV TR;  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23100067  
CASE ADDR: 611 NE 14 AVE  
OWNER: PARK COURT CONDO APTS INC  
INSPECTOR: LEONARDO MARTINEZ

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

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CITY OF FORT LAUDERDALE  
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9:00 A.M.

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CASE NO: BE23100113  
CASE ADDR: 660 TENNIS CLUB DR  
OWNER: TENNIS CLUB JOHNSTON COND ASSN  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE21060170  
CASE ADDR: 801 NE 18 CT  
OWNER: CAMELOT SHORES CONDO ASSN INC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23080331  
CASE ADDR: 805 E BROWARD BLVD  
OWNER: 805 BROWARD LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.

CASE NO: CE11111863  
CASE ADDR: 1227 NW 6 ST  
OWNER: VIRGIL L & ROSA M BOLDEN TR  
ROSA M BOLDEN TRSTE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC 109.16  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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CASE NO: BE23080289  
CASE ADDR: 1400 NE 57 ST  
OWNER: CASA DEL SOL OF BRWD CO CONDO ASSN  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23090039  
CASE ADDR: 1500 SE 17 ST  
OWNER: S3 HOSPITALITY LLC % HOLIDAY INN EXPRESS  
INSPECTOR: LEONARDO MARTINEZ

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

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CITY OF FORT LAUDERDALE  
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9:00 A.M.

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CASE NO: BE23090063  
CASE ADDR: 1801 S ANDREWS AVE  
OWNER: 1801 ASSOCIATES LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23070237  
CASE ADDR: 1900 N OCEAN BLVD  
OWNER: VILLA OCTAGON CONDO ASSN INC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE22050198  
CASE ADDR: 3100 E COMMERCIAL BLVD  
OWNER: ELIAS FAMILY HOLDINGS LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CITY OF FORT LAUDERDALE  
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9:00 A.M.

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CASE NO: BE23090208  
CASE ADDR: 3309 SW 2 AVE  
OWNER: KOLO 25 LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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**OLD BUSINESS**

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**CASE NO:** BE24050080  
**CASE ADDR:** 925 N ANDREWS AVE  
**OWNER:** LA MEXICANA HOLDINGS LLC  
**INSPECTOR:** ALEXANDER ALBORES

**VIOLATIONS:** FBC(2023) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR ALTERATION INCLUDING FRAMING. EXTERIOR WINDOW AND DOOR REMOVED AT WEST AND SOUTH EXTERIOR WALL. EXTERIOR WALL OPENING INFILL AT SOUTH WALL.

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

**VIOLATIONS:** FBC(2023) 105.1

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

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
FEBRUARY 20, 2025  
9:00 A.M.**

<b>Address</b>	<b>Case Number</b>	<b>Type</b>	<b>Inspector</b>	<b>PG</b>	<b>Name</b>

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