



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA SEPTEMBER 21, 2023 9:00 AM**

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

**ROSE-ANN FLYNN  
PRESIDING**

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

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

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

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



CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 21, 2023  
9:00 A.M.

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**NEW BUSINESS**

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**CASE NO:** BE23070149  
**CASE ADDR:** 1201 N FEDERAL HWY  
**OWNER:** TSC SUNRISE LTD % SLK REALTY INC  
**INSPECTOR:** WILSON QUINTERO

**VIOLATIONS:** 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE DECORATIVE ELEMENTS AND STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS/FACADE WHICH ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DETERIORATED WOOD BEAMS AND RUSTED STEEL PLATES BETWEEN COLUMNS UNDERNEATH BEAMS.

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**CASE NO:** BE23050144  
**CASE ADDR:** 1800 NW 49 ST  
**OWNER:** NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
**INSPECTOR:** MARY RICH

**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:** BE23050145  
**CASE ADDR:** 1816 N DIXIE HWY  
**OWNER:** 1816 DIXIE PROPERTY OWNERS ASSN II  
**INSPECTOR:** MARY RICH

**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  
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9:00 A.M.**

**CASE NO: BE23070346  
CASE ADDR: 150 SE 17 ST  
OWNER: NORTH BROWARD HOSPITAL DISTRICT;  
ATTN: REAL ESTATE  
INSPECTOR: GEORGE OLIVA**

**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 40 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: BE23050053  
CASE ADDR: 888 INTRACOASTAL DR  
OWNER: SUNRISE TOWER CONDO ASSN  
INSPECTOR: GEORGE OLIVA**

**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 40 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: BE21070290  
CASE ADDR: 3301 N OCEAN BLVD  
OWNER: SOTIRIS LLC  
INSPECTOR: GEORGE OLIVA**

**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 40 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: BE23010147  
CASE ADDR: 601 NW 22 RD  
OWNER: BETTYS SOUL FOOD INC  
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:  
A TRELIS GAZEBO INSTALLED WITHOUT FIRST OBTAINING THE REQUIRED PERMIT.**

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**CASE NO: BE23060013  
CASE ADDR: 2649 NE 11 CT  
OWNER: EVEEAY LLC  
INSPECTOR: LINDA HOLLOWAY**

**VIOLATIONS: 47-20.13.E.2  
THE SWALE AREA HAS BEEN GRADED WITH GRAVEL AND TURNED INTO A PARKING FACILITY WITHOUT FIRST AN ENGINEERING PERMIT.**

**VIOLATIONS: 47-20.13.G.1.  
GRAVEL AND WOOD HAS BEEN INSTALLED IN THE SWALE AREA TO CREATE A PARKING FACILTY WITHOUT A PERMIT.**

**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:  
A GRAVEL AND WOOD PARKING AREA HAS BEEN INSTALLED ON THE SWALE AREA/RIGHT-OF-WAY WITHOUT A PERMIT.**

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**CASE NO: BE23050162  
CASE ADDR: 6131 NE 14 AVE  
OWNER: PS FORT LAUDERDALE 14TH AVE; 2013 LLC  
INSPECTOR: LINDA HOLLOWAY**

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

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23050025  
CASE ADDR: 1180 N FEDERAL HWY  
OWNER: PREMIER RIVA LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19010629- ATF INSTALLATION OF  
LOUVERS FOR GENERATOR, RELOCATE

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CASE NO: BE23050157  
CASE ADDR: 1478 NE 56 CT  
OWNER: ROUZAUD, JUSTIN N & STEPHANIE S  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(h)  
THE WOOD GATE AT THIS PROPERTY IS IN DISREPAIR.

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CASE NO: BE23070197  
CASE ADDR: 3303 SW 15 AVE  
OWNER: CDH PLANNING LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-259  
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. THIS  
BUILDING WAS IN A FIRE, IS OPEN AND ABANDONED, ITS WITHOUT WATER AND ELECTRICITY,  
ROOF, WALLS AND FLOOR ARE IN DISREPAIR.

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CASE NO: BE23020157  
CASE ADDR: 441 ISLE OF PALMS DR  
OWNER: FUXA, ANDREW JR;  
GREENE FUXA, HEATHER M  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
PERIMETER /RETAINING CMU WALL

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CASE NO: BE23040081  
CASE ADDR: 815 NW 2 AVE  
OWNER: WSC COASTLINE PROPERTIES LLC  
INSPECTOR: ALEXANDER ALBORES

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:  
IRON FENCE INSTALLED

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CASE NO: BE23040073  
CASE ADDR: 1200 SE 1 ST  
OWNER: QUIET BY THE SEA LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(C)  
DETERIORATED EXTERIOR WOODEN STAIRCASE OUTSIDE UNIT #6

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE23060193  
CASE ADDR: 2608 NE 23 ST  
OWNER: LEIJA, JOSEPH G  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
TOTAL DEMOLITION. INSTALLATION OF CHAINLINK FENCE.**

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**CASE NO: BE22020111  
CASE ADDR: 3100 SW 21 ST  
OWNER: SORTO, ELIZABETH  
INSPECTOR: ALEXANDER ALBORES**

**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:  
SMALL ADDITION ON THE SIDE OF THE HOUSE, NEW GAS WATER HEATER.**

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**CASE NO: BE22050219  
CASE ADDR: 301 E BROWARD BLVD  
OWNER: FIRST BAPTIST CHURCH OF FORT LAUDERDALE INC  
INSPECTOR: ALEJANDRO DELRIO**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18050316 EXTERIOR RENOVATION, PM-18051304 SHUTTER, PM-18051305 TRELIS, PM-18051306 CANOPY, PM-18051307 GENERATOR ENCLOSURE**

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CASE NO: BE23050009  
CASE ADDR: 920 INTRACOASTAL DR 1203  
OWNER: GLAZER, STUART; MARCUS, BARRY  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT #PM-18102721-  
PM-18102724-PM-18102723- # 1203 RECONFIGURE GUEST BEDROOM WALL

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CASE NO: BE23050052  
CASE ADDR: 1407 NW 15 ST  
OWNER: FRANCIS, GODWIN  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT # PM-16040119- ADDITION AND  
REMODEL

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CASE NO: BE23040116  
CASE ADDR: 2100 S OCEAN LN  
OWNER: POINT OF AMERICAS  
CONDOMINIUM APARTMENTS INC.  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: #PM-16101660/ PM-16101631 AFTER THE  
FACT: PUMP AND MACHINE ROOM REPAIRS

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CASE NO: BE23040153  
CASE ADDR: 2100 S OCEAN LN 1508  
OWNER: LAMISERE, ANN BERTHA SOPHIE  
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT #PM-17080447/PM-17080452 #  
1508 FLOOR KITCHEN AND BATH REMODEL

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CASE NO: BE23050108  
CASE ADDR: 1404 SE 2 CT  
OWNER: TIKI LAS OLAS LLC  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
TIKI HUT IN FRONT YARD.

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CASE NO: BE23040067  
CASE ADDR: 1601 SW 13 CT  
OWNER: DONAHOE, SETH J H/E LEMME, MARIA LAULA  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE  
PM-19050689 INTERIOR ALTERATIONS - PM-19050692 ELECTRICAL BP 19050689 - PM-19050693 PLUMBING BP 19050689 - PM-19050695 MECHANICAL BP 19050689

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CASE NO: BE23050123  
CASE ADDR: 1829 SW 4 AVE  
OWNER: ARENAS, GRIMALDO BRAVO  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WOOD FENCE

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**CASE NO: BE23040168  
CASE ADDR: 2812 SW 3 ST  
OWNER: ROBINSON, JOHN & ROBINSON, MARY  
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: 47-19.2.EE  
THERE IS A SHED ERECTED IN THE REAR YARD OF THIS OCCUPIED PROPERTY. THE SHED DOES NOT MEET THE REQUIRED REAR YARD SETBACKS AS PER ZONING TABLE 47-5.32**

**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:  
SHED BUILT WITHOUT PERMIT**

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**CASE NO: BE23040172  
CASE ADDR: 6411 NE 22 AVE  
OWNER: 9960SW LLC  
INSPECTOR: JOSE SARAGUSTI**

**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:  
UNCAPPED ELECTRIC FIXTURES, EXPOSED ROMEX WIRE, NEW IMPACT WINDOWS,  
ENCLOSED DOOR, ENCLOSED WINDOW**

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE23050134  
CASE ADDR: 401 S FORT LAUDERDALE BEACH BLVD  
OWNER: BEACH BOYS PLAZA INC % HAMUY  
INSPECTOR: PRESTON MARK

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW WOOD DECK AND STRUCTURAL FRAMING MEMBERS, SAFETY RAILING DETACHED

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CASE NO: BE23050019  
CASE ADDR: 424 NW 22 AVE  
OWNER: STONE, ELDERMINE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17082720- AC CHANGE OUT 3.5 TON 8 KW 16 SEER-

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CASE NO: BE23040142  
CASE ADDR: 643 NW 15 TER  
OWNER: HEF FEDERAL APARTMENTS LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:#2 REMOVE AND REPLACE WALLS IN WET AREAS/ PM-18111091

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CASE NO: BE23040072  
CASE ADDR: 1430 SW 31 CT  
OWNER: MARINA MILE 1429 LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE # PM-18042265 TEMPORARY CONSTRUCTION FENCE 400 LF ~B400 RENEW FNCE ~EXPIRED APP 52119

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CASE NO: BE23050050  
CASE ADDR: 1525 NE 18 AVE  
OWNER: SALVATO, PETER III & RANDI  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19090306//PM-19090336- INSTALL PV  
SOLAR PANELS ON ROOF

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CASE NO: BE23050005  
CASE ADDR: 1614 BRICKELL DR  
OWNER: 1622 BRICKELL DRIVE INC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BLD-BDSP-20030001-INSTALL MARGINAL  
DOCK & DREDGING ADJACENT TO DOCK

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CASE NO: BE23040063  
CASE ADDR: 2031 NW 29 AVE  
OWNER: SANDS, DARRYL; SANDS, MARY E  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE PM-18092269 REMOVE AND REPLACE 11  
IMPACT WINDOWS

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CASE NO: BE23050007  
CASE ADDR: 2606 TORTUGAS LN  
OWNER: GAUTIER, DORIS LYNDA H/E GAUTIER, LYN  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18090973/ INSTALL 1/2 INCH  
IRRIGATION METER

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**CITY OF FORT LAUDERDALE  
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**CASE NO: BE23050082  
CASE ADDR: 3101 PORT ROYALE BLVD  
OWNER: PORT ROYALE PROPCO LLC  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-19051536- ASPHALT, MILLING, AND  
PAVING 5500 SQ YARDS**

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**CASE NO: BE23050024  
CASE ADDR: 3505 SW 12 CT  
OWNER: MCFARLANE, CHRISTINE  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT #  
PM-15040153//PM-15040156//PM-15040155//PM-15111657//PM-15111659//PM-16011366- ATF/HOME  
RENOV. & ADDITION**

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**CASE NO: BE23050085  
CASE ADDR: 4010 GALT OCEAN DR 309  
OWNER: GERBOSI, KATHLEEN; GERBOSI, PAUL F  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:- #309 KITCHEN REMODEL AND NEW  
FLOOR-PM-19071976-PM-19071979**

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CASE NO: BE23020170  
CASE ADDR: 101 SE 23 ST  
OWNER: BUNKHOUSE HOLDINGS LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 116.1.2  
INSTALLING A NEW ROOF WITHOUT ENGINEER DETAILS OF A PROPER ROOF ATTACHEMENT.

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
BUILDING A ROOF DECK AND SOME WALL FRAMING WITHOUT PERMITS.

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CASE NO: BE23030236  
CASE ADDR: 221 SW 1 AVE RESID  
OWNER: PMG-GREYBROOK RIVERFRONT I LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
GARAGE FLOORS SLAB CRACKS.

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CASE NO: BE23050003  
CASE ADDR: 512 VICTORIA TER  
OWNER: BARNA, TODD ADAM  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-17120316 INSTALL 75 LF SEAWALL CAP,7 PILES,75 LF DOCK, BOATLIFT PM-17120321~ ELECTRIC BP 17120316

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CASE NO: BE23040160  
CASE ADDR: 611 SW 28 DR  
OWNER: DEJIAN INVESTMENTS LLC  
INSPECTOR: LEONARDO MARTINEZ

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

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CASE NO: BE23060028  
CASE ADDR: 741 NE 19 AVE  
OWNER: SECOND LAYER EQUITY LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR REMODELING INCLUDING BUT NOT LIMITED TO: STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING.

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CASE NO: BE23050021  
CASE ADDR: 1005 NE 16 PL  
OWNER: DROUBI, ELIAS  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18110991/PM-18111350- ATF:  
REPLACE CABINETS AND REMOVE/REPLACE FRONT- DOOR

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CASE NO: BE23030102  
CASE ADDR: 1016 NE 17 ST  
OWNER: LITTLE PALMS ACADEMY LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WINDOWS  
NEW AC SPLIT UNIT.

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CASE NO: BE23040123  
CASE ADDR: 1147 SEABREEZE BLVD  
OWNER: HARBOR BEACH INVESTMENT LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PERMIT #PM-18010273/ CONCRETE MASONRY WALL 140 LF 6'-6" HIGH 1 GATE-

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 21, 2023  
9:00 A.M.**

**CASE NO: BE23010130  
CASE ADDR: 2487 ANDROS LN  
OWNER: DAVIDOVICH, MIKHAIL  
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
DEMOLISHING OF KITCHEN AND BATHROOMS. RAISED ROOF DECK IN THE REAR OF THE PROPERTY. AC INSTALLED WITHOUT PERMITS.**

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**CASE NO: BE23050027  
CASE ADDR: 2591 SW 30 AVE  
OWNER: 2591 RIVERVIEW LLC  
INSPECTOR: LEONARDO MARTINEZ**

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

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**CASE NO: BE23030197  
CASE ADDR: 2617 NE 35 ST  
OWNER: ROBINSON, KEITH J & LIRA, LAUREN ELIZABETH  
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW OUTDOOR KITCHEN IN THE REAR WITH ELECTRICAL OUTLETS ADDED.**

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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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**CASE NO: BE23040121  
CASE ADDR: 2820 NE 30 ST 3  
OWNER: FRANCESCA M MCFEELY LIV TR;  
MCFEELY, FRANCESCA M TRSTEE  
INSPECTOR: LEONARDO MARTINEZ**

**VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
PATIO PAVERS INSTALLED WITHOUT PERMITS.**

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**CASE NO: BE23070194  
CASE ADDR: 3278 DAVIE BLVD  
OWNER: SARRIA HOLDINGS II INC  
INSPECTOR: LEONARDO MARTINEZ**

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

**VIOLATIONS: 9-308(a)  
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.**

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**OLD BUSINESS**

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**CASE NO:** BE23050135  
**CASE ADDR:** 802 SW 29 ST  
**OWNER:** MCGRUFF, MELISSA  
**INSPECTOR:** LEONARDO MARTINEZ

**VIOLATIONS:** FBC(2020) 111.1.1  
PROPERTY BEING OCCUPIED WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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**CASE NO:** BE22080120  
**CASE ADDR:** 2221 SW 28 WAY  
**OWNER:** CRISCIONE, GEORGE J  
**INSPECTOR:** LINDA HOLLOWAY

**VIOLATIONS:** FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-02091019 SFR ADD: 1ST FL-STUDY,  
REC ROOM, 1/2 BATH, COVERED AND SUB PERMITS ARE EXPIRED AS WELL.

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**CASE NO:** BE23070035  
**CASE ADDR:** 1900 S OCEAN DR  
**OWNER:** BREAKWATER TOWERS CORP  
**INSPECTOR:** PRESTON MARK

**VIOLATIONS:** FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME  
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE  
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE  
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
FBC (2020) 116.2.1.2.2 - THERE IS DETERIORATION OF THE STRUCTURE OR STRUCTURAL  
PARTS. ENTIRE BUILDING - BALCONY RAILING SYSTEM.  
ENGINEERING REPORT REQUESTED.

**VIOLATIONS:** FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
BALCONY RAILINGS SYSTEM REPLACEMENT DONE WITHOUT PERMITS.

---

**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 21, 2023  
9:00 A.M.**

**CASE NO: BE23030211  
CASE ADDR: 1400 NE 53 CT  
OWNER: MODERN APARTMENTS LLC  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: FBC BCA (2020) 116.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE. THERE IS DETERIORATION TO THE METAL STAIRWELL ON THE NORTH SIDE OF THE BUILDING THAT APPEARS TO BE SEVERE. IN ADDITION, THERE IS CONCRETE SPALLING IN MULTIPLE BALCONIES AT THE REAR OF THE BUILDING.**

**VIOLATIONS: 9-280(C)  
THERE IS DETERIORATION TO THE METAL STAIRWELL ON THE NORTH SIDE OF THE BUILDING THAT APPEARS TO BE SEVERE. IN ADDITION, THERE IS CONCRETE SPALLING IN MULTIPLE BALCONIES AT THE REAR OF THE BUILDING.**

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

**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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**HEARING TO IMPOSE FINES**

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**CASE NO:** BE21120119  
**CASE ADDR:** 2670 E SUNRISE BLVD PARKING  
**OWNER:** SUNRISE AT GALLERIA LLC  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. SPALLING  
CONCRETE, CONCRETE CRACKS, EXPOSED REBAR, DAMAGED OR BROKEN DAMAGED  
BARRIER CABLES, DAMAGED CMU MASONRY WALL, MISSING OR FADED HANDICAPPED AND  
EMERGENCY SIGNAGE

---

**CASE NO:** BE23020008  
**CASE ADDR:** 2729 E OAKLAND PARK BLVD  
**OWNER:** CANAM OAKLAND PROPERTIES LLC  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2020) 111.1.1  
THE USE OF THIS COMMERCIAL SPACE HAS BEEN CHANGED FROM CIGAR SHOP TO FITNESS  
CENTER, WITHOUT OBTAINING A CERTIFICATE OF OCCUPANCY.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE22120113  
CASE ADDR: 1435 SW 5 CT  
OWNER: ARANDIA, ANDREA T H/E PUYOL, ELIO C  
INSPECTOR: MARY RICH

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:  
WOOD FENCE

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CASE NO: BE23060161  
CASE ADDR: 1240 SEMINOLE DR  
OWNER: JGS SEMINOLE LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: 25-7(a)  
LANDSCAPING AND CONSTRUCTION EQUIPMENT OBSTRUCTING RIGHT OF WAY/SWALE.

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CASE NO: BE23060162  
CASE ADDR: 1240 SEMINOLE DR  
OWNER: JGS SEMINOLE LLC  
INSPECTOR: WILSON QUINTERO

VIOLATIONS: Sec. 25-14  
THERE IS SEDIMENT DISCHARGE (SAND/DIRT) ON ROADWAY AND GUTTERS.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE22100001  
CASE ADDR: 300 SW 12 CT  
OWNER: 300 SW 12CT LAND TR;  
LOPEZ, CLAUDIA TRSTEE  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW CENTRAL AC - NEW ENTRY DOOR AND CONCRETE STEPS -NEW CONCRETE PATIO PAD -  
NEW EXTERIOR ELECTRIC SERVICE PANEL - NEW BATHROOM WINDOW

---

CASE NO: BE22090087  
CASE ADDR: 411 POINCIANA DR  
OWNER: 414 RIVIERA LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW GARAGE STRUCTURE ADDITION - ELECTRIC, GARAGE DOORS

---

CASE NO: BE22100108  
CASE ADDR: 1200 SE 1 ST  
OWNER: QUIET BY THE SEA LLC  
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INSTALLED NEW WINDOWS, NEW EXTERIOR ELECTRIC PANELS -STRUCTURAL REPAIR OF WOODEN STAIRCASE IN UNIT # 6 - NEW ENTRY DOORS IN MULTIPLE UNITS

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CITY OF FORT LAUDERDALE  
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CASE NO: BE21120011  
CASE ADDR: 620 NW 15 AVE  
OWNER: GONZALEZ, ANAIR; LIMA, EDGAR  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WOOD FENCE WITH GATE, DRIVEWAY, A/C UNIT, KITCHEN, BATHROOM, DOORS AND WINDOWS, SHED.

---

CASE NO: BE22060088  
CASE ADDR: 825 SW 4 ST  
OWNER: WILLIAMS, JORDAN  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
WOOD FENCE WITH SLIDING GATE

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CASE NO: BE21120098  
CASE ADDR: 5560 NE 26 AVE  
OWNER: WALTON, MICHAEL RAYMOND; LOFRIA, MICHELE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
TIKI HUT

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23020065  
CASE ADDR: 401 COCONUT ISLE DR  
OWNER: WYSOCKA, DOROTA  
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:  
A WALL ERECTED WITHOUT FIRST OBTAINING A PERMIT

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CASE NO: BE22030031  
CASE ADDR: 501 SE 33 ST  
OWNER: 27TH AVENUE ENTERPRISES LLC  
INSPECTOR: LINDA HOLLOWAY

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

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE RIGHT OF WAY / ALLEYWAY WITH FENCE.

---

CASE NO: BE22030033  
CASE ADDR: 3240 S FEDERAL HWY  
OWNER: 27TH AVENUE ENTERPRISES LLC  
INSPECTOR: LINDA HOLLOWAY

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

VIOLATIONS: 25-7(a)  
IT IS UNLAWFUL TO OBSTRUCT THE RIGHT OF WAY / ALLEYWAY WITH FENCE.

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CASE NO: BE23010197  
CASE ADDR: 340 SAN MARCO DR  
OWNER: 340 SAN MARCO LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18012306 /DEMO EXISTING  
RESIDENCE  
1664 SF AND POOL 16FT X

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CASE NO: BE23020010  
CASE ADDR: 1311 NW 5 ST  
OWNER: BRAY, CALVIN H/E WALDEN, CYNTHIA  
INSPECTOR: PRESTON MARK

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

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CASE NO: CE19030434  
CASE ADDR: 1824 SW 11 CT  
OWNER: LANIGAN, THOMAS P  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM-18012113 REROOF FLAT 1300  
SQ FT

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CITY OF FORT LAUDERDALE  
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CASE NO: BE22010014  
CASE ADDR: 1320 NW 19 ST  
OWNER: LAKES, PARRIS H/E WILLIAMS, SHENIQUA L  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW ACCESSORY STRUCTURE ON THE REAR OF THE PROPERTY BUILT WITHOUT PERMITS.  
NEW FENCE

---

CASE NO: BE22110003  
CASE ADDR: 2011 NE 18 ST  
OWNER: COPE, ANGELA C  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF AT THIS PROPERTY IS DAMAGE AND IS IN DISREPAIR INCLUDING BUT NOT LIMITED TO THE ROOF.

---

CASE NO: BE22100131  
CASE ADDR: 2313 N OCEAN BLVD  
OWNER: A1A N OCEAN BLVD LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
1- FRONT DOOR  
2- PVC FENCE

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23020070  
CASE ADDR: 2630 BARCELONA DR  
OWNER: RUBIN, LEE & MARY  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
DOCK ALTERATION INCLUDING FRAMING VIOLATION OF FBC BCA 105.1

---

CASE NO: BE21100223  
CASE ADDR: 200 SE 9 ST  
OWNER: PF PROPERTIES INC  
INSPECTOR: GEORGE OLIVA

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 40 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: BE22050068  
CASE ADDR: 700 NW 3 AVE  
OWNER: WILBERT RAYNER REV LIV TR;  
CHRISTINE RAYNER REV LIV TR  
INSPECTOR: GEORGE OLIVA

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 40 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  
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SEPTEMBER 21, 2023  
9:00 A.M.

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

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 40 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: BE22040055  
CASE ADDR: 2414 E SUNRISE BLVD  
OWNER: KEYSTONE-FLORIDA PROPERTY HOLD  
INSPECTOR: GEORGE OLIVA

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 40 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: BE22050146  
CASE ADDR: 2727 E OAKLAND PARK BLVD  
OWNER: CANAM OAKLAND PROPERTIES LLC  
INSPECTOR: GEORGE OLIVA

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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE22050198  
CASE ADDR: 3100 E COMMERCIAL BLVD  
OWNER: ELIAS FAMILY HOLDINGS LLC  
INSPECTOR: GEORGE OLIVA

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 40 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: BE22050205  
CASE ADDR: 5950 N FEDERAL HWY  
OWNER: 5950 NORTH FEDERAL INVESTMENTS LLC  
WPE INVESTMENT 10 LLC  
INSPECTOR: GEORGE OLIVA

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 40 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: BE22040159  
CASE ADDR: 6260 NW 9 AVE  
OWNER: LEMONADE MM CYPRESS CREEK LLC  
INSPECTOR: GEORGE OLIVA

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 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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CITY OF FORT LAUDERDALE  
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CASE NO: BE22010149  
CASE ADDR: 114 SW 10 ST  
OWNER: SAGU REALTY LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 111.1.1  
USE OF THE PROPERTY WAS CHANGED FROM AN OFFICE TO A PRIVATE SCHOOL WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

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CASE NO: BE23010200  
CASE ADDR: 704 SE 25 AVE  
OWNER: ENDLESS INVESTMENTS LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
INTERIOR DEMOLITION WITHOUT PERMITS.

---

CASE NO: BE23010148  
CASE ADDR: 901 SW 31 ST  
OWNER: PETROSKY, MARK  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW SHED.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
SEPTEMBER 21, 2023  
9:00 A.M.

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CASE NO: BE23030031  
CASE ADDR: 1010 SW 30 ST  
OWNER: 1010 SW 30 ST LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW WINDOWS AND DOOR.  
NEW AC MINI SPLIT.  
NEW KITCHENS.  
NEW CEILING RECESS LIGHTS.  
NEW DRYER VENTS.

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CASE NO: BE22090096  
CASE ADDR: 1211 NE 4 AVE  
OWNER: 1211 4TH AVE LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
MECHANICAL, ELECTRICAL AND PLUMBING WORK.

VIOLATIONS: FBC(2020) 110.1  
BUILT OUT ALMOST COMPLETED WITHOUT CALLING ANY INSPECTION.

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CASE NO: BE22080220  
CASE ADDR: 1520 SE 2 CT 1-5  
OWNER: BRADLEY, TONY  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 116.1.1  
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.  
CRACKS ON STRUCTURAL BEAM LOCATED IN UNIT INSIDE UNIT #4.

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CASE NO: BE21100266  
CASE ADDR: 2212 NE 17 PL  
OWNER: PHAM, TRANG  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ENTIRE HOUSE RENOVATION. PLUMBING, MECHANICAL, ELECTRICAL, STRUCTURAL, ROOF, POOL.  
2-PLUMBING(SEWER)

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CASE NO: BE22090127  
CASE ADDR: 2436 CAT CAY LN  
OWNER: TACHER, MARIO & YELENA  
INSPECTOR: LEONARDO MARTINEZ

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

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW PERGOLA IN THE REAR OF THE PROPERTY. NEW EXTERIOR LIGHTS IN SOFFIT. NEW EXTERIOR ELECTRICAL PANEL AND ELECTRIC OUTLETS INCLUDING ONE IN THE REAR SOFFIT. NEW AC SPLIT IN THE ENCLOSED CARPORT, NEW KITCHEN AND BATHROOM. NEW INTERIOR HIGH HATS IN KITCHEN AND BATHROOM. CARPORT ENCLOSURE. SHED WAS IN LARGED INTO THE SET BACK AND ITS ORIGINAL INTERIOR WAS ALTERED ADDING DRYWALL, NEW HIGH HAT LIGHTING AND AC SPLIT UNIT. NEW WOOD DECK IN SHED LOCATION.

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CASE NO: BE22080282  
CASE ADDR: 2619 SUGARLOAF LN  
OWNER: 700 S E 14TH ST LLC  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ENTIRE HOUSE RENOVATION INCLUDING KITCHEN AND BATHROOMS. NEW LAUNDRY ROOM. NEW WATER HEATER. HIGH HATS ADDED THROUGHOUT THE HOUSE. NEW AC. NEW POOL PUMP. NEW POOL DECK. NEW SPRINKLER SYSTEM. NEW DOCK. NEW WINDOW AND GLAZED DOOR ADDED IN KITCHEN GOING INTO THE CARPORT.

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CASE NO: BE22110133  
CASE ADDR: 2900 BANYAN ST 101  
OWNER: JEFFREY PAUL JOHNSON TR  
JOHNSON, JEFFREY PAUL TRSTEE  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2020) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW KITCHEN AND BATHROOMS. A NEW BATHROOM WAS BUILT. (PROPERTY WAS A 2 BEDROOM 1 BATH) NEW ELECTRICAL PANEL AND RECESSED LIGHTS. NEW WATER HEATER. NEW WINDOWS AND DOOR. NEW ACS.

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CASE NO: BE23040089  
CASE ADDR: 3100 NE 32 AVE  
OWNER: 3100 EOP LLC  
INSPECTOR: LEONARDO MARTINEZ

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

VIOLATIONS: 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
COLLAPSED DRYWALL CEILING IN UNIT 11 BEDROOM AND DELAMINATING CEILING IN UNIT 10 KITCHEN/LIVING ROOM AREA DUE TO LEAKING ROOF. DETERIORATED SOFFIT AND FASCIA. SOFFIT AND FASCIA HAS PARTIALLY FALLEN.

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