



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

APRIL 17, 2025

9:00 AM

**Marine Industries Association of Florida
2nd 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.



NEW BUSINESS

CASE NO: BE24120077
CASE ADDR: 809 SW 14 TER
OWNER: ROSYA REV TR;
DUDAIE, RONEN & DUDAIE, ORLI TRS
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:
A WOODED FENCE INSTALLED IN THE PUBLIC RIGHT-OF-WAY.

CASE NO: BE25010219
CASE ADDR: 831 NE 14 CT
OWNER: ZAFRI, MATAN H/E
COHEN, ILAN & BORNSHTEIN, LIAT
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:
MULTIPLE SHEDS INSTALLED WITHOUT REQUIRED PERMITS

CASE NO: BE24070183
CASE ADDR: 506 SE 16 ST
OWNER: BRIDGE II AT 16 STREET 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
APRIL 17, 2025
9:00 A.M.

PAGE 2

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

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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: BE24070130
CASE ADDR: 920 NW 1 ST
OWNER: VICTORY INVESTMENTS & MORE 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: BE24070307
CASE ADDR: 2713 NE 15 ST
OWNER: PRIMA VILLA 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.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24080315
CASE ADDR: 24 ISLA BAHIA DR
OWNER: 24 ISLA BAHIA DRIVE LLC
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**

**CASE NO: BE24090045
CASE ADDR: 470 BONTONA AVE
OWNER: HERMAN, GORDON
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:
DOCK AND RAILINGS**

**CASE NO: BE24070052
CASE ADDR: 520 SW 28 AVE
OWNER: MORRISON, CASSANDRA
JOHNSON, TERRY TARNORRIS
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 BUT NOT LIMITED TO KITCHEN AND BATHROOMS
RENOVATIONS.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

PAGE 4

**CASE NO: BE24070175
CASE ADDR: 1671 SW 38 AVE
OWNER: CASTANO, DAIMER ALONSO N H/E
ROSADO, NAYARA STOCKLER DA S
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:
NEW VINYL FENCE, DRIVEWAY, CONCRETE PATIO, GAZEBO.**

**CASE NO: BE24080101
CASE ADDR: 2417 E LAS OLAS BLVD
OWNER: UNIQUE CRITIQUE II LLC
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ADD POOL AN REMODELL- BLD-RADD-22050005, MEC-RES-22050036
ELE-RES-22050105, PLB-RES-22050105,
PLB-GAS-22070023**

**CASE NO: BE24070098
CASE ADDR: 2501 NE 33 AVE
OWNER: CORREIA, HORACIO; CORREIA, LIBORIO
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2023) 111.1.1
OCCUPYING THE SOUTH BUILDING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY
BEING ISSUED.**

**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 AND CHANGE OF USE WITHOUT PERMIT TO THE SOUTH BUILDING.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 5

CASE NO: BE24100155
CASE ADDR: 300 NE 4 ST
OWNER: DEPENDABLE EQUITIES 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:
ASPHALT PARKING LOT AND INSTALLATION OF ARTIFICIAL TURF

CASE NO: BE24110074
CASE ADDR: 605 RIVIERA ISLE DR
OWNER: BASHIR, TAREK; TB TR
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
REPLACE 1 DOOR W/ IMPACT - INSTALL 26KW GENERATOR- NATURAL GAS LINE FOR INSTALL 26KW GENERATOR ELE-GEN-23070003 PLB-GAS-23070008 PM-19080242

CASE NO: BE24100156
CASE ADDR: 640 NE 17 WAY
OWNER: WOODCOCK, THOMAS
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/PERGOLA

CASE NO: BE24090192
CASE ADDR: 1043 NE 13 AVE
OWNER: GOPUL 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:
PERGOLA- SHADE STRUCTURES

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 6

CASE NO: BE24090163
CASE ADDR: 1420 SW 33 CT
OWNER: HOWARD, JOHN
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 ACCESSORY STRUCTURE IN REAR YARD

CASE NO: BE24110155
CASE ADDR: 1759 SE 10 ST
OWNER: SALGADO, ALEXANDER;
SALGADO, EVELYN
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/EXTERIOR RENOVATIONS- KITCHEN, BATHROOMS,
WINDOWS, DOORS, ROOF, SIDING, STRUCTURAL, ELECTRICAL, PLUMBING, HVAC, POOL,
POOL PAVERS,

CASE NO: BE24090104
CASE ADDR: 2218 NE 17 CT
OWNER: COSTELLO, RAYMOND; COSTELLO, CAROL
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:
INSTALLATION OF PAPER, WIRE LATHE, AND NAILED OFF

CASE NO: BE24100176
CASE ADDR: 5100 BAYVIEW DR DOCKS
OWNER: ROYAL LAUDERDALE LANDINGS INC
INSPECTOR: ANDREW GEBBIA

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 7

CASE NO: BE24080254
CASE ADDR: 241 SW 21 ST
OWNER: GARCIA, ISIDRO & CATHERINE M
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 47-19.2.A.
MULTIPLE STRUCTURES THROUGHOUT THE PROPERTY.

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:
MULTIPLE STRUCTURES THROUGHOUT.

CASE NO: BE24060049
CASE ADDR: 804 SW 22 TER
OWNER: WRIGHT-GRANT, SONIA
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:
CARPORT ENCLOSED AND CONVERTED INTO A BEDROOM AND BATHROOM.

CASE NO: BE24090032
CASE ADDR: 814 SW 26 CT
OWNER: CULLEN, GLENN P & MARIA
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:
REAR PATIO ROOF STRUCTURE.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24080201
CASE ADDR: 1001 SW 31 ST
OWNER: SMITH, SADIE V EST
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. ROOF
COLLAPSED**

**CASE NO: BE24080107
CASE ADDR: 1517 SW 25 ST 1-2
OWNER: LAVARRO, LUIS MARTIN
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
COMPLETE RENOVATION, WITH KITCHEN (2) BATHROOM (2); LAUNDRY ROOM,
A/C UNIT AND TANKLESS WATER HEATER, SPA, SHADE STRUCTURE; SHED.**

**CASE NO: BE24080125
CASE ADDR: 1613 NW 11 AVE
OWNER: MARTINEZ, CARLOS
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
COMPLETE RENOVATION INCLUDING KITCHEN, BATHROOMS (3), M.E.P.; NEW
PANEL, HIGH HATS ALL AROUND, HOOD IN ISLAND WITH STOVE, OVEN AND MICROWAVE.
SHADE STRUCTURES WITH CONCRETE PAD.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 9

CASE NO: BE24080298
CASE ADDR: 1650 SW 20 ST
OWNER: SANDLER, MATTHEW A & SHIRLEE A
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: 47-19.2.A.
SEVERAL SHADE STRUCTURES IN THE BACKYARD.

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 WITHOUT PERMIT.

CASE NO: BE24070092
CASE ADDR: 1709 NE 15 AVE 1-4
OWNER: QUOCATION LLC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 111.1
CONVERTED A DUPLEX TO FOURPLEX

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:
DUPLEX CONVERTED TO FOURPLEX.

CASE NO: BE24090010
CASE ADDR: 1777 SE 15 ST
OWNER: CROMWELL EAST INC
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
REPLACING CAST IRON SEWER LINE FOR PVC LINE IN PARKING AREA UNDER THE SECOND FLOOR.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24070397
CASE ADDR: 720 SW 14 TER
OWNER: PALLADINO, IGNACIO DAVID;
ROSERO, ALEJANDRA CRISTINA
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:
FENCE AND DRIVEWAY**

**CASE NO: BE24040169
CASE ADDR: 832 NE 16 TER
OWNER: JFIVE1 LLC
INSPECTOR: JORGE MARTINEZ**

**VIOLATIONS: FBC(2023) 111.1.1
PROPERTY CONVERTED FROM TRIPLEX TO FIVE UNIT BUILDING WITHOUT OBTAINING A
CERTIFICATE OF USE.**

**CASE NO: BE24080326
CASE ADDR: 909 SW 16 ST
OWNER: POPE, GEORGE R; WEIGLE, JOHN H JR
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 WINDOWS AND A/C**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24080064
CASE ADDR: 1000 SW 29 ST 1-2
OWNER: BAKER, LILTRELL
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:
CARPORTS HAVE BEEN ENCLOSED, NEW WINDOWS AND DOORS.**

**CASE NO: BE24080206
CASE ADDR: 1010 SW 30 ST 1-2
OWNER: GREY, TEVIN D
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 DRIVEWAY**

**CASE NO: BE24080147
CASE ADDR: 1021 SW 29 ST
OWNER: MERCADO, ADRIANA P & ROBERT A
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:
BATHROOMS AND KITCHEN REMODEL, MULTIPLE MINI SPLITS, CLOSING OF EXTERIOR DOOR OPENING, NEW WINDOWS AND DOORS**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24080166
CASE ADDR: 1025 SW 22 TER
OWNER: FINAFLO INVESTMENTS LLC
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 /AC, KITCHEN AND BATHROOMS RENOVATION.**

**CASE NO: BE24080153
CASE ADDR: 1033 NW 3 AVE
OWNER: 1033 NW 3RD AVE LLC
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 BATHROOMS REMODEL IN THE FOUR UNITS.**

**CASE NO: BE24080208
CASE ADDR: 1140 SW 30 ST A-C
OWNER: HUAPI LLC
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 A/C, NEW WINDOWS**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

CASE NO: BE24080210
CASE ADDR: 1320 SEMINOLE DR
OWNER: FRAIN, RICHARD E JR; FRAIN, TAMBERLY ANN
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 47-20.13.G.1.a.
ARTIFICIAL TURF ON THE SWALE

CASE NO: BE24080211
CASE ADDR: 1327 SEMINOLE DR
OWNER: COLLINS, CHRISTOPHER; COLLINS, LAURA
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 47-20.13.G.1.a
ARTIFICIAL TURF ON THE SWALE

CASE NO: BE24080346
CASE ADDR: 1415 SW 30 ST
OWNER: HOLLAND, ANDREW
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 PAVED DRIVEWAY AND SWALE

CASE NO: BE24080051
CASE ADDR: 1644 NE 15 AVE
OWNER: NORMAN, GISLA
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, METAL SHED, AWNING FRAME

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

CASE NO: BE24080273
CASE ADDR: 1812 SW 30 ST
OWNER: CEROS-LIVINGSTON, PATSY
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 WINDOWS AND DOORS, KITCHEN AND BATHROOM RENOVATION.

CASE NO: BE24070173
CASE ADDR: 3461 SW 16 ST
OWNER: SALAS, BARBARA C; VEGA, ALEJANDRO
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:
SHADED STRUCTURE, FLAT ROOFS, SHED, PVC FENCE, CONCRETE ON BACK AND SIDE PATIO.

CASE NO: BE24050014
CASE ADDR: 5321 NE 24 TER
OWNER: MICHAUD, JACQUELINE
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:
WALKWAY RESURFACE

CASE NO: BE24070415
CASE ADDR: 6405 NE 18 TER
OWNER: BLUESTEIN, JORDAN
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:
SHED

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 15

CASE NO: BE24080375
CASE ADDR: 305 SW 19 ST
OWNER: STORNETTA, JACEY; BURNS, PAUL JOSEPH
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 TRELIS/SHADED STRUCTURE AT THE REAR OF THE PROPERTY WITHOUT PERMIT.

CASE NO: BE25010049
CASE ADDR: 641 NW 14 AVE
OWNER: OASIS OF HOPE COMMUNITY
DEVELOPMENT CORP INC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
TEMPORARY FENCE PERMIT-BLD-FEN-24030596
TEMPORARY FENCE PERMIT-BLD-FEN-24030596

CASE NO: BE24080062
CASE ADDR: 720 NW 22 RD
OWNER: SHIRLEY, CARMEN ANITA
INSPECTOR: PRESTON MARK

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT LIMITED TO: ROOF, RAILINGS, LANDINGS, DOORS AND WINDOWS.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24070076
CASE ADDR: 837 SW 26 ST
OWNER: MALPAS, RACHEL; MCMANUS, STEPHEN
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.**

**CASE NO: BE24080113
CASE ADDR: 1004 SW 19 ST
OWNER: COLLINS, PATRICK; COLLINS, ZACHARY A
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:
COVERED PERGOLA, ELECTRIC PANAL CHANGE, KITCHEN AND BATHROOM REMODEL.**

**CASE NO: BE24080288
CASE ADDR: 1017 SW 19 ST
OWNER: DUNCAN, SHARON
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 COVERED UTILITY STRUCTURE WITHOUT PERMIT.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE24080110
CASE ADDR: 1139 N RIO VISTA BLVD
OWNER: MEDITZ, JOHN C
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:
SEWER REPAIR, SIDEWALK REPLACEMENT AND REMODEL 2 BATHROOMS WITHOUT PERMITS.**

**CASE NO: BE24080037
CASE ADDR: 1287 SW 25 AVE
OWNER: RODRIGUEZ, JUAN ALBERTO H/E
RODRIGUEZ, NIVIA
INSPECTOR: PRESTON MARK**

**VIOLATIONS: 47-19.2.EE
THIS PROPERTY CURRENTLY HAS MULTIPLY UTILITY STRUCTURES AND COVERED SHADES STRUCTURES THAT ARE IN VIOLATION OF THE CODE AND INSTALLED WITHOUT THE REQUIRED PERMITS.**

**CASE NO: BE24070409
CASE ADDR: 1412 SW 10 ST
OWNER: INP INVESTMENTS 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 STRUCTURAL, ELECTRICAL AND PLUMBING FOR NEW WATERHEATER, KITCHEN AND BATHROOM. PARTS OF THE CEILING AND PARTITION WALL WAS ALSO REMOVED.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

CASE NO: BE24070329
CASE ADDR: 1412 NE 15 AVE
OWNER: EFRAIN CHEVERETT REV TR
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:
SHED, COVERED CAR AWNIING, FENCE AND GATES.

CASE NO: BE24090118
CASE ADDR: 1461 SW 29 ST
OWNER: JOSEPHINE PICCIRILLO LIV TR;
PICCIRILLO, NICHOLAS TRSTEE ETAL
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
GABLE END REPAIR, REPLACE 1 DOOR, AND 4 WINDOWS- PM-17051206

CASE NO: BE24070282
CASE ADDR: 1640 NW 5 AVE
OWNER: AIM PARTNERS 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 INCLUDING NEW FRONT DOOR, KITCHEN AND BATHROOM.
EXTERIOR WORK INCLUDING NEW PAVERS AND A HOT TUB.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

**CASE NO: BE25010056
CASE ADDR: 1720 NE 11 ST
OWNER: ARCHWAYS INC
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
GAZEBO INSTALLATION-BLD-ACC-24020530**

**CASE NO: BE24080044
CASE ADDR: 1743 NE 15 ST
OWNER: KELSEY, DAVID
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- REAR SHED.**

**CASE NO: BE24080264
CASE ADDR: 1826 SW 29 ST
OWNER: HENRY, GLENN P; HENRY, TIMOTHY
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 BATH, REAR TRELIS/ SHED AND NEW
WINDOWS.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 20

CASE NO: BE25020259
CASE ADDR: 1900 S OCEAN DR
OWNER: BREAKWATER TOWERS CORP
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF:UNITS 602 702 802 902 1002 1102 1202 1602 INSTALL NEW DRYWALL AND
BASEBOARDS- BLD-CALT-24070220/ PLB-MISC-24070315

CASE NO: BE25020193
CASE ADDR: 2017 NE 18 ST
OWNER: LOGGERHEAD GARDENS 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: ADD KITCHENETTE INCLUDING STOVE, VENT HOOD AND SINK TO 2
ILLEGAL STUDIO APARTMENTS.

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED
OCCUPANCY CLASSIFICATION OF A 6 UNIT MULIT-FAMILY BUILDING TO AN 8 UNIT
MULTI-FAMILY BUILDING WITHOUT OBTAINING THE
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY
FROM THE BUILDING DEPARTMENT.

HEARING TO IMPOSE FINES

CASE NO: BE24080355
CASE ADDR: 1037 SE 2 CT
OWNER: GLENN RICE & CYNTHIA HOY REV TR;
RICE, GLENN & HOY, CYNTHIA TRSTEE
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 9-1(d)
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:
THE ROOF OVERHANG REPLACED WITH NO PERMIT ON FILE.

CASE NO: BE23060052
CASE ADDR: 125 N BIRCH RD
OWNER: SPRINGBROOK GARDENS INC A CONDO
INSPECTOR: MARY RICH

VIOLATIONS: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO CRACKS IN INTERIOR WALLS IN STAIRWELL, STEEL TUBE COLUMN/CONCRETE LANDING ON SOUTH SIDE OF PROPERTY.

CASE NO: BE24060126
CASE ADDR: 50 COMPASS ISLE
OWNER: JJTA27 REAL PROPERTIES LLC
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 47-21.9.M.
SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED.

VIOLATIONS: 47-19.1.C.
USING VACANT LOT TO BUILD CONCRETE FORMS FOR DOCK/SEAWALL CONSTRUCTION OF ANOTHER PROPERTY.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 22

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

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CHANGE OF USE WITHOUT THE REQUIRED PERMITS IN UNIT 1546, 1548, 1550, 1552 AND 1554.
WORK WITHOUT PERMIT INCLUDING INTERIOR ALTERATION INCLUDING BUT NOT LIMITED TO TENANT SEPARATION WALLS PARTIALLY REMOVED BETWEEN UNITS 1552/1550, 1550/1548, 1548/1546, WALK IN COOLER IN UNIT 1546

CASE NO: BE24060092
CASE ADDR: 3645 SW 22 ST
OWNER: 3645 SW 22 STREET LANF TR;
JOHNSON, BENJAMIN TRSTEE
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(C)
POOL IN DISREPAIR AND UNSAFE. FLAT ROOF STRUCTURE ATTACHED TO THE REAR OF THE BUILDING IS IN DISREPAIR AND UNSAFE.

CASE NO: BE24010078
CASE ADDR: 4008 NE 21 AVE
OWNER: KUWARSINGH, RACINE; OCON, DAVID
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 KITCHEN REPLACEMENT, DRYWALL INSTALLATION, EXTERIOR FACIA REPLACEMENT.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 23

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

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

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

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

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-03031237, PM-05062890. ADDITION OF 2ND FL AND REMODEL OF FIRST FLOOR - FIRE SPRINKLER FOR NEW ADDITION

CASE NO: BE24010040
CASE ADDR: 911 SW 11 AVE
OWNER: LOS POTROS REAL ESTATE 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:
KITCHEN AND BATHROOM REMODEL, STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATION. WINDOW & DOOR REPLACEMENT.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 24

CASE NO: BE24050196
CASE ADDR: 2436 OKEECHOBEE LN
OWNER: ZEPEDA, FRANCISCO
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 BATH. NEW SOFFIT AND LIGHTING, BOAT DOCK AND PAVER DECK/CONCRETE SLABS.

CASE NO: BE24060107
CASE ADDR: 2750 DAVIE BLVD
OWNER: LA SEGUNDA REALTY CORP
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
A UTILITY STRUCTURE BEING BUILT AT THE SOUTHWEST REAR CORNER OF THIS PROPERTY WITHOUT PERMIT.

CASE NO: BE24050071
CASE ADDR: 2760 DAVIE BLVD
OWNER: LA SEGUNDA REALTY CORP
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
FLOOR SLAB REPLACEMENT, ELCTCRICAL, PLUMBING AND MECHANICAL.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 25

CASE NO: BE24060087
CASE ADDR: 972 PENNSYLVANIA AVE
OWNER: TALERAND, ESPOVERT H/E; TALERAND, LAUNA
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.

CASE NO: BE24060196
CASE ADDR: 1311 NW 44 CT
OWNER: CHARLES, SPENCER; LOUIS, SHERLY
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC(2023) 105.3.1.4.
AWNING COVERING DECK ATTACHED TO THE BACK OF THE HOUSE.

CASE NO: BE24080036
CASE ADDR: 1401 RIVERLAND RD
OWNER: RONDON, IRIS V H/E; ARIAS, SILVERIO
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, METAL AWNING/SHADE STRUCTURE, SHED

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

CASE NO: BE24090110
CASE ADDR: 1506 SW 32 ST
OWNER: JOHNSON, ASHLEY TAI; JOHNSON, RICKMAN
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:
ACCESSORY STRUCTURES IN REAR YARD. INTERIOR RENOVATION-KITCHEN AND BATHROOM

CASE NO: BE24070281
CASE ADDR: 1949 RIVERSIDE DR 1-2
OWNER: JIMENEZ, EDDY
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, DOORS, ELECTRIC AND NEW ELECTRICAL PANEL, A/C UNIT AND METAL FENCE

CASE NO: BE24070147
CASE ADDR: 2109 NE 62 ST
OWNER: DACASA & CO LLC
INSPECTOR: ANDREW GEBBIA

VIOLATIONS: FBC (2023) 107.4
WORK BEYOND SCOPE OF PERMIT

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 27

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.

CASE NO: BE23100045
CASE ADDR: 540 SW 27 AVE
OWNER: I STORAGE PO 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: BE21100155
CASE ADDR: 720 NW 22 RD
OWNER: SHIRLEY, CARMEN ANITA
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
APRIL 17, 2025
9:00 A.M.

CASE NO: BE24070088
CASE ADDR: 1108 NE 15 AVE
OWNER: SHEFA 101 LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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: BE23120032
CASE ADDR: 1170 N FEDERAL HWY
OWNER: EAST POINT TOWERS 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.

CASE NO: BE23090290
CASE ADDR: 1455 HOLLY HEIGHTS DR
OWNER: FUSION GARDENS 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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

CASE NO: BE23090011
CASE ADDR: 1500 CORDOVA RD 310
OWNER: 1500 CORDOVA ROAD 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: 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.

CASE NO: BE23070372
CASE ADDR: 1850 NW 49 ST
OWNER: EWE WAREHOUSE INVESTMENTS; XXVI LTD
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
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
APRIL 17, 2025
9:00 A.M.

CASE NO: BE23070030
CASE ADDR: 2445 SW 18 TER
OWNER: MARINA OAKS CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ

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

CASE NO: BE21070127
CASE ADDR: 3100 NE 49 ST
OWNER: ROYAL MARINER OF FORT LAUD 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: 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.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

PAGE 31

CASE NO: BE23070203
CASE ADDR: 6650 N ANDREWS AVE
OWNER: LR LAUDERDALE HOTEL 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.

OLD BUSINESS

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

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

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

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

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

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

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

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

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

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

**VIOLATIONS: FBC(2023) 105.6.2
WHENEVER THE GATES WORK FOR WHICH A PERMIT HAS BEEN ISSUED IS NOT BEING PERFORMED IN CONFORMITY WITH PLANS.**

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

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

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.**

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

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

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

**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.**

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

**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.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 17, 2025
9:00 A.M.

INSPECTOR	PAGES
ALEX ALBORES	3, 4, 22, 23, 32, 33
ANDREW GEBBIA	5, 6, 25, 26
JORGE MARTINEZ	10-14
JOSE SARAGUSTI	7, 8, 9, 33, 34
KATIE WILLIAMS	-
LEONARDO MARTINEZ	1, 2, 27-31
LINDA HOLLOWAY	1, 21
MARY RICH	21
PRESTON MARK	15-20, 23, 24, 32
SEVERIAN IONESCU	-
WILSON QUINTERO JR	1, 21
NEW BUSINESS	1-20
HEARING TO IMPOSE FINES	21-31
OLD BUSINESS	32-34