



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA MARCH 17, 2026 9:00 AM**

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

**RICHARD DOODY  
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 17, 2026  
9:00 A.M.**

**PAGE 1**

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**NEW BUSINESS**

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**CASE NO:** BE25100299  
**CASE ADDR:** 1033 NW 6 ST 206  
**OWNER:** DICKEY CONSULTING SERVICES INC  
**INSPECTOR:** JIMMY LUGO  
COMMISSION DISTRICT 3

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-FEN-24120173 -#206 INSTALL PERMANENT STEEL PICKET FENCE AND GATES

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**CASE NO:** BE25100267  
**CASE ADDR:** 25 SE 25 ST  
**OWNER:** GILLMAN PROPERTIES LLC  
**INSPECTOR:** MARY RICH  
COMMISSION DISTRICT 4

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

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**CASE NO:** BE25120019  
**CASE ADDR:** 827 SW 28 ST  
**OWNER:** MIDTOWN LAND DEVELOPMENT LLC  
**INSPECTOR:** LINDA HOLLOWAY  
COMMISSION DISTRICT 4

**VIOLATIONS:** 47-21.15.1.1.A  
THERE IS A FICUS TREE THAT WAS ABUSED FROM THIS RS-8 ZONED RESIDENTIAL SINGLE  
FAMILY/LOW MEDIUM PROPERTY. THE ROOT SYSTEM OF THE FICUS TREE HAS BEEN PRUNED.  
THIS CASE WILL BE BROUGHT TO SPECIAL MAGISTRATE TO REQUEST IMPOSITION OF FINES  
UP TO \$15,000.

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**CASE NO:** BE25100194  
**CASE ADDR:** 1711 S ANDREWS AVE  
**OWNER:** RECHTER HOLDINGS INC (LAND);  
BLACKSOD PARTNERS LLC (BLDG)  
**INSPECTOR:** LINDA HOLLOWAY  
COMMISSION DISTRICT 4

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

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO: BE25100222  
CASE ADDR: 454 N VICTORIA PARK RD  
OWNER: AYALA, IVAN  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRED:  
BLD-RMIS-24090090 -REPLACE COLUMNS AND I-BEAM**

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**CASE NO: BE25090148  
CASE ADDR: 1341 NW 2 AVE  
OWNER: ORIOL LLC  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-15092461- 75 LN FT OF WOOD FENCE**

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**CASE NO: BE25100218  
CASE ADDR: 904 PONCE DE LEON DR  
OWNER: HURT, COLLEEN  
INSPECTOR: JORGE MARTINEZ  
COMMISSION DISTRICT 4**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RPAV-24010176 - REPLACE PAVER DRIVEWAY**

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**CASE NO: BE25100064  
CASE ADDR: 924 PENNSYLVANIA AVE  
OWNER: TURNIER, JESULA & FEROLE  
INSPECTOR: JORGE MARTINEZ  
COMMISSION DISTRICT 3**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
NATDIS-STRUCT-23110001- DEMOLITION OF POOL**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25100101  
**CASE ADDR:** 2572 NE 26 ST  
**OWNER:** JPV HOME SOLUTIONS LLC  
**INSPECTOR:** JORGE MARTINEZ  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ACC-2410049 - STANDALONE ALUMINUM PATIO ROOF

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**CASE NO:** BE25110071  
**CASE ADDR:** 321 N FORT LAUDERDALE BEACH BLVD  
**OWNER:** DIAMONDROCK FL OWNER LLC % RYAN LLC  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 2

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

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**CASE NO:** BE25100158  
**CASE ADDR:** 1333 N FEDERAL HWY  
**OWNER:** GRIECO FORD FORT LAUDERDALE LLC  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 1

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

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**CASE NO:** BE25120110  
**CASE ADDR:** 2720 NE 40 CT  
**OWNER:** RICHARD C JACKSON TR;  
JACKSON, RICHARD C TRSTEE ETAL  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 1

**VIOLATIONS:** 18-11.(b)  
THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH  
AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES. THE POOL  
IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT  
IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. THE  
SWIMMING POOL IS NOT PROPERLY SECURED WITH A TIGHT FITTING COVER.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25090135  
**CASE ADDR:** 109 NE 12 AVE  
**OWNER:** LIBERMAN, ROBERT J  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-04010527-ALUMINUM FENCE POOL BARRIER 5X122LF AND PM-04010524 -INSTALL POOL  
DECK 318SQ FT

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**CASE NO:** BE25110151  
**CASE ADDR:** 1000 SW 12 ST 109  
**OWNER:** O'BRIEN, KAITLIN  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 4

**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 WORK AND STRUCTURAL WORK.

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**CASE NO:** BE25110106  
**CASE ADDR:** 1201 SW 21 CT  
**OWNER:** CONOSCENTI, LAURA H/E;  
CONOSCENTI, GIUSEPPE  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RPAV-22050061 REMOVE ASPHALT AND INSTALL PAVER DRIVEWAY 800 SQFT

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**CITY OF FORT LAUDERDALE  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25110105  
**CASE ADDR:** 1705 SW 11 CT 1-2  
**OWNER:** NOEL, MOLEON; NOEL, MARIE ANNE  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-WIN-22050038 # 1-2 REPLACE 21 WINDOWS W/ IMPACT RESISTANT

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**CASE NO:** BE25100213  
**CASE ADDR:** 2441 NE 27 AVE  
**OWNER:** GREENBERG, PAUL  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RPAV-24060633 INSTALL TRAVERTINE AT EXISTING POOL DECK

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**CASE NO:** BE25060269  
**CASE ADDR:** 2835 NE 35 ST  
**OWNER:** MILLER, DEVON & ALEXSANDRA  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 1

**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 ALTERATION INCLUDING MEP, NEW CONCRETE WALL, NEW DUCT WORKS AND A/C UNITS, NEW RECESSED LIGHTS, APPLIANCES RELOCATION, NEW WINDOWS AND DOORS, NEW ALUMINUM FENCE.

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**CASE NO:** BE25100207  
**CASE ADDR:** 2870 NE 32 ST  
**OWNER:** WATERSIDE ON THE INTRACOASTAL CONDO  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 1

**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:  
WOODEN DECK REPLACEMENT.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25100309  
**CASE ADDR:** 1 N FTL BEACH BLVD 2003  
**OWNER:** SNYDER, CHARLES B CHARLES B SNYDER R  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-15100978 - MINOR INT.FRAMING/DRYWALL

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**CASE NO:** BE25100119  
**CASE ADDR:** 19 FIESTA WAY  
**OWNER:** RAYNOR, CATHERINE; ZVULUN, CHARLIE  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 2

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RDEM-24120470 -COMPLETE DEMOLITION OF SINGLE FAMILY

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**CASE NO:** BE25110134  
**CASE ADDR:** 1720 NE 17 AVE  
**OWNER:** GRUBER, GERARD P  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION TO INCLUDE AN ADDITION TO THE EXISTING SINGLE FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT. CERTIFICATE OF OCCUPANCY REQUIRED FOR PERMIT BLD-RADD-22120014

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**CASE NO:** BE25100201  
**CASE ADDR:** 3200 N PORT ROYALE DR 709  
**OWNER:** DARIOS, BASILIOS H/E DARIOS, MARIA  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-SOUND-WT-25010001 #709 - INSTALLING LUXURY VINYL PLANS OVER SOUNDPROOFING INTERTEK ECLIPSE II

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 17, 2026  
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**CASE NO:** BE25100312  
**CASE ADDR:** 6561 NE 20 TER  
**OWNER:** BARRY, COLLEEN  
**INSPECTOR:** PRESTON MARK  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-14052174 - AC CHANGE OUT 2.5 TONS RENEWED 12/7/16

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**CASE NO:** BE25100297  
**CASE ADDR:** 350 SE 2 ST 2570  
**OWNER:** NUGENT, JOHN M  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 4

**VIOLATIONS:** FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-RALT-24110547 #2570 REMOVE OLD TILES AND CEMENT BOARD AND INSTALL NEW  
CEMENT BOARD AND TILES IN SHOWER AREA IN TOP OF SHOWER PAN AND SUB  
PLB-RES-24110263

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**CASE NO:** BE25120199  
**CASE ADDR:** 608 BREAKERS AVE  
**OWNER:** SEAWIND PLAZA LLC  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 2

**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:  
1. ALTERATIONS TO SPACE 103 (WINE GARDEN), WHERE THE RESTAURANT DINING AREA HAS  
BEEN CONVERTED INTO A KITCHEN.  
2. INSTALLATION OF A NEW GAS LINE FOR AN OVEN AND THE ADDITION OF A NEW  
VENTILATION HOOD WITHIN THE CONVERTED KITCHEN.  
3. CONVERSION OF THE SECOND-FLOOR UNIT ABOVE SPACE 103 INTO AN ADDITIONAL KITCHEN  
AREA.  
4. INTERIOR ALTERATIONS AND A CHANGE OF USE TO SPACES 101 AND 102.

**VIOLATIONS:** FBC(2023) 111.1.1  
THE USE OF SEVERAL UNITS WITHIN THIS BUILDING HAS BEEN CHANGED WITHOUT  
OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY. THE UNAUTHORIZED CHANGES  
INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:  
1. THE SECOND-FLOOR UNIT ABOVE SPACE 103 HAS BEEN CONVERTED INTO AN ADDITIONAL  
KITCHEN AREA AND FOOD PREP.  
2. GROUND-FLOOR UNIT 101 HAS BEEN CONVERTED INTO A BAKERY.  
3. GROUND-FLOOR UNIT 102 HAS BEEN CONVERTED INTO A MARKET.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO: BE25100266  
CASE ADDR: 2332 NW 13 CT  
OWNER: PLUNKETT, PAUL  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 3**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-WIN-WT-24110007 REPLACE INSTALL 3 IMPACT DOORS.**

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**CASE NO: BE25100260  
CASE ADDR: 3430 GALT OCEAN DR  
OWNER: THE COMMODORE CONDO APTS INC  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
MEC-HVCHG-24100175 #LOBBY REPLACEMENT OF (5) HEAT PUMP SYSTEMS**

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**CASE NO: BE25100298  
CASE ADDR: 6401 BAY CLUB DR 2  
OWNER: BRODERICK, MARK PETER;  
BRODERICK, SUSAN ELIZABETH  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BLD-ACC-24120123 #2 - INSTALL 3 SECTION SUNSHADE ON BALCONY**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25070313  
**CASE ADDR:** 100 SW 18 AVE  
**OWNER:** HOUSING AUTHORITY OF THE  
CITY OF FORT LAUDERDALE  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25080035  
**CASE ADDR:** 150 SE 12 ST  
**OWNER:** 150 SE 12 STREET LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CASE NO:** BE25080064  
**CASE ADDR:** 247 SW 33 CT  
**OWNER:** 247 SW 33 COURT LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25080018  
**CASE ADDR:** 440 SEABREEZE BLVD  
**OWNER:** SUMMIT HOSPITALITY 134 LLC  
% SUMMIT HOTEL PROPERTIES  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070115  
**CASE ADDR:** 600 NE 13 ST  
**OWNER:** H.O.M.E.S. INC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25080005  
**CASE ADDR:** 621 S FEDERAL HWY  
**OWNER:** FORT PRUF ROCK LAND TR;  
FORT PRUF ROCK TRUSTEE LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25070144  
**CASE ADDR:** 821 NE 18 CT 1-5  
**OWNER:** ALAIMO, BENJAMIN JR  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070141  
**CASE ADDR:** 913 NE 17 ST  
**OWNER:** 913 NE 17TH ST LLC; PADS 4 AMERICA LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070103  
**CASE ADDR:** 951 NW 51 PL  
**OWNER:** RPM PROPERTIES PRTNR  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**VIOLATIONS:** FBC (2023) 110.15  
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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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25070116  
**CASE ADDR:** 1120 NE 9 AVE  
**OWNER:** APEX RESIDENCE LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25080019  
**CASE ADDR:** 1180 SEABREEZE BLVD  
**OWNER:** SOUTHEAST HOSPITALITY CORP  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CASE NO:** BE25090049  
**CASE ADDR:** 1400 SW 33 PL  
**OWNER:** SD-FT LAUDERDALE LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25070146  
**CASE ADDR:** 1401 NE 17 CT  
**OWNER:** PULSO MIAMI LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070149  
**CASE ADDR:** 1579 N FEDERAL HWY  
**OWNER:** CH RETAIL FUND I FT LAUDERDALE  
FEDERAL SHOPPES LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25090068  
**CASE ADDR:** 1831 MIDDLE RIVER DR  
**OWNER:** MOULAVI, SASSON;  
SCIENTIFIC REAL EST HOLDINGS LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25090041  
**CASE ADDR:** 1980 NW 9 AVE  
**OWNER:** FT LAUDERDALE RESCUE TABERNACLE INC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25080025  
**CASE ADDR:** 2105 MIAMI RD 1-6  
**OWNER:** PORTABLE PROPERTIES LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CASE NO:** BE25080047  
**CASE ADDR:** 2250 SW 31 AVE  
**OWNER:** ST AMBROSE EPISCOPAL CHURCH  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25070114  
**CASE ADDR:** 2323 NW 19 ST  
**OWNER:** 770 HOLDINGS LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 3

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070113  
**CASE ADDR:** 2750 E OAKLAND PARK BLVD  
**OWNER:** LB OAKLAND HOLDINGS LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070108  
**CASE ADDR:** 2826 E OAKLAND PARK BLVD  
**OWNER:** ALTO PROPERTY MANAGEMENT LLC  
% F&A OF FORT LAUDERDALE LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO:** BE25080082  
**CASE ADDR:** 2901 SW 3 AVE #1  
**OWNER:** DD 2901 WAREHOUSE LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25080086  
**CASE ADDR:** 2901 SW 3 AVE #4  
**OWNER:** D LUX LLP  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 4

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CASE NO:** BE25070150  
**CASE ADDR:** 3324 NE 32 ST  
**OWNER:** EDNA B RELLA LLC  
**INSPECTOR:** LEONARDO MARTINEZ  
COMMISSION DISTRICT 1

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.**

**CASE NO: BE25070099  
CASE ADDR: 5130 N FEDERAL HWY  
OWNER: 5130 NORTH FEDERAL HIGHWAY INVESTMENTS LLC  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 1**

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU**

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**CASE NO: BE25060278  
CASE ADDR: 6788 NW 17 AVE  
OWNER: INFINITY TRINITY PROPERTIES LLC  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 1**

**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 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

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HEARING TO IMPOSE FINES

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CASE NO: BE25100279  
CASE ADDR: 851 FLAMINGO DR  
OWNER: YAARI, AITON & DONNA  
INSPECTOR: MARY RICH  
COMMISSION DISTRICT 2

VIOLATIONS: 26-127  
VEHICLES PROHIBITED FROM PARKING~  
VEHICLES OBSTRUCTING CUL DE SAC ROADWAY. WASTE MANAGEMENT NOT ABLE TO ACCESS

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CASE NO: BE25020107  
CASE ADDR: 500 BONTONA AVE  
OWNER: 500 BONTONA AVE LLC  
INSPECTOR: SEVERIAN IONESCU  
COMMISSION DISTRICT 2

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:  
RE-ROOF AND INTERIOR REMODELING

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CASE NO: BE24120139  
CASE ADDR: 1531 NW 13 CT  
OWNER: GUERRIER, JOSEPH  
INSPECTOR: JORGE MARTINEZ  
COMMISSION DISTRICT 3

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, CANOPY AND CHICKEN COOP.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE25010069  
CASE ADDR: 2601 ACACIA CT  
OWNER: SUNSCAPE GROUP LLC  
INSPECTOR: JORGE MARTINEZ  
COMMISSION DISTRICT 2

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:  
MAIN PROPERTY DETACHED GARAGE HAS BEEN COMPLETELY GUTTED, AND REMODEL WORK HAS BEGUN. INCLUDING ROOF STRUCTURE, WOOD FLOOR STRUCTURE, NEEDS ELECTRICAL, STRUCTURAL, MECHANICAL AND PLUMBING.

---

CASE NO: BE24100156  
CASE ADDR: 640 NE 17 WAY  
OWNER: WOODCOCK, THOMAS  
INSPECTOR: ANDREW GEBBIA  
COMMISSION DISTRICT 2

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

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CASE NO: BE25020242  
CASE ADDR: 741 NE 19 AVE  
OWNER: FDC FUNDING 0224 LLC  
INSPECTOR: ANDREW GEBBIA  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
ATF: ADDITION OF 2 BEDROOM SUITES  
WITH COFFE GARDEN PORCH AND ALTERATION OF EXISTING-  
BLD-RADD-23090013 AND ANY RELATED SUB PERMITS

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE25020187  
CASE ADDR: 3110 SW 17 ST  
OWNER: AMARAI, KETTYA; SEYOUM, ABIY  
INSPECTOR: ANDREW GEBBIA  
COMMISSION DISTRICT 3

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:  
BATHROOM, AND EXTERIOR DOOR IN RENOVATED CARPORT

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CASE NO: BE24010140  
CASE ADDR: 90 ISLE OF VENICE DR  
OWNER: NINETY ISLE OF VENICE LLC  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

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

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CASE NO: BE24090077  
CASE ADDR: 100 NE 3 AVE  
OWNER: MIAMI OFFICE 3 LLC %ZURICH ALTERNATIVE ASSET MGMT  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE24070111  
CASE ADDR: 1115 SW 2 CT 1-5  
OWNER: OPTIMAL HEALTH PHARMACY LLC  
INSPECTOR: LEONARDO MARTINEZ  
COMMISSION DISTRICT 2

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

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CASE NO: BE25100305  
CASE ADDR: 851 FLAMINGO DR  
OWNER: YAARI, AITON & DONNA  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 2

VIOLATIONS: 26-127  
NO PERSON SHALL STOP, STAND OR PARK ANY VEHICLE ON ANY PORTION OF A STREET LANE, OR LANE OF TRAFFIC IN A LOT OR GARAGE OPEN TO THE PUBLIC FOR PURPOSES OF VEHICULAR TRAFFIC.

---

CASE NO: BE25100164  
CASE ADDR: 2897 NE 25 ST  
OWNER: PROPERTIES IN FT LAUDERDALE LLC  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 1

VIOLATIONS: Sec. 25-14  
SILT/SEDIMENT ON ROADWAY AND SWALE. RUNOFF ALSO WITHIN AND AROUND UNPROTECTED STORM DRAIN.

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CASE NO: BE25100166  
CASE ADDR: 2897 NE 25 ST  
OWNER: PROPERTIES IN FT LAUDERDALE LLC  
INSPECTOR: WILSON QUINTERO JR  
COMMISSION DISTRICT 1

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS, PORTABLE TOILETS, ETC.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE25010205  
CASE ADDR: 105 N FEDERAL HWY  
OWNER: JCHS 105 PROPERTY LLC  
INSPECTOR: JOSE SARAGUSTI  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
CHANGE OF USE FROM A BUSINESS TO A SCHOOL- BLD-CU-24050793

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CASE NO: BE24090033  
CASE ADDR: 771 NW 22 RD  
OWNER: FRANKLIN JACKSON CORP  
INSPECTOR: JOSE SARAGUSTI  
COMMISSION DISTRICT 3

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.

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CASE NO: BE24080060  
CASE ADDR: 3041 NE 49 ST  
OWNER: BPL LLC  
INSPECTOR: JOSE SARAGUSTI  
COMMISSION DISTRICT 1

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.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE25010047  
CASE ADDR: 3419 SW 12 CT  
OWNER: CINTRON, WENCESLAO A  
INSPECTOR: JOSE SARAGUSTI  
COMMISSION DISTRICT 3

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

VIOLATIONS: FBC(2023) 111.1.1  
GARAGE CONVERTED INTO LIVING AREA

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CASE NO: BE24110168  
CASE ADDR: 201 NE 16 AVE  
OWNER: BARBIE NV LLC  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 2

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:  
1. ADDITION TO EXTEND DINING ROOM TOWARDS THE EAST & TO CREATE NEW BATHROOM EAST OF FLORIDA ROOM.  
2. REMOVED PARTITIONS SEPARATING CLOSET AND UTILITY ROOM ADJACENT TO FLORIDA ROOM.  
3. NEW KITCHEN LAYOUT AND RENOVATION /RECONFIGURATION.  
4. BATHROOM BETWEEN BEDROOMS WAS REMOVED & NEW BATHROOM IN THE EAST BEDROOM WAS ADDED.  
5. FLOOR RAISED AND BEDROOM/4TH BATHROOM ADDED AT THE NORTH SIDE OF THE BUILDING, NEW OPENING CREATED.  
6. ATTACHED ROOF STRUCTURE ABOVE DRIVEWAY AT SOUTH SIDE OF BUILDING.  
7. ACCESSORY STRUCTURE ADJACENT TO POOL

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CASE NO: BE23010100  
CASE ADDR: 1501 SE 15 ST  
OWNER: THE ISLAND CLUB CONDO ASSN INC  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 4

VIOLATIONS: 9-309(A)  
(MECHANICAL AND/OR ELECTRICAL EQUIPMENT AND DEVICES) IN DISREPAIR. MECHANICAL EQUIPMENT AND MECHANICAL EQUIPMENT IN DISREPAIR, COOLING TOWER.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 17, 2026  
9:00 A.M.

CASE NO: BE24080369  
CASE ADDR: 1560 NE 4 AVE  
OWNER: CHERISOL, BERNARD  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 2

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

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CASE NO: BE24070153  
CASE ADDR: 2110 NW 28 TER  
OWNER: DELVA, EDDY; JEAN FRANCOIS, WISLENE  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WINDOW AND DOOR REPLACEMENT, WINDOW OPENINGS CLOSED OFF AT FRONT OF BUILDING.

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CASE NO: BE25010226  
CASE ADDR: 2848 NE 25 CT  
OWNER: CORAL RIDGE HOME LLC  
INSPECTOR: ALEXANDER ALBORES  
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 111.1.1  
OCCUPYING WITHOUT THE REQUIRED CERTIFICATE OF OCCUPANCY

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CASE NO: BE25010079  
CASE ADDR: 310 COCONUT ISLE DR  
OWNER: GULFSTREAM INTERNATIONAL INC  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
A. BLD-RPSE-21030033 INSTALL NEW POOL AND SPA  
B. BLD-BDSP-21120001 DOCK SEAWALL REPAIR  
C. BLD-RMIS-22100024 EXT.RAILING FOR NEW SFR 3STRY  
6BD/6.5 BATH 2 CAR GARAGE 7198 SF  
D. PM-19041548 NEW SFR 3STRY 6BD/6.5 BATH 2 CAR GARAGE 7198 SF  
E. PLB-RES-21030201 PLUMBING FOR NEW POOL AND SPA  
F. ELE-RES-21030189 ELECTRIC FOR NEW POOL AND SPA

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CASE NO: BE25020101  
CASE ADDR: 801 NE 4 AVE  
OWNER: FERBER, MICHAEL  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 2

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 OF WAREHOUSE TO LIVABLE SPACE INCLUDING A KITCHEN, BATHROOM AND BEDROOM.

VIOLATIONS: FBC(2023) 111.1.1  
THE USE AND THE OCCUPANCY OF THIS BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A COMMERCIAL BUILDING TO A LIVABLE DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

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CASE NO: BE25020077  
CASE ADDR: 900 RIVER REACH DR 501  
OWNER: KEMP, CAROLYN EST  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#501 KITCHEN REMODEL BLD-RALT-24020629- PLB-RES-24070041-ELE-RES-24070035

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CASE NO: BE24080288  
CASE ADDR: 1017 SW 19 ST  
OWNER: DUNCAN, SHARON  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 4

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.

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CASE NO: BE24040191  
CASE ADDR: 1142 SEMINOLE DR 1A  
OWNER: T E BOSWELL & A D BOSWELL REV TR  
BOSWELL, TERRY E TRSTEES ETAL  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 1

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 INCLUDING STRUCTURAL,  
PLUMBING, MECHANICAL AND ELECTRICAL.

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CASE NO: BE25020030  
CASE ADDR: 1201 N ANDREWS AVE  
OWNER: EMPIRE PROPERTY PROS LLC;  
CONTRERAS, DANIEL & BARBAGALLO, F  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 2

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- INCLUDING ELECTRICAL PANEL/KITCHEN/BATHS/A/C.

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CASE NO: BE25020228  
CASE ADDR: 1911 NE 15 AVE  
OWNER: CHI FLO LLC  
INSPECTOR: PRESTON MARK  
COMMISSION DISTRICT 1

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 BATHS.

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**OLD BUSINESS**

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**CASE NO:** BE25040216  
**CASE ADDR:** 1532 N ANDREWS AVE  
**OWNER:** 1532 ANDREWS AVE LAND TR  
**INSPECTOR:** JOSE SARAGUSTI  
COMMISSION DISTRICT 2

**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 M.E.P., CONCRETE DRIVEWAY, WINDOWS AND DOORS, TREE REMOVED.  
NEW PANEL, INSTANT WATER HEATER, WASHER AND DRIER, A/C UNIT, RECESSED LIGHTS ALL AROUND IN THE CEILINGS. KITCHEN AND BATHROOM (2) RENOVATION INCLUDING NEW PLUMBING FIXTURES. ALSO NEW ELECTRICAL BOXES FOR T.V.

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**CASE NO:** BE25120097  
**CASE ADDR:** 909 BREAKERS AVE  
**OWNER:** BREAKERS OF FT LAUD CONDO ASSOC  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 2

**VIOLATIONS:** 9-280(C)  
THE RAMP STRUCTURE, INCLUDING THE STEEL I-BEAMS AND ROUND STEEL COLUMNS, EXTENDING FROM THE RIGHT-OF-WAY TO THE SECOND-FLOOR GARAGE, IS IN A STATE OF DISREPAIR.

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**CASE NO:** BE24090098  
**CASE ADDR:** 2300 NE 33 AVE  
**OWNER:** EVERGLADES CLUB CONDO ASSN INC  
**INSPECTOR:** ALEXANDER ALBORES  
COMMISSION DISTRICT 2

**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.

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**CITY OF FORT LAUDERDALE  
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**CASE NO:** BE25050030  
**CASE ADDR:** 3100 NE 32 AVE  
**OWNER:** PAKMAN INTRACOASTAL LLC  
**INSPECTOR:** WILSON QUINTERO JR  
COMMISSION DISTRICT 2

**VIOLATIONS:** 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE SWALE OR RIGHT OF WAY WITH MATERIALS, DEBRIS,  
PORTABLE TOILETS, TEMPORARY CONSTRUCTION FENCES, ETC.

**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: TEMPORARY CONSTRUCTION FENCE

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