



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

**March 20, 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
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
MARCH 20, 2025
9:00 A.M.

PAGE 1

NEW BUSINESS

CASE NO: BE24080233
CASE ADDR: 1525 SW 32 ST
OWNER: HAMRSKY, RADEK
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:
FENCE

CASE NO: BE24080290
CASE ADDR: 1801 SW 14 AVE
OWNER: P&M ACCESS GROUP 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 ERECTED WITH NO PERMIT.

CASE NO: BE24080291
CASE ADDR: 2620 SW 12 TER
OWNER: CAPELLAN, LUIS JR
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 ERECTED WITH NO PERMIT.

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

PAGE 2

**CASE NO: BE24070378
CASE ADDR: 1021 SW 22 AVE
OWNER: CEVALLOS NORONA, JOSE DAVID
INSPECTOR: JORGE MARTINEZ**

**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 CONCRETE PATIOS, SHADE STRUCTURE AND POOL IN BACKYARD.**

**VIOLATIONS: 47-34.4.C.1.
THERE IS AN RV / MOBILE HOME PARKED AND OR BEING STORED AT THIS PROPERTY THAT IS BEING USED FOR LIVING OR SLEEPING.**

**CASE NO: BE25020238
CASE ADDR: 1055 N FEDERAL HWY
OWNER: 1055 N FEDERAL LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: 9-259
THIS BUILDING IS VACANT AND HAD A FIRE , DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THIS 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.**

**CASE NO: BE24080139
CASE ADDR: 1508 SW 20 AVE
OWNER: POCH LLORENTE, JUAN PABLO;
IBANEZ, XAVIER FRANCISCO
INSPECTOR: JORGE MARTINEZ**

**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 BATHROOM REMODEL**

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

PAGE 3

**CASE NO: BE24080196
CASE ADDR: 2102 NE 68 ST
OWNER: NU HEIGHTS 2102 NE 68TH LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: 47-19.2.P
A TIKI HUT WAS BUILT AT THE REAR OF THE PROPERTY WITHOUT OBTAINING THE REQUIRED PERMIT**

**CASE NO: BE24070404
CASE ADDR: 2813 NE 29 ST
OWNER: CAPRIOTTI, NICHOLAS
INSPECTOR: JORGE MARTINEZ**

**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:
PVC FENCE & ELECTRIC CHARGER**

**CASE NO: BE24100193
CASE ADDR: 105 N FEDERAL HWY
OWNER: JCHS 105 PROPERTY LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 111.1.1
THE REQUIRED CERTIFICATE OF OCCUPANCY (C.O.) RELATED TO CHANGE OF USE PERMIT BLD-CU-24050793 HAS NOT BEEN ISSUED, YET THE BUILDING IS CURRENTLY BEING OCCUPIED**

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

**CASE NO: BE24090009
CASE ADDR: 715 SW 18 CT
OWNER: AUDAIN, ALIX; BASSETT, TAMIE
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:
ACCESSORY STRUCTURE AT THE REAR (NW CORNER) OF THE PROPERTY.**

**CASE NO: BE24080368
CASE ADDR: 1617 NE 18 AVE
OWNER: BENNETT, MICHAEL A; WEISS, MICHAEL E
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:
ACCESSORY STRUCTURE AT THE REAR OF THE PROPERTY ADJACENT TO THE POOL.**

**CASE NO: BE24070016
CASE ADDR: 1709 NE 8 ST
OWNER: GRADY, RHEA BUTCHEY; GRADY, ELIJAH DANE
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:
WOOD STRUCTURE (ROOF) BUILT OVER PAVERS PATIO ON THE EAST SIDE OF THE PROPERTY.**

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

PAGE 5

**CASE NO: BE24090087
CASE ADDR: 1966 SW 28 AVE
OWNER: WALKER, WILLIAM; CAPTAIN'S LAND TR
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:
WOOD PILINGS AND WOOD DECK/DOCK INSTALLED AT THE REAR OF THE PROPERTY. OVERSIZE STORAGE ACCESSORY BUILDING INSTALLED ON THE SOUTHEAST SIDE OF THE PROPERTY ENCROACHING INTO THE SOUTH PROPERTY LINE SETBACK. TWO SHEDS INSTALLED ON TOP OF THE FLAT ROOF AT THE REAR OF THE BUILDING. RIP RAP WALL REMOVED.**

**CASE NO: BE24090034
CASE ADDR: 2151 SW 23 AVE
OWNER: MILO, DONNA E
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REMOVE FIREPLACE AND ADD WINDOW-BLD-RALT-20100114**

**CASE NO: BE24090098
CASE ADDR: 2300 NE 33 AVE
OWNER: EVERGLADES CLUB CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE CRACKS ON THE CONCRETE CEILING VISIBLE FROM THE GROUND FLOOR PARKING GARAGE ON THE EAST SIDE OF THE BUILDING. WATER FROM THE SECOND FLOOR PATIO APPEARS TO BE PENETRATING THROUGH THE CONCRETE SLAB AND LEAKING INTO THE PARKING GARAGE. WATER INTRUSION INTO THE NORTH STAIRWELL.**

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

CASE NO: BE24070375
CASE ADDR: 341 SW 21 ST 1-2
OWNER: 341 SW 21ST ST 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 REMODEL, KITCHEN, BATHROOMS, ELECTRIC, PLUMBING, A/C UNIT

CASE NO: BE24100200
CASE ADDR: 540 NE 11 AVE
OWNER: 540 NE 11 GROUP LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
WOOD FENCE- BLD-FEN-20030044

CASE NO: BE24100043
CASE ADDR: 1120 NE 9 AVE
OWNER: APEX RESIDENCE 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 FRONT DOOR FOR UNIT #4

CASE NO: BE24100039
CASE ADDR: 1736 SE 13 ST
OWNER: MOSS, ROBERT CHADWICK;
ROBERT CHADWICK MOSS REV TR
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
A/C CHANGE OUT 4.0 TONS -PM-19050732

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

PAGE 7

CASE NO: BE24040206
CASE ADDR: 1997 SW 28 AVE
OWNER: LUXOR REALTY 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 CONCRETE DRIVEWAY, NEW WINDOWS AND DOORS, KITCHEN AND BATHROOMS RENOVATION, NEW RECESSED LIGHTS THROUGHOUT THE HOUSE, NEW A/C SYSTEM.

CASE NO: BE24080296
CASE ADDR: 2033 SW 16 TER
OWNER: YUROVSKY, VLADISLAV & HEATHER J;
YUROVSKY FAM TR
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 AWNING OVER PATIO

CASE NO: BE24090191
CASE ADDR: 2572 NW 20 ST
OWNER: RABATTIE 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 RENOVATION, STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, AND AN INSTALLATION OF METAL FENCE

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

PAGE 8

**CASE NO: BE24100144
CASE ADDR: 404 SW 25 AVE
OWNER: DEPAUL, JUSTIN
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:
PVC FENCE AND PALM TREE REMOVED.**

**CASE NO: BE24080262
CASE ADDR: 625 CORAL WAY
OWNER: VALERIO, THOMAS A
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-BDSP-20120005 100' X 6' WOOD DOCK, 100' SEAWALL CAP OVERPOUR**

**CASE NO: BE24120134
CASE ADDR: 701 SW 12 AVE
OWNER: PALLADINO, 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:
COMPLETE REMODEL OF THIS HOUSE INCLUDING MEP, WINDOWS AND DOORS. NEW SKYLIGHT. UPPER DECK AND CHIMNEY DEMOLISHED. ENCLOSED AREA IN THE COVER DECK IN THE BACK OF THE PROPERTY. NEW INSTANT WATER HEATER AND A/C UNIT. FENCE DEMOLISHED.**

**CASE NO: BE24080154
CASE ADDR: 736 NW 3 AVE
OWNER: ECG INTERNATIONAL 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:
ILLEGAL EFFICIENCY CONVERSION.**

**VIOLATIONS: FBC(2023) 111.1
DUPLEX CONVERTED INTO TRIPLEX WITHOUT CERTIFICATE OF OCCUPANCY.**

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

PAGE 9

**CASE NO: BE24090033
CASE ADDR: 771 NW 22 RD
OWNER: FRANKLIN JACKSON CORP
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED: CORRIDOR
WOOD FLOOR, PARTITION WALL NEXT TO THE EXTERIOR WALL AND BATHROOM.**

**CASE NO: BE24110121
CASE ADDR: 2865 SW 16 ST 1-5
OWNER: TROPICAL FOREST 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:
KITCHEN AND BATHROOM RENOVATION. NEW WINDOW.**

**CASE NO: BE24080060
CASE ADDR: 3041 NE 49 ST
OWNER: BPL 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:
COMPLETE APARTMENTS REMODELING INCLUDING STRUCTURAL AND M.E.P.
WINDOWS AND DOORS REMOVED AND CONCRETE BLOCK INSTALLED.**

**CASE NO: BE24070407
CASE ADDR: 6411 NE 22 AVE
OWNER: 9960SW LLC
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF CONCRETE DRIVEWAY AND NEW FENCE- BLD-RPAV-22110056/BLD-FEN-22110066**

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

**CASE NO: BE24080252
CASE ADDR: 247 SW 21 ST
OWNER: WILLIS, LISA D
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.**

**CASE NO: BE24080294
CASE ADDR: 301 SW 21 ST
OWNER: BAKER, MATT J
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 - ENCLOSED FLORIDA ROOM WITHOUT PERMITS.**

**CASE NO: BE25020056
CASE ADDR: 305 S ANDREWS AVE
OWNER: ELEVATE ONE RIVER LLC;
%CARDONE RE ACQUISITIONS LLC
INSPECTOR: PRESTON MARK**

**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:
INSTALLATION OF A SHADED STRUCTURE WITH ELECTRICAL IN THE RIGHT OR WAY WITHOUT A PERMIT.**

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

**CASE NO: BE24070118
CASE ADDR: 518 NW 13 AVE
OWNER: TERRANOVA INVESTMENTS NORTH AMERICA LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW SINGLE FAMILY RESIDENCE - BLD-RNC-22070002 AND ALL RELATED SUB PERMITS**

**CASE NO: BE24080176
CASE ADDR: 536 NW 13 AVE
OWNER: TRANS-FIRM PARTNERS LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC (2023) 105.3.2.1.
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW CONSTRUCTION SINGLE FAMILY RESIDENCE- BLD-RNC-22070003**

**CASE NO: BE24080337
CASE ADDR: 824 NE 4 ST
OWNER: 824 NE 4 STREET 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:
REMODEL KITCHEN AND BATHROOM. ALSO INSTALL NEW MINI-SPLITS.**

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

PAGE 12

**CASE NO: BE24080151
CASE ADDR: 825 SW 14 ST 1-2
OWNER: LINCOLN SPORTS & ENTERTAINMENT 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 KITCHEN AND BATHROOM REMODEL DUPLEX.**

**CASE NO: BE24080223
CASE ADDR: 900 SW 31 ST
OWNER: TAL SHIAR 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:
CONCRETE DRIVEWAY, WOODEN TRELLIS (BACK YARD) AND COLUMNS AT COVERED ENTRY.**

**CASE NO: BE24080221
CASE ADDR: 1420 SW 31 ST
OWNER: BLANCHARD, ANDREW MAXWELL
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:
HOME RENOVATIONS - NEW AC UNITS, SERVICE PANEL, EXTERIOR WALL CLADDING, AND WINDOWS & DOORS.**

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

PAGE 13

**CASE NO: BE25010155
CASE ADDR: 1616 SE 7 ST
OWNER: 1616SE7TH LLC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 111.1.1
THIS NEW HOME IS BEING OCCUPIED WITHOUT OBTAINING THE FINAL INSPECTIONS AND A
CERTIFICATE OF OCCUPANCY.**

**CASE NO: BE24050017
CASE ADDR: 1707 SE 12 CT
OWNER: BESTOSO, TERESA P & EDMUND J
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:
DOCK REPLACEMENT WITHOUT A PERMIT.**

**CASE NO: BE24080236
CASE ADDR: 1740 SW 32 ST
OWNER: DIAZ, NADIA S H/E NAVAL, DANIEL E H/E ETAL
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:
ADDITION - LARGE REAR ROOF COVERING PATIO.**

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

PAGE 14

CASE NO: BE24080032
CASE ADDR: 1757 SW 30 PL
OWNER: NILOV, MIKHAIL
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:
COMPLETE INTERIOR REMODEL/ KITCHEN BATHS/REAR WOOD DECKS, DRIVEWAY.

CASE NO: BE24050104
CASE ADDR: 1847 CORDOVA RD
OWNER: THE HARBOR SHOPS 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:
NEW PLUMBING FOR THREE SINKS, ELECTRICAL CHANGES FOR NEW BUSINESS.

CASE NO: BE25010046
CASE ADDR: 2600 E MARINA BAY DR
OWNER: FALLS AT MARINA BAY LP
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:
TRUSS REPAIRS AT STORAGE/GARAGE UNITS AT REAR OF THE PROPERTY.

CASE NO: BE24070049
CASE ADDR: 2730 SW 13 CT
OWNER: BROWN, JUSTIN MICHAEL
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 BATHROOMS. HURRICANE STRAPS NOT TO CODE. ALSO INSTALLED A NEW ALUMINUM FENCE WITHOUT A PERMIT.

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

PAGE 15

CASE NO: BE24070172
CASE ADDR: 100 SW 3 AVE
OWNER: NUGENT AVENUE RETAIL 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: BE24070398
CASE ADDR: 340 SW 24 ST
OWNER: WPA INVESTORS % WALGREEN CO
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: BE24080012
CASE ADDR: 350 E LAS OLAS BLVD 2
OWNER: FT 350 LLC; SS 350 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.

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

**CASE NO: BE24070403
CASE ADDR: 527 SW 21 TER
OWNER: 527 STEEL 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: BE24070405
CASE ADDR: 606 E BROWARD BLVD
OWNER: SE BROWARD & FEDERAL 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: BE24070401
CASE ADDR: 866 NE 20 AVE
OWNER: WORTH 866 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.**

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

**CASE NO: BE24080028
CASE ADDR: 1111 E LAS OLAS BLVD
OWNER: VILLAGGIO DI LAS OLAS CONDO ASSN
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: BE24070352
CASE ADDR: 1111 NW 51 ST
OWNER: KENNETH F RUFF REV TR;
JENNIFER RUFF LOESEL REV 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.**

**CASE NO: BE24070362
CASE ADDR: 1700 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.**

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

**CASE NO: BE24070355
CASE ADDR: 1801 NW 49 ST
OWNER: BROWARD COUNTY BOARD
OF COUNTY COMMISSIONERS
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: BE24070339
CASE ADDR: 1900 S OCEAN DR
OWNER: BREAKWATER TOWERS CORP
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: BE24070227
CASE ADDR: 2003 NW 62 ST 100
OWNER: CAPITAL CYPRESS 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.**

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

**CASE NO: BE24080016
CASE ADDR: 2100 N OCEAN BLVD
OWNER: PALMS 2100 MASTER 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.**

**CASE NO: BE24080059
CASE ADDR: 2109 NE 68 ST
OWNER: TARA WEST 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.**

**CASE NO: BE24080038
CASE ADDR: 2120 N OCEAN BLVD COMM
OWNER: THE PALMS 2100 MASTER 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.**

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

**CASE NO: BE24070368
CASE ADDR: 3100 NW 56 ST
OWNER: FORT LAUDERDALE HOTEL CORP
% PROPERTY TAX ADMINISTRATOR
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: BE24070106
CASE ADDR: 4800 BAYVIEW DR
OWNER: CORAL TOWERS 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.**

**CASE NO: BE24070351
CASE ADDR: 6001 NW 6 WAY
OWNER: BRE/ESA FL PROPERTIES LLC
%EXTENDED STAY-PROPERTY TAX 1563
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.**

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

PAGE 21

**CASE NO: BE24070350
CASE ADDR: 6221 NW 9 AVE
OWNER: SAUDER 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.**

HEARING TO IMPOSE FINES

CASE NO: CE19042550
CASE ADDR: 255 SW 24 ST
OWNER: MCDONALDS FAMILY PROPERTIES LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
10081284 PSTORMPIPN DRAINAGE FOR NEW PARKING LOT BP 09081303 10081282 EPARKING
ELECTRIC FOR NEW PARKING LOT LIGHTING BP 09081303

CASE NO: BE24030006
CASE ADDR: 3343 NE 40 ST
OWNER: CHEN, CHRISTOPHER T
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED: SEAWALL
AND DOCK IN DISREPAIR.

CASE NO: BE24060050
CASE ADDR: 1121 MANGO ISLE
OWNER: DOMAINE 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:
DOCK REPAIRED OR REPLACED WITHOUT A PERMIT.

CASE NO: BE24080186
CASE ADDR: 6131 NE 14 AVE
OWNER: PS FT LAUDERDALE 14 AVE 2013 LLC;
DEPT PT FL 25965
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).

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

CASE NO: CE17120868
CASE ADDR: 2121 W PROSPECT RD
OWNER: HYPERION COMMUNICATIONS OF FL
INSPECTOR: MARY RICH

VIOLATIONS: 28-155.(a)
THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN INSTALLED AND OR TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE? PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

CASE NO: CE18102072
CASE ADDR: 3010 HOLIDAY DR
OWNER: HARBOUR BEACH RESIDENCES LLC
INSPECTOR: MARY RICH

VIOLATIONS: 28-155.(a)
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE- PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155).
CCN #5D38-J3XE

CASE NO: BE24030020
CASE ADDR: 613 RIVERSIDE DR
OWNER: MURRY, JENNIFER 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:
FENCE INSTALLED WITHOUT PERMIT

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

PAGE 24

CASE NO: BE24060127
CASE ADDR: 705 SW 20 ST
OWNER: DUKE, MICHELLE JOY;
GONZALEZ, SAMUEL JOSE
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:
CARPORT CONVERSION

CASE NO: BE24080336
CASE ADDR: 2741 NE 56 CT
OWNER: KAUFMAN, STUART & TAMMY
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 STRUCTURES

CASE NO: BE24010039
CASE ADDR: 3020 N FEDERAL HWY 13
OWNER: BANE PROPERTIES TIME SQUARE 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:
WORK WITHOUT PERMIT- WORK STARTED BEFORE PERMIT ISSUANCE. WHICH INCLUDED, PLUMBING, ELECTRICAL, AND FRAMING WITHIN THE INTERIOR RENOVATION.

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

PAGE 25

CASE NO: BE23120155
CASE ADDR: 401 NE 14 AVE
OWNER: DCL 401 LLC
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:
WINDOWS/DOORS, AC UNITS, BATHROOM AND KITCHEN REMODEL.

CASE NO: BE23120078
CASE ADDR: 808 SW 26 ST
OWNER: HOUGH, KYLE & TRACY
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 HOME RENOVATION, INCLUDING WINDOWS/DOORS, FRAMING/DRYWALL, PLUMBING, ELECTRICAL AND MECHANICAL.

CASE NO: BE24040094
CASE ADDR: 1202 NE 3 AVE
OWNER: PAPPAS, GEORGE ARVANITIS, BILL ETAL
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:
ILLEGAL CHANGE OF USE. INTERIOR RENOVATIONS WITHOUT PERMITS - STRUCTURAL, PLUMBING, ELECTRICAL AND MECHANICAL.

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

CASE NO: BE23120148
CASE ADDR: 2215 NE 19 ST
OWNER: HOUSE OF DREAMS LLC
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:
RAILINGS AND UTILITY STRUCTURE (BACK PATIO).

CASE NO: CE11111798
CASE ADDR: 2300 NE 53 ST
OWNER: CLARK, GARY R
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2007) 105.10.3.1
POOL PERMIT 96010170 IS EXPIRED.

CASE NO: BE24020040
CASE ADDR: 501 SE 17 ST
OWNER: AVALON FT LAUDERDALE LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CALT-23030010/ELE-COM-23040026 WFM-FFH (COUNTER) INSTALL AMAZON PACKAGE PICK/RETURN AREA

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

PAGE 27

CASE NO: CE14090770
CASE ADDR: 550 BAYSHORE DR
OWNER: BAYSHORE EMBASSY CONDO INC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
MECHANICAL PERMIT # 01071479 MECHANICAL PERMIT # 01071480 PLUMBING
PERMIT # 13081616

CASE NO: CE19041763
CASE ADDR: 1401 SW 1 ST
OWNER: SRP SUB LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
14060126 MACRPLL AC CHANGE OUT

CASE NO: CE19081128
CASE ADDR: 1605 SW 13 CT
OWNER: GLOVER, JAMES NATHANIEL
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(b)
THERE ARE STRUCTURE BUILDING PARTS WHICH ARE IN DISREPAIR IN THE ENTRANCE
PORCH. FOUNDATIONS, FLOORS, WALLS, ROOFS AND ALL OTHER BUILDING PARTS SHALL
BE STRUCTURALLY SOUND.

CASE NO: CE14091208
CASE ADDR: 1800 SE 7 ST
OWNER: PAPAY, TERRY L SCHULTZ, FRANCIS III
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT # 13060661 BUILDING PERMIT # 13060660

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

PAGE 28

CASE NO: CE18041390
CASE ADDR: 2415 SW 18 CT
OWNER: AYCART, ALEX & CANELA, SARDIS
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-1.(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE'S A NEW FENCE THAT WAS BUILT WITHOUT THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 105.1. AND SECTION 47-19.5(J). TEMPORARY FENCES.

CASE NO: CE19042513
CASE ADDR: 2500 W BROWARD BLVD
OWNER: RIVERBEND WM LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2017) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16120487 ESIGN ELECTRIC FOR 1 ILLM WALL SIGN FOR WALMART ONLINE

CASE NO: CE15092026
CASE ADDR: 3100 N OCEAN BLVD # 701
OWNER: ROBERT A YOLLES IRREV SPOUSAL TR
YOLLES, ROBERT A & CAROL
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.: BUILDING PERMIT #02061271 (#701 INSTALL ENTRY DOOR (INTERIOR))

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

CASE NO: CE15011419
CASE ADDR: 3115 NE 32 AVE
OWNER: P D K N P-4 LLC
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2010) 105.11.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE FOR THE SECOND TIME:
BUILDING PERMIT #13062145- EXPIRE AGAIN ENGINEERING PERMIT #13062158-
EXPIRE AGAIN LANDSCAPE PERMIT #13080431- EXPIRE AGAIN ELECTRIC PERMIT
#13100209 - EXPIRED AGAIN

CASE NO: BE24070425
CASE ADDR: 3470 JACKSON BLVD
OWNER: CHOUTE, WALTER; PETIT, PAULETTE
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
SERVICE PANEL UPGRADE- TIE INTO CITY SEWER LINE AND ABANDON SEPTIC TANK
PLB-RES-22040051- ELE-SERV-22040008

CASE NO: CE15100069
CASE ADDR: 3937 DAVIE BLVD
OWNER: DOMINGUEZ, MARIA TERESA
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2014) 105.3.2.1
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT # 10030770 (INSTALL A/G TANK W GAS LINE) PLUMBING PERMIT #
10042155 (ATF-PLUMBING REPAIRS FOR VIOLATIONS) BUILDING PERMIT # 10062101 (ATF
CHANGED FROM BEAUTY SALON TO MINI MART)

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

PAGE 30

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: BE23090141
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD
OWNER: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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: BE23090145
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD
OWNER: THOR GALLERY A BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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.

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

PAGE 31

CASE NO: BE24010140
CASE ADDR: 90 ISLE OF VENICE DR
OWNER: AQUA DI VENICE 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: BE23070049
CASE ADDR: 817 SE 12 CT
OWNER: TWELFTH COURT TOWNHOUSES 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.

CASE NO: BE23090306
CASE ADDR: 1240 NE 13 AVE
OWNER: 1240 NE 13 AVENUE 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.

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

CASE NO: BE23090233
CASE ADDR: 1935 SW 5 PL 1-8
OWNER: LIAD INVESTMENTS 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.

CASE NO: BE21070128
CASE ADDR: 3051 NE 48 ST
OWNER: RIDGEVIEW TOWERS 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: BE23080100
CASE ADDR: 3598 W PROSPECT RD
OWNER: UNIVERSAL PROPERTY &
CASUALTY INSURANCE COMPANY
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.

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

CASE NO: BE23080101
CASE ADDR: 5080 N STATE ROAD 7
OWNER: PARTNERS PREFERRED YIELD
LTD DEPT PT FL 23104
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: BE23100100
CASE ADDR: 6201 BAY CLUB DR
OWNER: BAY COLONY CLUB CONDO 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: 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: 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

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.

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

INSPECTOR	PAGES
ALEX ALBORES	3, 4, 5, 34
ANDREW GEBBIA	6, 7, 23, 24, 34
JORGE MARTINEZ	2, 3, 26, 27, 28, 29
JOSE SARAGUSTI	8, 9, 22
KATIE WILLIAMS	-
LEONARDO MARTINEZ	15-21, 30-33
LINDA HOLLOWAY	1, 22
MARY RICH	23
PRESTON MARK	10-14, 25, 26
SEVERIAN IONESCU	-
WILSON QUINTERO JR	-
NEW BUSINESS	1-21
HEARING TO IMPOSE FINES	22-33
OLD BUSINESS	34