



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA

APRIL 18, 2024

9:00 AM

**Marine Industries Association of Florida
2nd Floor Meeting Room
221 SW 3 AVENUE**

**ROSE-ANN FLYNN
PRESIDING**

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

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

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

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



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NEW BUSINESS

CASE NO: BE23060046
CASE ADDR: 600 SW 9 ST 1-5
OWNER: BUY RENT SELL NOW LLC
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1
A 5 UNIT MULTIFAMILY PROPERTY HAS BEEN CONVERTED TO A 7 UNIT MULTIFAMILY
PROPERTY WITHOUT THE REQUIRED PERMITS AND ISSUED CERTIFICATE OF OCCUPANCY.

CASE NO: BE24020119
CASE ADDR: NE 21 ST
OWNER: PALMS 2100 OCEAN BLVD LTD
INSPECTOR: ALEXANDER ALBORES

VIOLATIONS: 9-280(C)
SOUTH END SHADE STRUCTURE IS LEANING OUT OF PLUMB IN DISREPAIR. SOUTH END
BOARDWALK IN DISREPAIR.

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

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

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

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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, INTERIOR WALL AND CEILING REMOVAL IN KITCHEN AREA AND BATHROOMS RENOVATION.

CASE NO: BE23110078
CASE ADDR: 200 S ANDREWS AVE 200
OWNER: DOWDING HOLDINGS INC
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:
1-ELECTRICAL WORK (RUNNING CIRCUITS FROM ELECTRICAL PANEL TO A HALL CLOSET TO CONNECT SOME BITCOIN MACHINES).
2-PARTITION REMOVAL IN THE C.E.O OFFICE.

CASE NO: BE24020128
CASE ADDR: 640 SW 30 AVE
OWNER: SOUTH WIDE CAPITAL LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC(2023) 105.1
ENCLOSING A CARPORT WITHOUT PERMITS.

VIOLATIONS: FBC(2023) 111.1
CHANGE FROM SINGLE FAMILY HOME TO ASSISTED LIVING FACILITY WITHOUT CHANGE OF USE.

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**CASE NO: BE23110148
CASE ADDR: 646 FLAMINGO DR
OWNER: 646 FLAMINGO LLC
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:
CHAINLINK FENCE**

**VIOLATIONS: 47-19.5.E.7.
THE CHAINLINK FENCING IS NOT BEING MAINTAINED IN GOOD REPAIR OR SECURE MANNER**

**CASE NO: BE23110126
CASE ADDR: 800 S ANDREWS AVE
OWNER: 800 ANDREWS AVENUE CORP
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: BE24030083
CASE ADDR: 120 NW 16 ST
OWNER: NW 16TH ST LAND TRUST#120 TR;
FLORIDA TR SERVICES LLC TRSTEE
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE,
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE
DEEMED UNSAFE SHALL OBTAIN PERMITS TO DEMOLISH THE STRUCTURE OR BRING THE
BUILDING TO COMPLY WITH THE APPLICABLE CODES. THIS BUILDING IS ABANDONED
WITHOUT WATER AND ELECTRICITY AND ALL BUILDING PARTS ARE IN DISREPAIR.**

**BLDG.# 1 MAIN STRUCTURE, LOCATION: WEST OF THE SITE. SINGLE STORY AREA: 1.332 SQ
FT.**

**ROOF COVERING/SHINGLES DETERIORATED AND WOOD SHEATHING IS DETERIORATED
THROUGHOUT. THERE ARE MANY AREAS AT THE UNDERSIDE OF THE SOFFIT THAT HAVE
DETERIORATED AND HAVE LOST ALL STRUCTURAL INTEGRITY. SHEATHING THAT IS
INTENDED TO BRACE THE ROOF AND USED AS ANCHOR ROOFING HAS DETERIORATED AND
LOST ALL ITS STRUCTURAL INTEGRITY. TIE BEAM IS CUT OVER FRONT WINDOW AND THE
ROOF STRUCTURE AT THAT AREA IS NOT ADEQUATELY SUPPORTED.**

**TIE BEAM CUT AT REAR WEST ELEVATION TO MAKE ROOM FOR AN UNPERMITTED EXTERIOR
DOOR CREATED A NON-CONTINUOUS STRUCTURAL SUPPORT FOR THE WALL AND ROOF.
THERE IS WORK DONE THROUGHOUT WITHOUT PERMITS INCLUDING NEW WINDOWS AND
DOORS. THERE ARE STRUCTURAL CRACKS THROUGHOUT AS A POSSIBLE RESULT OF
STRESS DUE TO MISSING BEAMS. THE WINDOWS AND DOORS ARE INADEQUATELY BOARDED
UP AND THERE IS NO PERMIT FOR THE BOARD UP.**

**THE STRUCTURE HAS INADEQUATELY BOARDED WINDOWS AND DOORS THAT ARE
INSUFFICIENTLY ANCHORED AND ONLY COVERING PORTIONS OF THE OPENINGS, ALLOWING
WATER TO ENTER THE STRUCTURE AND CREATE MORE DAMAGE.**

**THE UPPER PORTION OF STRUCTURE HAS EVIDENCE OF NEW WIRE LATH AND STUCCO OVER
WOOD SHEATHING, ALL DONE WITHOUT PERMITS. THE ENTIRE PROPERTY IS LITTERED WITH
TRASH AND VEGETATION. THE FENCE IN DISREPAIR.**

**BLDG.# 2 STORAGE STRUCTURE, LOCATION: TOWARDS THE REAR OF THE PROPERTY,
BETWEEN THE MAIN STRUCTURE AND THE ACCESSORY BUILDING: AREA: 60 SQFT.
THE ENTIRE ROOF IS MISSING, ALL STRUCTURAL MEMBERS AND ROOF MATERIAL REMOVED
AND THE APPROPRIATE REPAIRS/REPLACEMENT WOULD EXCEED 50% OF THE VALUE OF THE
STRUCTURE. THERE ARE CRACKS NOTED THROUGHOUT EXTERIOR WALLS. THE FENCE IN
DISREPAIR.**

BLD. # 3 EAST SIDE OF SITE, AREA: 648 SQFT.

**ELECTRICAL WORK DONE WITHOUT PERMITS INCLUDING NEW ELECTRICAL PANEL .
THE STRUCTURE IS INADEQUATELY BOARDED THROUGHOUT, ALLOWING WATER TO
INFILTRATE THE INTERIOR AND CAUSE MORE DAMAGE.**

**THE INTERIOR OF THE STRUCTURE IS ACCESSIBLE AT THE FRONT DOOR, SINCE THE BOARD
UP IS LOOSELY LAYING ALONG SIDE OF THE OPENING.**

THE STRUCTURE IS OPEN AND ABANDONED.

**THE INTERIOR HAS EVIDENCE OF WORK WITHOUT PERMITS, WINDOWS AND DOORS ALTERED.
INTERIOR AND DRYWALL ON EXTERIOR WALLS HAVE BEEN DEMOLISHED/REMOVED. NEW
ELECTRICAL PANEL HAS BEEN INSTALLED AND IS UNSAFE. THERE IS TRASH AND
OVERGROWTH VEGETATION SURROUNDING THE STRUCTURE.**

CONTINUED

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THERE IS A HUGE TREE DANGEROUSLY CLOSE TO THIS STRUCTURE, WITHIN APPROX.1 FOOT. THE INADEQUATELY INSTALLED WINDOWS ALONG WITH DAMAGE BLOCK WORK IS A CONCERN IF THERE WOULD BE A STORM EVENT AS THEY WOULD BE A WIND-BORNE HAZARD AND POSSIBLE COLLAPSE. THE FENCE IS IN DISREPAIR.

**VIOLATIONS: FBC(2023) 116.1.2
INCOMPLETE BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH HAS EXPIRED, OR COMPLETED BUILDINGS OR STRUCTURES COMMENCED WITHOUT A PERMIT OR THE PERMIT FOR WHICH EXPIRED PRIOR TO COMPLETION AND NO CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED, SHALL BE PRESUMED AND DEEMED UNSAFE.**

**VIOLATIONS: FBC(2023) 116.1.4
A PERMIT SHALL BE ISSUED FOR THE DEMOLITION OF ANY UNSAFE BUILDING OR STRUCTURE IN ACCORDANCE WITH SECTION 105.18 OF THIS CODE.**

**VIOLATIONS: FBC(2023) 116.2.1.1.1
IT IS VACANT, UNGUARDED AND OPEN AT DOORS OR WINDOWS.**

**VIOLATIONS: FBC(2023) 116.2.1.1.2
THERE IS AN UNWARRANTED ACCUMULATION OF DUST, DEBRIS OR OTHER COMBUSTIBLE MATERIAL THEREIN.**

**VIOLATIONS: FBC(2023) 116.2.1.2.1
THERE IS A FAILURE, HANGING LOOSE OR LOOSENING OF ANY SIDING, BLOCK, BRICK, OR OTHER BUILDING MATERIAL.**

**VIOLATIONS: FBC(2023) 116.2.1.2.4
THERE IS AN UNUSUAL SAGGING OR LEANING OUT OF PLUMB OF THE BUILDING OR ANY PARTS OF THE BUILDING AND SUCH EFFECT IS CAUSED BY DETERIORATION OR OVER STRESSING**

**VIOLATIONS: FBC (2023) 116.2.1.2.5
THE ELECTRICAL OR MECHANICAL INSTALLATIONS OR SYSTEMS CREATE A HAZARDOUS CONDITION IN VIOLATION OF THIS CODE**

**VIOLATIONS: FBC (2023) 116.2.1.3.1
THE CONSTRUCTION, INSTALLATION OF ELECTRICAL, PLUMBING OR OTHER EQUIPMENT THEREIN OR THEREON, OR THE PARTIAL CONSTRUCTION OR INSTALLATION OF EQUIPMENT HAS BEEN COMMENCED OR COMPLETED WITHOUT A PERMIT THEREFORE HAVING BEEN OBTAINED OR THE PERMIT THEREFORE EXPIRED PRIOR TO COMPLETION AND A CERTIFICATE OF OCCUPANCY ISSUED.**

**VIOLATIONS: FBC (2023) 116.2.1.3.2
BY REASON OF ILLEGAL OR IMPROPER USE, OCCUPANCY, OR MAINTENANCE DOES NOT COMPLY WITH THIS CODE OR THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION OR THE APPLICABLE MINIMUM HOUSING CODE.**

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**CASE NO: BE24010054
CASE ADDR: 1109 SE 9 ST
OWNER: GOLEMI, ANGELO A
INSPECTOR: JOSE SARAGUSTI**

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

**CASE NO: BE23070072
CASE ADDR: 1624 NE 1 ST 1-3
OWNER: SECOND LAYER EQUITY 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 OBTANING THE REQUIRED
PERMITS CONSISTING OF BUT NOT LIMITED TO:
INSTALLED 3 NEW AC UNITS WITHOUT A PERMIT**

**CASE NO: BE24020077
CASE ADDR: 2680 NW 21 CT
OWNER: MCCOY, MABLE J
INSPECTOR: JOSE SARAGUSTI**

**VIOLATIONS: FBC(2023) 111.1.1
ASSISTED LIVING FACILITY IS OPERATING AT THE PROPERTY WITHOUT OBTAINING
CERTIFICATE OF OCCUPANCY. CONVERTING A HOUSE TO ASSISTED LIVING FACILITY**

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CASE NO: BE23060167
CASE ADDR: 220 SW 30 AVE
OWNER: HINDS, CESCILL MICHAEL
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18092562- INSTALL LP TANK 120GALS AND RUN LINES TO STOVE

CASE NO: BE23090250
CASE ADDR: 345 N FORT LAUDERDALE BEACH BLVD 907
OWNER: MICHAEL & JENNY CHAO LIV TR;
CHAO, MICHAEL & JENNY TRSTEEES
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE: #
PM-16041053- # 907 BATHROOM REMODELING, LAUNDRY ROOM AND FLOOR TILE

CASE NO: BE24020203
CASE ADDR: 803 NE 4 AVE
OWNER: BRIGADA INTERNATIONAL SERVICE LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
DEMO BUILDING WITHOUT A PERMIT.

CASE NO: BE23090262
CASE ADDR: 1721 SE 17 ST
OWNER: WILSON HARBOR BEACH LLC
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#TEMP GROUND SIGN 4FT X 8FT
(BROADSTONE HARBOR BEACH NOW LEASING) PM-17040069
PM-17052053-INSTALL TEMPORARY BANNER, NOW LEASING LUXURY

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**CASE NO: BE24010093
CASE ADDR: 1801 NE 8 ST
OWNER: GIBSON, MICHAEL GREGORY
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
JACUZZI INSTALLED IN THE GROUND WITHOUT PERMITS.
WOODEN STRUCTURE INSTALLED IN THE GROUND TO SUPPORT THE JACUZZI EQUIPMENT.
ALSO MAY NEED PLUMBING AND ELECTRICAL PERMITS.**

**CASE NO: BE23060186
CASE ADDR: 1997 SW 28 WAY
OWNER: HARVEY, SHANNON C & PAULETTE
INSPECTOR: PRESTON MARK**

**VIOLATIONS: FBC (2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18070392- REPLACE 10 WINDOWS AND 5 DOORS**

**CASE NO: BE23080311
CASE ADDR: 5307 NE 32 AVE
OWNER: CRAWFORD, DAVID M
INSPECTOR: PRESTON MARK**

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

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CASE NO: BE23090141
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD (504212100080)
OWNER: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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.

CASE NO: BE23090143
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD (504212100100)
OWNER: THOR GALLERY AT BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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.

CASE NO: BE23090145
CASE ADDR: 17 S FORT LAUDERDALE BEACH BLVD (504212100090)
OWNER: THOR GALLERY A BEACH PLACE LLC
%RYAN LLC - DIVINA TAVERAS
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: BE23090115
CASE ADDR: 29 SW 33 ST
OWNER: CEMEX CONSTRUCTION MATERIALS FL 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.

CASE NO: BE23090243
CASE ADDR: 100 SW 15 ST
OWNER: PENNYPALMZ 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.

CASE NO: BE23090215
CASE ADDR: 108 SE 8 AVE
OWNER: FORT LAUDERDALE 8TH AVENUE HOTEL 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: BE23090077
CASE ADDR: 113 SW 11 CT
OWNER: 113 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.**

**CASE NO: BE23090114
CASE ADDR: 350 SW 25 ST
OWNER: ROBERT L AGEE; POST 1966 V F W 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.**

**CASE NO: BE23090237
CASE ADDR: 425 SW 4 AVE
OWNER: HOUSING AUTHORITY OF THE
CITY OF FORT LAUDERDALE
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: BE23090117
CASE ADDR: 519 SE 32 CT
OWNER: REM MANAGEMENT GROUP 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.**

**CASE NO: BE23090288
CASE ADDR: 711 NE 2 AVE
OWNER: HIGHBURY 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.**

**CASE NO: BE23090239
CASE ADDR: 715 NW 14 WAY
OWNER: IMANUEL CHURCH OF GOD IN CHRIST
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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090147
CASE ADDR: 733 BREAKERS AVE (504201060160)
OWNER: COVENANT HOUSE FLORIDA 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.**

**CASE NO: BE23090148
CASE ADDR: 733 BREAKERS AVE (504201060150)
OWNER: COVENANT HOUSE FLORIDA 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.**

**CASE NO: BE23090183
CASE ADDR: 780 NW 57 CT
OWNER: YALUZ & RIBAK 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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090330
CASE ADDR: 820 NW 57 ST
OWNER: RALPH, THOMAS M
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.**

**CASE NO: BE23090188
CASE ADDR: 831 NE 2 AVE
OWNER: HG WORLD GROUP 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.**

**CASE NO: BE23090242
CASE ADDR: 833 NE 4 AVE
OWNER: FT 850-833 LLC; SS 850-833 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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090236
CASE ADDR: 837 NE 3 AVE
OWNER: WINE WATCH 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.**

**CASE NO: BE23090211
CASE ADDR: 842 NW 1 AVE
OWNER: ALFA INVESTMENTS 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.**

**CASE NO: BE23090112
CASE ADDR: 915 SW 26 ST
OWNER: FORT PIERCE OIL COMPANY
C/O JEFFREY R EISENSMITH
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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090182
CASE ADDR: 921 NE 16 ST
OWNER: 921 NE 16TH ST 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.**

**CASE NO: BE23090294
CASE ADDR: 1015 NE 17 AVE
OWNER: SANCHEZ, FREDERICK;
SANCHEZ, ALICIA & SANCHEZ, KATHRYN
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.**

**CASE NO: BE23090206
CASE ADDR: 1051 NW 53 ST
OWNER: ISRAELS BROTHERS PARTNERSHIP 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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

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

**CASE NO: BE23090159
CASE ADDR: 1380 W MCNAB RD COMM
OWNER: MCNAB INDUSTRIAL 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.**

**CASE NO: BE23090105
CASE ADDR: 1460 SW 24 CT 1-4
OWNER: PIERRE-PAUL, SMITH EST
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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090101
CASE ADDR: 1500 W STATE ROAD 84
OWNER: SOUTHLAND CORP % TAX DEPT #25420
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.**

**CASE NO: BE23090014
CASE ADDR: 1510 SE 17 ST
OWNER: MARINE EXEC CENTER 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.**

**CASE NO: BE23090073
CASE ADDR: 1819 S FEDERAL HWY
OWNER: CNL RESTAURANT NET LEASE PROP II INC
%FIESTA RESTAURANT GROUP 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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**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090074
CASE ADDR: 1901 S ANDREWS AVE
OWNER: GLOBAL SATELLITE 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:
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**CASE NO: BE23090068
CASE ADDR: 1901 NW 62 ST
OWNER: CYPRESS CORPORATE CENTER 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.**

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

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090108
CASE ADDR: 1970 W STATE ROAD 84
OWNER: BENEDICT, ANTHONY EST
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.**

**CASE NO: BE23090078
CASE ADDR: 2125 S FEDERAL HWY
OWNER: HOLMAN AUTOMOTIVE 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.**

**CASE NO: BE23090241
CASE ADDR: 2500 SW 2 AVE
OWNER: TARMAC AMERICA 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.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090169
CASE ADDR: 2501 E COMMERCIAL BLVD
OWNER: SERABIAN, CHARLES B
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.**

**CASE NO: BE23090308
CASE ADDR: 2681 E OAKLAND PARK BLVD
OWNER: 2691 OFFICE BUILDING 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: BE23090131
CASE ADDR: 2800 SW 4 AVE
OWNER: EAST PENN MANUFACTURING 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:
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CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.

CASE NO: BE23090122
CASE ADDR: 2810 SW 2 AVE
OWNER: THERMOFIN 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: BE23090096
CASE ADDR: 3001 W STATE ROAD 84
OWNER: YACHT MANAGEMENT SOUTH FLORIDA 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: BE23090090
CASE ADDR: 3221 DAVIE BLVD
OWNER: FRAM DAVIE ONE 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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**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.**

**CASE NO: BE23090133
CASE ADDR: 3251 SW 1 TER
OWNER: FANTOM REALTY 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: BE23090167
CASE ADDR: 4845 NE 25 AVE
OWNER: CHRIST CHURCH UNITED METHODIST 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: BE23090212
CASE ADDR: 4875 NE 20 TER
OWNER: EVB INVESTMENT & PROPERTY MANAGEMENT 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.**

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
APRIL 18, 2024
9:00 A.M.

CASE NO: BE23090221
CASE ADDR: 5220 NE 14 WAY
OWNER: L & S APARTMENTS 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.

CASE NO: BE23090160
CASE ADDR: 5700 N FEDERAL HWY
OWNER: LAKE EST MED CMLPX 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.

CASE NO: BE23090162
CASE ADDR: 6500 NW 12 AVE
OWNER: CITY OF FORT LAUDERDALE
%COLT SOUTH FLORIDA
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: BE23090234
CASE ADDR: 6880 NW 17 AVE
OWNER: CAMBRIDGE DIAGNOSTIC PRODUCTS 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.**

HEARING TO IMPOSE FINES

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.

CASE NO: BE22110015
CASE ADDR: 2010 NE 17 ST
OWNER: OCEAN KEY APARTMENTS 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:
MINI SPLITS

CASE NO: BE22080121
CASE ADDR: 651 NE 19 AVE
OWNER: PYLE, THERESA & VINCENT F JR
INSPECTOR: LINDA HOLLOWAY

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-19022161 ATF 156 LF WOOD BOARD ON BOARD 6 FT HIGH NO GATE

CITY OF FORT LAUDERDALE
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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

CASE NO: BE23060086
CASE ADDR: 1521 NW 6 AVE
OWNER: OLMO, JORGE
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18053023-PM-18053026-ATF INTERIOR RENOVATIONS-

CASE NO: BE23120062
CASE ADDR: 3 PELICAN DR
OWNER: 3 PELICAN DR LLC
INSPECTOR: WILSON QUINTERO JR

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

CASE NO: BE23120037
CASE ADDR: 337 COCONUT ISLE DR
OWNER: 335 COCONUT ISLE DRIVE LLC
INSPECTOR: WILSON QUINTERO JR

VIOLATIONS: 24-11(d)
SOLID WASTE AND CONSTRUCTION DEBRIS NOT PLACED WITHIN A SUITABLE CONTAINER OR
REMOVED WITHIN 24 HOURS. REPEAT VIOLATION OF PREVIOUS CASE NUMBERS: BE22100085
& BE23110048

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CASE NO: CE14110800
CASE ADDR: 804 SW 18 ST
OWNER: EVERT, MARTHA CHRISTY
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS: FBC(2010) 105.11.2.1
EXPIRED PERMIT#99110736 - FOR ENCLOSURE OF CAR PORT.

CASE NO: BE22090080
CASE ADDR: 1130 SW 26 AVE
OWNER: FISSIEN, SONY
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:
GUEST HOUSE AND ADDITIONAL STRUCTURE.

CASE NO: BE23060204
CASE ADDR: 2314 E SUNRISE BLVD ZONE2
OWNER: KEYSTONE-FLORIDA PROPERTY HOLD
% BURDINES TAX DEPT
INSPECTOR: JOSE SARAGUSTI

VIOLATIONS : 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. CRACKS IN WALLS AND SIDEWALKS IN LOADING AREA AND GENERATOR ROOM.

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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.

CASE NO: BE22080305
CASE ADDR: 213 ROYAL PALM DR
OWNER: MORI LEGACY FOUNDATION INC
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:
KITCHEN DEMO - WINDOW BLOCK WORK AT GARAGE, NEW ELECTRIC AND ELECTRIC PANELS, PLUMBING, DRYWALL REPAIR

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.

CITY OF FORT LAUDERDALE
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CASE NO: BE23110159
CASE ADDR: 1515 SE 16 ST
OWNER: POMPANETTE INC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: 9-280(d)
ROOF STRUCTURE AND SEAWALL IN DISREPAIR.

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.

CASE NO: BE23010170
CASE ADDR: 817 NW 5 AVE
OWNER: MARLENE THOMAS REV TR;
THOMAS, MARLENE TRSTEE
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: BE21080019
CASE ADDR: 831 N FEDERAL HWY
OWNER: 831-845 N FEDERAL HIGHWAY 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: BE23010125
CASE ADDR: 1060 NE 5 TER
OWNER: PHILADELPHIA FUNDAMENTAL BAPTIST CHURCH
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: BE23010102
CASE ADDR: 1122 NW 9 AVE
OWNER: RESTORING GRACE COMMUNITY CHURCH 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: BE22040140
CASE ADDR: 1320 MIAMI RD
OWNER: HARBORDALE BREEZES
CONDOMINIUM ASSOCIATION 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.

CASE NO: BE21090317
CASE ADDR: 1700 NW 6 PL
OWNER: MOUNT OLIVE GARDENS #1 INC
% TRIUMPH HOUSING MANAGEMENT
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: BE22090147
CASE ADDR: 2115 NE 37 DR
OWNER: CORAL RIDGE COUNTRY CLUB APTS 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.

CITY OF FORT LAUDERDALE
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CASE NO: BE23010081
CASE ADDR: 2132 E OAKLAND PARK BLVD
OWNER: HARRY VORDERMEIER JR 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.

CASE NO: BE22020016
CASE ADDR: 2451 NE 49 ST
OWNER: ASPEN HOUSE 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.

CASE NO: BE21090047
CASE ADDR: 2501 NE 49 ST
OWNER: 4901 NE 26 AVENUE LLC;
2501 NE 49 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 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.

CITY OF FORT LAUDERDALE
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CASE NO: BE23010076
CASE ADDR: 2525 N FEDERAL HWY
OWNER: RCSH OPERATIONS 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: BE21090112
CASE ADDR: 2819 NE 30 ST 1-6
OWNER: BAYVIEW 30 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.

OLD BUSINESS

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.

CASE NO: BE23050171
CASE ADDR: 1108 NE 16 TER
OWNER: PIRGOUSIS, ANDREW; PIRGOUSIS, JUTBINA
INSPECTOR: ALEJANDRO DELRIO

VIOLATIONS: FBC(2020) 111.1.1
PROPERTY WAS CONVERTED FROM FOUR UNITS TO FIVE UNITS WITHOUT OBTAINING A
CERTIFICATE OF OCCUPANCY.

CASE NO: BE23030001
CASE ADDR: 815 NW 4 AVE
OWNER: GUTZMER, TIMOTHY
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.
NEW WOODEN FENCE NEAR SHED.

CASE NO: BE23090080
CASE ADDR: 2931 RIVERLAND RD
OWNER: LONDOS, JACOB; LONDOS, WILLIAM
INSPECTOR: PRESTON MARK

VIOLATIONS: FBC(2020) 111.1.1
NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE
EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE
OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A
CERTIFICATE OF OCCUPANCY. OCCUPYING SINGLE FAMILY HOME WITHOUT A CERTIFICATE
OF OCCUPANCY.

CITY OF FORT LAUDERDALE
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