



# **BUILDING AND CONSTRUCTION ENFORCEMENT**

## **SPECIAL MAGISTRATE HEARING AGENDA MARCH 21, 2024 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  
MARCH 21, 2024  
9:00 A.M.

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**NEW BUSINESS**

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**CASE NO:** BE23040074  
**CASE ADDR:** 2240 NW 30 TER  
**OWNER:** HENRY, HUBERT AUGUSTAS  
**INSPECTOR:** ALEJANDRO DELRIO

**VIOLATIONS:** FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE #PM-16052174 ATF INTERIOR REMODEL AND ADD ROOF ROOF TO ~COURTYARD - PM16052176 ATF PLUMBING FOR INTERIOR REMODEL AND ADD ROOF ~ROOF TO COURTYARD BP 16052174 - PM-16052182 ATF NEW AC SYSTEM FOR SFR BP 16052174 - PM-16052175 ATF ELECTRIC FOR INTERIOR REMODEL AND ADD ROOF TO ~COURTYARD BP 16052174

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**CASE NO:** BE23080255  
**CASE ADDR:** 2397 SW 18 AVE  
**OWNER:** 2397 RIVER OAKS 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 ABANDONED, ITS WITHOUT WATER AND ELECTRICITY,

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**CASE NO:** BE23110186  
**CASE ADDR:** 615 N ANDREWS AVE  
**OWNER:** WISDOM VILLAGE CROSSING LP  
**INSPECTOR:** JOSE SARAGUSTI

**VIOLATIONS:** 9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED: VINYL FLOORING, DRYWALL PARTITION .

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**CASE NO:** BE23120053  
**CASE ADDR:** 2301 SE 17 ST  
**OWNER:** TRUST NUMBER P66-2020;  
P66 LAND TRUST LLC TRSTEE  
**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: BE23080424  
CASE ADDR: 511 SAN MARCO DR  
OWNER: BERGER, JAMES E  
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 OBTANING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW DRIVEWAY**

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**CASE NO: BE23120162  
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD 2  
OWNER: THOR GALLERY AT BEACH PLACE LLC  
% RYAN LLC - DIVINA TAVERAS  
INSPECTOR: ALEXANDER ALBORES**

**VIOLATIONS: 47-20.20.(H)  
THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
LOOSE AND OR DETERIORATED GUARD RAILS AT SECOND AND THIRD LEVEL.**

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**CASE NO: BE23070004  
CASE ADDR: 1401 SE 15 ST 208  
OWNER: COCHISE CORDOVA ARMS LLC  
INSPECTOR: ALEXANDER ALBORES**

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

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**CASE NO: BE23110139  
CASE ADDR: 27 PELICAN DR  
OWNER: VALVERDE, NICHOLAS R;  
LAROCCA, JOSEPH A JR  
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 RENOVATION INCLUDING BUT NOT LIMITED TO: INTERIOR WALL AND CEILING REMOVAL IN KITCHEN AREA AND BATHROOMS RENOVATION.**

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**CASE NO: BE23120082  
CASE ADDR: 4040 GALT OCEAN DR 716  
OWNER: OCEAN MANOR SUITES 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:  
ENCLOSING A SECTION OF BUILDING CORRIDOR TO MAKE IT PART OF THE DWELING UNIT.**

**FBC(2020) 105.6.1  
THE BUILDING OFFICIAL MAY REVOKE A PERMIT OR APPROVAL ISSUED UNDER THE PROVISION OF THIS CODE IN CASE OF ANY FALSE STATEMENT OR MISREPRESENTATION OF FACT IN THE APPLICATION OR ON THE PLANS AND /OR SPECIFICATIONS ON WHICH THE PERMIT OR APPROVAL WAS BASE. PERMIT IS BEING REVOKE SINCE THERE WAS NOT A DOOR REPLACEMENT. THE NEW DOOR INSTALLATION SERVED AS A WALL TO ENCLOSED PART OF THE BUILDING CORRIDOR.**

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**CASE NO: BE23110132  
CASE ADDR: 115 NE 3 AVE  
OWNER: HSC EXCHANGE LOFTS LLC  
% HASTA CAPITAL  
INSPECTOR: WILSON QUINTERO JR**

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

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**CASE NO: BE23110149  
CASE ADDR: 1445 W BROWARD BLVD  
OWNER: SALVATION ARMY INC;  
% BUSINESS ADMINISTRATOR  
INSPECTOR: WILSON QUINTERO JR**

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

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**CASE NO: BE23090191  
CASE ADDR: 1455 SE 17 ST  
OWNER: SOUTHPORT RETAIL LLC  
% PRINCIPAL REAL ESTATE INVESTOR  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC (2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
#PM-19052143/PM-19052144- WALL SIGN 27 SQ FT**

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**CASE NO: BE23090083  
CASE ADDR: 2900 NE 30 ST G-5  
OWNER: RESIDENTIAL CREDIT OPPOR TR;  
WILMINGTON SAVINGS FUND TRSTEE  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18021933-# G-5 INSTALL IMPACT: 5 WINDOWS, 2 DOORS**

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**CASE NO: BE23070269  
CASE ADDR: 3110 HOUSTON ST  
OWNER: LEVEL SEVEN REAL ESTATE LLC  
INSPECTOR: PRESTON MARK**

**VIOLATIONS: 9-1(d)  
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AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT  
THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTANING THE REQUIRED  
PERMITS CONSISTING OF BUT NOT LIMITED TO:  
NEW BATHROOMS, KITCHEN, IMPACT WINDOWS**

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CASE NO: BE23090029  
CASE ADDR: 21 S FORT LAUDERDALE BEACH BLVD  
OWNER: BEACHPLACE TOWERS CONDOMINIUM  
ASSOCIATION INC % PROPERTY TAX  
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 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: BE23080367  
CASE ADDR: 200 SW 11 AVE 1-5  
OWNER: PALM APARTMENTS 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 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: BE23090054  
CASE ADDR: 200 SE 13 ST  
OWNER: 13TH STREET OFFICE BUILDING 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:  
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**CASE NO: BE23090051  
CASE ADDR: 210 SW 19 ST  
OWNER: ORIANE 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:  
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**CASE NO: BE23090057  
CASE ADDR: 211 SW 20 ST  
OWNER: SERAFINI VENTURES 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:  
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**CASE NO: BE23090055  
CASE ADDR: 255 SE 14 ST  
OWNER: PS GLOBAL 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:  
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**CASE NO: BE23090045  
CASE ADDR: 311 SW 24 ST  
OWNER: SECOND AVENUE 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:  
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**CASE NO: BE23090061  
CASE ADDR: 312 SE 17 ST  
OWNER: PERSPECTIVE ONE 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:  
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**CASE NO: BE23090326  
CASE ADDR: 350 E STATE ROAD 84  
OWNER: FEDERAL 627 N 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:  
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**CASE NO: BE23080371  
CASE ADDR: 400 SW 3 AVE  
OWNER: DFW 18 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:  
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**CASE NO: BE23080436  
CASE ADDR: 401 S FORT LAUDERDALE BEACH BLVD  
OWNER: BEACH BOYS PLAZA INC % HAMUY  
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:  
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**CASE NO: BE23090070  
CASE ADDR: 401 SE 18 CT  
OWNER: BROWARD HOUSE 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:  
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CASE NO: BE23080401  
CASE ADDR: 407 SE 9 ST  
OWNER: ALIRE LTD  
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:  
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CASE NO: BE23080351  
CASE ADDR: 441 SW 27 AVE  
OWNER: SOUTHEASTERN CONFERENCE ASSN  
OF SEVENTH DAY ADVENTISTS 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:  
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CASE NO: BE23080349  
CASE ADDR: 501 SW 21 TER  
OWNER: ESLER, CATHERINE  
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:  
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CASE NO: BE23080352  
CASE ADDR: 515 SW 21 TER  
OWNER: NASVA 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:  
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CASE NO: BE23080353  
CASE ADDR: 621 SW 21 TER  
OWNER: ESLER, CATHERINE R  
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:  
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CASE NO: BE23080398  
CASE ADDR: 700 W BROWARD BLVD  
OWNER: GALE WINS 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:  
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CASE NO: BE23080383  
CASE ADDR: 832 NW 2 ST  
OWNER: BOYS & GIRLS CLUBS OF  
BROWARD COUNTY 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:  
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CASE NO: BE23080403  
CASE ADDR: 888 S ANDREWS AVE  
OWNER: COON HOLDINGS 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:  
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CASE NO: BE23090010  
CASE ADDR: 1043 SE 17 ST  
OWNER: PERRY FAM 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:  
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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 21, 2024  
9:00 A.M.

CASE NO: BE23090042  
CASE ADDR: 1100 SE 3 AVE  
OWNER: REGENT BANK  
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 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: BE23080433  
CASE ADDR: 1101 SEABREEZE BLVD  
OWNER: FLL OCEAN HOTEL OWNER LLC  
%BEN SHMUL  
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 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: BE23080434  
CASE ADDR: 1127 SEABREEZE BLVD  
OWNER: FLL OCEAN HOTEL OWNER LLC  
%BEN SHMUL  
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 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 21, 2024  
9:00 A.M.**

**CASE NO: BE23090052  
CASE ADDR: 1215 SE 2 AVE  
OWNER: THRU THE NARROW GATE 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 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: BE23090015  
CASE ADDR: 1301 S ANDREWS AVE  
OWNER: CROISSANT PLACE 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 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: BE23090059  
CASE ADDR: 1335 S ANDREWS AVE  
OWNER: FT 1335 LLC; SS 1335 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 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 21, 2024  
9:00 A.M.**

**CASE NO: BE23080339  
CASE ADDR: 1445 W BROWARD BLVD  
OWNER: SALVATION ARMY INC;  
% BUSINESS ADMINISTRATOR  
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 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: BE23090011  
CASE ADDR: 1500 CORDOVA RD 310  
OWNER: 1500 CORDOVA ROAD 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 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

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**CASE NO: BE23090039  
CASE ADDR: 1500 SE 17 ST  
OWNER: S3 HOSPITALITY LLC  
% HOLIDAY INN EXPRESS  
INSPECTOR: 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 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 21, 2024  
9:00 A.M.

CASE NO: BE23080369  
CASE ADDR: 1560 ARGYLE DR  
OWNER: PEETS, JOHN S & ADELLE NATALE  
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 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: BE23080439  
CASE ADDR: 1629 MIAMI RD  
OWNER: WESTMINSTER GREY IRREV TR;  
MCINTYRE, WILLIAM  
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 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: BE23080276  
CASE ADDR: 1730 N FEDERAL HWY  
OWNER: BAL HARBOUR SQUARE 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 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 21, 2024  
9:00 A.M.**

**CASE NO: BE23080275  
CASE ADDR: 1744 N FEDERAL HWY  
OWNER: BAL HARBOUR SQUARE 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 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: BE23080443  
CASE ADDR: 1800 S FEDERAL HWY  
OWNER: SHELINI HOSPITALITY FT LAUDERDALE 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:  
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**CASE NO: BE23090063  
CASE ADDR: 1801 S ANDREWS AVE  
OWNER: 1801 ASSOCIATES 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 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 21, 2024  
9:00 A.M.**

**CASE NO: BE23080444  
CASE ADDR: 1801 SE 10 AVE  
OWNER: SEVENTEENTH ST CAUSEWAY 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:  
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**CASE NO: BE23090065  
CASE ADDR: 1812 S ANDREWS AVE  
OWNER: HOLMAN AUTOMOTIVE INC;  
DBA LAUDERDALE BMW  
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:  
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**CASE NO: BE23090023  
CASE ADDR: 1851 SE 10 AVE  
OWNER: KCMCL FLL 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:  
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**CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 21, 2024  
9:00 A.M.**

**CASE NO: BE23080282  
CASE ADDR: 1860 N FEDERAL HWY  
OWNER: BAL HARBOUR SQUARE 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 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: BE23090047  
CASE ADDR: 1919 NW 19 ST  
OWNER: LRF3 MIA 19 STREET 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 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: BE23080437  
CASE ADDR: 3030 HOLIDAY DR  
OWNER: HARBOR BEACH PROPERTY LLC  
% THE MACK CO  
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 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  
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CASE NO: BE23080248  
CASE ADDR: 3200 N OCEAN BLVD  
OWNER: L'HERMITAGE II 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:  
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CASE NO: BE23080393  
CASE ADDR: 5200 NW 31 AVE  
OWNER: VILLAS AT LAKEVIEW 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 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

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HEARING TO IMPOSE FINES

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

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

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CASE NO: BE22110035  
CASE ADDR: 616 NW 2 AVE  
OWNER: NORTH WEST 6TH INVESTMENTS LLC  
INSPECTOR: JORGE MARTINEZ

VIOLATIONS: FBC(2020) 111.1.1  
THE OCCUPANCY CLASSIFICATION AT THIS BUILDING HAS CHANGE TO A FITNESS CENTER.

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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

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CASE NO: BE23080070  
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD  
OWNER: THOR GALLERY AT BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS  
INSPECTOR: WILSON QUINTERO JR

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

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
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CASE NO: BE23120067  
CASE ADDR: 549 NE 11 AVE  
OWNER: H 18 DEVELOPMENT LLC  
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 25-111.(a)  
THERE IS A SUBSTANTIAL BREACH OF THE TERMS AND CONDITIONS OF ANY APPLICABLE  
STATURE, ORDINANCE, RULE OR REGULATION, OR ANY CONDITION OF THE PERMIT AT THIS  
LOCATION. FAILED INSPECTIONS PER ENGINEERING FOR SEDIMENTATION CONTROL ON  
SITE.

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CASE NO: BE22080236  
CASE ADDR: 424 NW 22 AVE  
OWNER: STONE, ELDERMINE  
INSPECTOR: ALEJANDRO DELRIO

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: 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

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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  
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CASE NO: BE22110007  
CASE ADDR: 717 NW 1 ST  
OWNER: CRAVIS HOLDINGS 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:  
MEZZANINE

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CASE NO: BE23030128  
CASE ADDR: 1101 NE 1 ST  
OWNER: GONZALEZ, LEONARDO; GONZALEZ, KYRIAKI  
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:  
SHEATHING AND WIRE LATH ATTACHED/INSTALLED TO EXTERIOR WALLS, ENCLOSED GARAGE DOOR, SWING DOOR AND WINDOW OPENINGS AT REAR BUILDING NORTH WALL. NEW WINDOWS INSTALLED.

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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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CASE NO: BE22110086  
CASE ADDR: 1616 NE 16 AVE  
OWNER: COTOPERI REALTY 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:  
SINGLE FAMILY RESIDENCE ILLEGAL ALTERATION RESULTING IN TWO DWELLING UNITS.

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CITY OF FORT LAUDERDALE  
BUILDING AND CONSTRUCTION ENFORCEMENT  
SPECIAL MAGISTRATE AGENDA  
MARCH 21, 2024  
9:00 A.M.

CASE NO: BE23030018  
CASE ADDR: 611 N FEDERAL HWY  
OWNER: 611 FEDERAL 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 DRYWALL ON CEILING AND WALLS  
NEW ELECTRICAL AND PLUMBING.  
NEW WINDOW AND DOOR.

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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: BE23030100  
CASE ADDR: 1401 HOLLY HEIGHTS DR 1-4  
OWNER: 1401 NO TR; FIDELITY 1ST HOLDING LLC 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 WINDOWS.

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CITY OF FORT LAUDERDALE  
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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 ENLARGED 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: CE19051442  
CASE ADDR: 2710 DAVIE BLVD  
OWNER: LA SEGUNDA REALTY CORP  
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
15032192 BPAVINGS 2710- 2794 REPLACE FRENCH DRAIN SYSTEM

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23110053  
CASE ADDR: 337 COCONUT ISLE DR  
OWNER: 335 COCONUT ISLE DRIVE LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 25-7(a)  
THERE IS UNPERMITTED STORAGE (BLACK DODGE RAM TRUCK WITH TRAILER BEING UNLOADED) ABOUT THE PUBLIC RIGHT-OF-WAY OBSTRUCTING ACCESS FOR TRAFFIC TO TRAVEL ON SOUTHBOUND LANE OF COCONUT ISLE AND RESULTING IN LANE CLOSURE.

---

CASE NO: BE23120173  
CASE ADDR: 441 ISLE OF PALMS DR  
OWNER: FUXA, ANDREW JR; GREENE FUXA, HEATHER M  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 24-11(d)  
THERE IS TRASH AND DEBRIS/NO CONSTRUCTION DUMPSTER ON THE PROPERTY.

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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: BE24010045  
CASE ADDR: 2421 BARCELONA DR  
OWNER: CNFF DEVELOPMENT LLC  
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: 25-7(a)  
THERE IS CONSTRUCTION MATERIAL STORED ON THE SWALW AREA. 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  
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CASE NO: BE21070362  
CASE ADDR: 111 SE 19 ST 1-7  
OWNER: 111 PRINCIPALITIES 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.

---

CASE NO: BE21090167  
CASE ADDR: 716 NE 14 AVE 1-8  
OWNER: ACS 716 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: BE23010160  
CASE ADDR: 819 NW 7 AVE  
OWNER: STAR PROPERTY VIII 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: BE23010136  
CASE ADDR: 821 N VICTORIA PARK RD  
OWNER: LAKIN-BABETCH RLB LLC %RICHARD LAKIN  
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: BE21070357  
CASE ADDR: 842 SW 2 ST 1-6  
OWNER: GFLNG 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: CE15092347  
CASE ADDR: 1316 NW 2 AVE  
OWNER: NASRRA, ADEL A  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE: BUILDING PERMIT # 09021471 (CE 04062158  
ADD FAMILY ROOM 264 SQF + E,SHUTTER,ROOF SUBS)

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CASE NO: CE17031420  
CASE ADDR: 1337 SW 24 AVE  
OWNER: SANCHEZ, RAFAEL;  
HERNANDEZ MARTINEZ, BELKYS  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: BUILDING PERMIT #14121153 (BNEWR1M)  
NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS EXPIRED MASTER PERMIT ARE  
CONSIDERED EXPIRED AS WELL.

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CASE NO: CE11110666  
CASE ADDR: 1901 N OCEAN BLVD S6E  
OWNER: BRATHWAITE, FRED BRATHWAITE, VERSTINE  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING SHUTTER PERMITS ARE EXPIRED:  
99081292 05080134- RENEWED 5/31/12

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CASE NO: CE14100881  
CASE ADDR: 3114 NE 21 ST  
OWNER: PARRA, CECILIA  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:  
BUILDING PERMIT # 12072087 BUILDING PERMIT # 12070960 BUILDING PERMIT # 12101373

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CASE NO: CE12021671  
CASE ADDR: 3700 GALT OCEAN DR, # 1203  
OWNER: TRUONG, NGA T  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING BUILDING PERMITS ARE EXPIRED. 04092022 REMODEL(CMP) 06032257  
WINDOW REPLACEMENT

---

CASE NO: CE14120733  
CASE ADDR: 3811 SW 11 ST  
OWNER: GUMBS, NORRELL A H/E GUMBS, SONYA COOPER  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMIT WERE LEFT TO EXPIRE:  
BUILDING PERMIT #11111762 REROORING P# 06121357

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CASE NO: CE17040814  
CASE ADDR: 4010 GALT OCEAN DR, # 1109  
OWNER: OSAMOR, MARCELLIA; MARCELLIA OSAMOR TR  
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE PLUMBING 16062180 (# 1109 PLUMBING  
FOR KITCH BATH RENO BP16062172)

VIOLATIONS: FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT  
THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE  
PERMITTING AND INSPECTION PROCESS.

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CASE NO: BE23020162  
CASE ADDR: 101 SE 23 ST  
OWNER: BUNKHOUSE HOLDINGS LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
STRUCTURAL TO INCLUDE NEW WALL PARTITIONS, IMPACT DOOR, NEW TRUSSES, PLUMBING TO INCLUDE BATHROOMS, ELECTRICAL, KITCHEN REMODEL

---

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-

---

CASE NO: CE19050764  
CASE ADDR: 612 NE 11 AVE  
OWNER: ENRIQUEZ, JESSE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: PM- 18101080 ATF INSTALL 20LF WOOD FENCE ON ONE SIDE OF PROPERTY

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CITY OF FORT LAUDERDALE  
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CASE NO: BE23060081  
CASE ADDR: 900 MANDARIN ISLE 1-2  
OWNER: 2400 DEL LAGO DRIVE LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18061755- #1-2 REPLC 16 WINDOWS WITH IMPACT-

---

CASE NO: BE23060113  
CASE ADDR: 900 NE 18 AVE 1201  
OWNER: MASCIA, MARIA F & DRANIAS, TED  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18031488 PM-18031489 # 1201 R AND R MOLDED DRYWALLS W/CLEAN DRYWALLS

---

CASE NO: CE19011315  
CASE ADDR: 1040 SW 29 WAY  
OWNER: KNOWLES, DERWIN  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 14071913 BWINDOWS REPLACE EXISTING  
GARAGE DOOR 9 X 7

---

CASE NO: CE09110210  
CASE ADDR: 1060 NW 23 TER  
OWNER: SMITH, DELLAREESE WILSON  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2007) 105.10.3.1  
EXPIRED PERMITS SHUTTERS #06060525 BUILDING# 10030208 PLUMBING# 10030210  
ELECTRICAL# 10030211

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CASE NO: CE14102062  
CASE ADDR: 1107 NW 2 AVE  
OWNER: RIZZO, MICHAEL & BENAIM, VIVIAN  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
BUILDING PERMIT # 12091520 WAS LEFT TO EXPIRE FOR EXTEND DEMISING WALL 160 SQF

---

CASE NO: CE16110451  
CASE ADDR: 1107 NW 15 ST  
OWNER: PLANCHER, PIERRE; PLANCHER, YVON ETAL  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2014) 110.6  
PERMIT# 03010194 IS MISSING INSPECTIONS AND THE C.O.

VIOLATIONS: FBC(2014) 111.1.1  
THE USE AND OCCUPANCY OF THIS DWELLING IS BEING DONE ILLEGALLY WITHOUT  
OBTAINING THE FINAL APPROVAL FOR ALL THE INSPECTIONS AND THE REQUIRED  
CERTIFICATE OF OCCUPANCY (C.O.) UNDER PERMIT# 03010194

---

CASE NO: CE14090439  
CASE ADDR: 1119 NW 5 AVE  
OWNER: SAINT LOUIS ALMONORD, OSENIE  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
BUILDING PERMIT# 13110969 WAS LEFT TO EXPIRE

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CASE NO: CE14061937  
CASE ADDR: 1150 NW 9 TER  
OWNER: BH NEHAMA CAPITAL LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
THE REROOF PERMIT# 01051888 WAS LEFT TO EXPIRED

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CASE NO: CE11111936  
CASE ADDR: 1180 NE 1 ST  
OWNER: INVESTMENTS AT SOUTH FLORIDA LLC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2007) 105.10.3.1  
THE FOLLOWING PERMITS ARE EXPIRED.  
97121022 ELECTRICAL (NEW METER) 05061682 BUILDING (ALUMINUM FENCE) 07060165  
BUILDING (ALTERATION)

---

CASE NO: CE14111386  
CASE ADDR: 1250 SW 29 ST  
OWNER: MORRIS, DENISE R  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMIT WAS LEFT TO EXPIRE: PLUMBING PERMIT# 12031439

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CASE NO: CE15100500  
CASE ADDR: 1705 SW 5 CT  
OWNER: BRAVERMAN, JOAN LYDIA  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE: BUILDING PERMIT # 12031294 (KITCHEN & BATH REMODEL) MECHANICAL PERMIT # 12031304 (MECHANICAL FOR REMODEL BP12031294) ELECTRICAL PERMIT # 12031306 (ELECTRICAL FOR REMODEL BP12031294) PLUMBING PERMIT # 12031308 (PLUMBING FOR REMODEL BP12031294) PLUMBING PERMIT # 13011966 (ALTERATIONS TO EXISTING NAT GAS TO 3 NEW NAT GAS OUTLETS (BP 12031294))

VIOLATIONS: FBC(2014) 110.6  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE19011753  
CASE ADDR: 1839 MIDDLE RIVER DR  
OWNER: RIVERS BEND CONDO ASSN INC  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE 17121938 EFIREALARM ELEVATOR RECALL (FIRE ALARM SYSTEM)

---

CASE NO: CE16110405  
CASE ADDR: 2021 SW 35 AVE  
OWNER: SCHWOLOW, THOMAS  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2014) 105.3.2.1  
THE FOLLOWING PERMIT# 13081642 WAS LEFT TO EXPIRE AND THE C.O. WAS NOT ISSUED FOR THE CARPORT ENCLOSURE INTO STORAGE ROOM AND IT'S BEEN USED AS A LIVING SPACE OR R-3 USE NOWDAYS.

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CASE NO: CE14091856  
CASE ADDR: 2032 NE 29 ST  
OWNER: QUIST, NATASHA K  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
MECHANICAL PERMIT # 13040166 WAS LEFT TO EXPIRE

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CASE NO: CE15061185  
CASE ADDR: 2174 NE 55 CT  
OWNER: POMERICO, JOSEPH E & BARBARA A  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE AND THE POOL WAS FINISHED. TODAY IT REMAINS WORK WITHOUT PERMITS. IT IS A LIFE SAFETY VIOLATION DUE TO THE ELECTRICAL SYSTEM HAS NOT BEEN FINALED AND THE CHILD BARRIERS HAVE NOT BEEN APPROVED TO COMPLY WITH THE FLORIDA CHILD PROTECTION ACT FS515. BUILDING PERMIT # 02070275 (POOL) PLUMBING PERMIT # 02070276 (POOL PLUMBING) ELECTRICAL PERMIT # 02070277 (ELECTRIC FOR POOL) ELECTRICAL PERMIT # 03061391 (ELECTRIC FOR POOL HOOK UP)

VIOLATIONS: FBC(2010) 110.9  
THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

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CASE NO: CE19090067  
CASE ADDR: 2301 NE 26 ST, # D1  
OWNER: JOHN R KATSIKAS REV LIV TR  
SUSAN G KATSIKAS REV LIV TR  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2017)105.1  
THIS PROPERTY/COMMERCIAL SPACE HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE SUCH AS:  
1. ELECTRICAL.  
2. MECHANICAL.  
3. INTERIOR ALTERATIONS.  
THIS WORK HAS BEEN PERFORMED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

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CASE NO: CE18070194  
CASE ADDR: 2829 NE 30 ST, # 207  
OWNER: ROBERT M BOWER TR BOWER, ROBERT M TR  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: 17110675 BKITCAB ATF #207 REMODEL  
KITCHEN AND 1.5 BATH 17111442 BWINDOWS #207: REPLACE 6 WINDOWS

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CASE NO: CE14100269  
CASE ADDR: 3010 NE 47 ST  
OWNER: LEWIS, DAVID  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2010) 105.11.2.1  
THE FOLLOWING PERMITS WERE LEFT TO EXPIRE: BUILDING PERMIT # 13011479

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CASE NO: BE23050191  
CASE ADDR: 5910 NE 28 AVE  
OWNER: UDELSON, TARA S  
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-17030797-INSTALL UG LP TANK

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**OLD BUSINESS**

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**CASE NO:** BE23080329  
**CASE ADDR:** 511 E BROWARD BLVD  
**OWNER:** WEST PAVILION LTD  
**INSPECTOR:** JOSE SARAGUSTI

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

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**VACATION RENTAL – OLD BUSINESS**

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**CASE NO:** CE23120276  
**CASE ADDR:** 1425 NE 57 ST  
**OWNER:** 1425 NE 57TH STREET LLC  
**INSPECTOR:** KATRINA JORDAN

**VIOLATIONS:** 15-282.(d)(1)a.  
THERE IS A QUALIFYING NUMBER OF VIOLATIONS AT THIS VACATION RENTAL PROPERTY TO  
REQUEST A 180 DAY CERTIFICATE SUSPENSION BEFORE THE SPECIAL MAGISTRATE:  
CE23120274 - NOISE, PARKING, OCCUPANCY

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VACATION RENTAL

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CASE NO: CE24030393  
CASE ADDR: 1425 NE 57 ST  
OWNER: 1425 NE 57TH STREET LLC  
INSPECTOR: KATRINA JORDAN

VIOLATIONS: 15-282.(a)

ANY CERTIFICATE OF COMPLIANCE ISSUED PURSUANT TO THIS ARTICLE MAY BE DENIED, REVOKED, OR SUSPENDED BY THE CITY MANAGER OR HIS OR HER DESIGNEE UPON THE ADJUDICATION OF A VIOLATION OF THIS ARTICLE, ANY CITY ORDINANCE, OR STATE LAW BY THE RESPONSIBLE PARTY, PROPERTY OWNER OR TRANSIENT OCCUPANT ATTRIBUTABLE TO THE PROPERTY FOR WHICH THE CERTIFICATE OF COMPLIANCE IS ISSUED. IN ACCORDANCE WITH VIOLATING SECTION 18-1 OF THE CITY'S MUNICIPAL CODE IN THAT IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OF ANY PROPERTY IN THIS CITY TO MAINTAIN SUCH PROPERTY OR TO PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THE PROPERTY THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE.

ON DECEMBER 10, 2023, THE PROPERTY RECEIVED THREE (3) VIOLATIONS ON CASE CE23120274 FOR EXCEEDING GATHERING OCCUPANCY, IMPROPER VACATION RENTAL PARKING, AND NOISE EXCEEDING THE AUDIBLE THRESHOLD 50 FEET FROM THE PROPERTY LINE.

ON MARCH 8, 2024, THE PROPERTY RECEIVED FOUR (4) VIOLATIONS ON CASE CE24030330 FOR EXCEEDING GATHERING OCCUPANCY, IMPROPER VACATION RENTAL PARKING, FAILURE OF THE RESPONSIBLE PARTY TO ARRIVE AT THE PROPERTY WITHIN THE ONE (1) HOUR TIMEFRAME, AND NOISE EXCEEDING THE AUDIBLE THRESHOLD 50 FEET FROM THE PROPERTY LINE.

ON MARCH 9, 2024, OCCUPANTS OF THE PROPERTY ENGAGED IN BEHAVIOR RESULTING IN A SHOOTING AND SUBSEQUENT CITIZEN DEATH.

THE CITY IS REQUESTING REVOCATION OF THE VACATION RENTAL CERTIFICATE OF COMPLIANCE EFFECTIVE IMMEDIATELY.

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**CITY OF FORT LAUDERDALE**  
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