



BUILDING AND CONSTRUCTION ENFORCEMENT

SPECIAL MAGISTRATE HEARING AGENDA FEBRUARY 19, 2026 9:00 AM

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

**RICHARD DOODY
PRESIDING**

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

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

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

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



CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

NEW BUSINESS

CASE NO: BE25070258
CASE ADDR: 2425 NW 67 CT
OWNER: BERTUCCIO, JOSEPH L H/E;
ARMELLINO, AMBER
INSPECTOR: WILSON QUINTERO JR
COMMISSION DISTRICT 1

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:
METAL CANOPY/SHADE STRUCTURE LOCATED ON SIDE YARD

CASE NO: BE25060227
CASE ADDR: 617 SW 5 AVE
OWNER: MOXEY, NICHOLAS JAMES
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 4

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

CASE NO: BE25100160
CASE ADDR: 1334 NW 8 ST
OWNER: HOUSING AUTHORITY OF THE
CITY OF FORT LAUDERDALE
INSPECTOR: LINDA HOLLOWAY
COMMISSION DISTRICT 3

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).

**CITY OF FORT LAUDERDALE
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CASE NO: BE25100178
CASE ADDR: 221 SW 1 AVE CU107
OWNER: PMG-GREYBROOK RIVERFRONT I LLC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CU-24070468 --#CU 108 CHANGE OF USE FROM VANILLA BOX TO WALK OUT RESTAURANT

CASE NO: BE25100204
CASE ADDR: 1045 NW 5 AVE
OWNER: DARGENSON, YVENOLINE
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-12051422 ENCLOSURE GARAGE ON BOTH SIDES OF DUPLEX- AND RELATED SUBS

CASE NO: BE25100152
CASE ADDR: 1905 N OCEAN BLVD
OWNER: THE SHORE CLUB CONDO ASSN INC
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-24120237 REPLACE DOORS WITH IMPACT

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25090012
CASE ADDR: 729 SW 14 TER
OWNER: CODREA, IOAN LIVIU
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RDEM-23010005 ATF-PARTIAL DEMO ROOF AND WOOD STRUCTUE ABOVE FIRST
FLOOR-CE2208006

CASE NO: BE25100240
CASE ADDR: 1350 BAYVIEW DR
OWNER: VIGLIONE, JOHN & LAURIE
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-WT-24070018 AC REPLACEMENT

CASE NO: BE25090142
CASE ADDR: 1555 N FEDERAL HWY
OWNER: 1555 FEDERAL HIGHWAY OWNER LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-15091191-30 DAY TEMP BANNER

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25100134
CASE ADDR: 801 N FEDERAL HWY
OWNER: ACS FLAGLER LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLB-SEW-24120074 SEWER CAP FOR DEMOLITION

CASE NO: BE25090021
CASE ADDR: 1124 SE 8 ST
OWNER: KELLEY, CHAD C
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ATF-REPAIR OUTDOOR ELECTRICAL SERVICE ELE-RES-23100193

CASE NO: BE25090066
CASE ADDR: 1713 LAUDERDALE MANOR DR
OWNER: ELISSAINT, JEAN DAVID; ELISSAINT, KATIANA
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
METAL FENCE, CONCRETE DRIVEWAY, WINDOWS, DOORS, INTERIOR REMODEL-KITCHEN, BATHROOMS, STRUCTURAL, ELECTRICAL, PLUMBING AND MECHANICAL

CASE NO: BE25090190
CASE ADDR: 2855 W COMMERCIAL BLVD
OWNER: LAUDERDALE COMMERCIAL BLVD PARTNERS LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
KITCHEN RENOVATION IN COMMON AREA, STUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25080183
CASE ADDR: 300 SW 6 ST
OWNER: ACE REAL ESTATE GROUP LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: 47-20.20.I.
PARKING FACILITIES ON THIS PROPERTY ARE NOT BEING PROPERLY MAINTAINED AS PER THE PLANS SUBMITTED AND APPROVED WHEN THE BUILDING PERMIT WAS ISSUED.

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

CASE NO: BE25100183
CASE ADDR: 2108 NE 45 ST
OWNER: MCKAY, GARY & PATRICIA
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RADD-24020016 ADDITION ON BACK PATIO

CASE NO: BE25060154
CASE ADDR: 2433 SEA ISLAND DR
OWNER: MARTINDALE, JEAN
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
THERE IS A NEW WOOD DOCK/DECK

**CITY OF FORT LAUDERDALE
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CASE NO: BE25080122
CASE ADDR: 2461 E COMMERCIAL BLVD
OWNER: ARTHUR DEL-ZIO REV TR;
JOHN E DEL-ZIO REV TR
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
THE BACKFLOW WAS CHANGED FROM A WATTS 009M2QT TO A WILKINS 975

CASE NO: BE25090038
CASE ADDR: 2615 NE 17 ST
OWNER: TAYLOR, KEVIN J & ANGELINI, VALERIE
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
EXPIRED PERMIT -- PM-19031456 -- ADDITION TO SFR OF 553 SQUARE FEET FOR RELOCATION OF EXISTING MASTER BEDROOM SUITE AND KITCHEN ADDITION AND INTERIOR ALTERATIONS/RENOVATIONS

CASE NO: BE25090042
CASE ADDR: 6601 NE 21 DR
OWNER: PALMER, ASHLEY E;
ASHLEY E PALMER REV TR
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-23010063 A/C CHANGE OUT. ELE-RES-23010108 REPLACING EXISTING DISCONNECT BOX

**CITY OF FORT LAUDERDALE
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CASE NO: BE25090058
CASE ADDR: 850 NE 62 ST
OWNER: CYPRESS CREEK ROAD LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-MISC-24030153 - REPLACE EXISTING FUEL DISPENSERS, ELE-COM-24030413
ELECTRICAL FOR REPLACEMENT OF FUEL DISPENSERS

CASE NO: BE25100307
CASE ADDR: 936 INTRACOASTAL DR 22C
OWNER: AMAYA ARIAS, ALEJANDRO
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT
NOT LIMITED TO:
SEWER LINE REPLACEMENT FROM SHOWER AND TOILET ARE IN PROGRESS.

CASE NO: BE25090077
CASE ADDR: 1309 SE 1 ST
OWNER: MASSEY, GEORGE E & MASSEY, SANDRA L
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT
NOT LIMITED TO:
THREE KITCHEN AND THREE BATHROOMS RENOVATION, ALSO THREE FRONT DOORS.

**CITY OF FORT LAUDERDALE
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CASE NO: BE25080212
CASE ADDR: 1324 NW 5 AVE
OWNER: ISHWAR, SASENARINE JR
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: 9-259
THIS BUILDING IS UNFIT FOR HUMAN HABITATION (OPEN COVER PATIO AREA).

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:
TWO WALLS DEMOLISHED, TWO DOORS REPLACED, RE-ROOF FLAT; ONE SHED.

CASE NO: BE25090057
CASE ADDR: 1961 SW 36 AVE
OWNER: CHAVIANO, ANA L;
CHAVIANO, ANA M & CHAVIANO, V A
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RALT-23110002 KITCHEN REPAIR

CASE NO: BE25090054
CASE ADDR: 3389 SW 17 ST
OWNER: STARRATT, VALERIE GERENE H/E
STARRATT, CHRISTOPHER & GERENE
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MEC-HVCHG-21120103 AC CHANGE OUT

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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FEBRUARY 19, 2026
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**CASE NO: BE25100319
CASE ADDR: 100 HENDRICKS ISLE
OWNER: MUELLER, JAMES G
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2**

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

**CASE NO: BE25100320
CASE ADDR: 102 HENDRICKS ISLE
OWNER: KRANINGER, DANIEL
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2**

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

**CASE NO: BE25100288
CASE ADDR: 145 FIESTA WAY
OWNER: NODINE MOTOR CO INC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2**

**VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PM-18032558 NEW SEAWALL CAP 85 LF AND DOCK 85 LF**

**CITY OF FORT LAUDERDALE
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CASE NO: BE25090229
CASE ADDR: 540 NE 11 AVE
OWNER: 540 NE 11 GROUP LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SEWCP-WT-25010010 540 SEWER CAP FOR COMPLETE DEMO

CASE NO: BE25100284
CASE ADDR: 1130 SW 6 ST
OWNER: PEARL, JASON B
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-RMIS-24030353 SCREEN IN PORCH AND SUB BLD-WIN-24100088 WINDOW AND DOOR
PERMIT

CASE NO: BE24110108
CASE ADDR: 1632 NW 9 AVE
OWNER: BNC MORTGAGE LOAN TRUST 2007-4
%PHH MTG CORP ETAL
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

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. FIRE DAMAGE HOUSE

CASE NO: BE25100174
CASE ADDR: 1843 S FEDERAL HWY
OWNER: SEXY 60 REALTY LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-SIGN-24070400 INSTALL WALL SIGN - FRONT ELEVATION AND SUB ELE-COM-24070362

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
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CASE NO: BE25090151
CASE ADDR: 2400 NE 25 PL
OWNER: JDMN 26 INVESTORS II LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW CHILLER AC SYSTEM, RENOVATION OF SEVERAL UNITS, WINDOW/DOORS REPLACEMENT AND WATER HEATER REPLACEMENT.
THERE IS ALSO A NEW SLAB POURED FOR A PATIO.

VIOLATIONS: FBC(2023) 111.1.1
THE USE AND THE OCCUPANCY OF THIS RESIDENTIAL BUILDING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A MULTI-FAMILY DWELLING TO A SOBER HOUSE (GROUP R-4) WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CASE NO: BE25100285
CASE ADDR: 4280 GALT OCEAN DR 23B
OWNER: GILL, ROBERT H/E BRANIA, PATRICIA ANN
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-WIN-25010139 #23B -REPLACE WINDOWS AND DOORS WITH IMPACT

CASE NO: BE25090230
CASE ADDR: 5900 N ANDREWS AVE
OWNER: CFC OFFICES LLC %VISION PROPERTIES
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ELE-LV-25010160 INSTALL LOW VOLTAGE DATA CABLES

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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CASE NO: BE25060097
CASE ADDR: 25 HENDRICKS ISLE
OWNER: REFLECTIONS OF LAS OLAS CONDO ASSN
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060083
CASE ADDR: 70 ISLE OF VENICE DR
OWNER: VILLA CONTESSA CONDO ASSN
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060165
CASE ADDR: 200 SW 6 ST
OWNER: JOHN COLEY RITTER IRREV TR
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
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CASE NO: BE25060103
CASE ADDR: 300 SE 2 ST 2
OWNER: FRANKLIN TEMPLETON COMPANIES LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060173
CASE ADDR: 420 SW 3 AVE
OWNER: DFW 18 LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25050098
CASE ADDR: 623 BAYSHORE DR
OWNER: 623 BAYSHORE DR LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25070002
CASE ADDR: 708 W MCNAB RD
OWNER: YELVINGTON FT LAUDERDALE LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070021
CASE ADDR: 800 NW 62 ST
OWNER: 153 E 26TH ST LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070120
CASE ADDR: 820 NE 14 AVE
OWNER: ST DEMETRIOS GREEK ORTHODOX
CHURCH OF FT LAUDERDALE FL INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060158
CASE ADDR: 829 NE 1 AVE
OWNER: ANTONIO L CURATOLO REV LIV TR;
CURATOLO, MARIA V
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060223
CASE ADDR: 1000 W STATE ROAD 84
OWNER: 1000 MARINA MILE DEVELOPMENT LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070104
CASE ADDR: 1165 NW 55 ST
OWNER: 1163 HOLDINGS LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060160
CASE ADDR: 1300 N FEDERAL HWY
OWNER: GRIECO MOTORS LLC;
METRO MOTORS VENTURES INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060119
CASE ADDR: 1400 NE 54 ST
OWNER: CORAL POINT CONDO FTL
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060176
CASE ADDR: 1450 SE 17 ST
OWNER: ESA C2 PORTFOLIO LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060131
CASE ADDR: 1625 SE 10 AVE
OWNER: RUNAWAY BAY CONDO APTS INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060254
CASE ADDR: 1650 W MCNAB RD
OWNER: VALLEY FORGE FABRICS INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070046
CASE ADDR: 1740 NE 51 ST
OWNER: CORAL RIDGE ISLES PROPERTIES LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25070044
CASE ADDR: 1752 NE 51 ST
OWNER: CORAL RIDGE ISLES PROPERTIES LLC
INSPECTOR: LEONARDO MARTINEZ

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060121
CASE ADDR: 1800 N ANDREWS AVE
OWNER: DRAKE TOWER INC CONDO ASSN
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060098
CASE ADDR: 2009 SE 10 AVE
OWNER: VILLAGE EAST CONDO ASSOC INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25070097
CASE ADDR: 2660 E COMMERCIAL BLVD
OWNER: REGIONS BANK % JENNIFER BRADFORD
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060080
CASE ADDR: 2720 NE 15 ST
OWNER: RIO VILLAS OF CORAL RIDGE CONDO ASSN
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060133
CASE ADDR: 2841 NE 33 CT
OWNER: BARCLAY SQUARE CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060140
CASE ADDR: 3125 W COMMERCIAL BLVD
OWNER: MYP LAKESHORE LLC; ESTRON LAKESHORE LLC ETAL
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070161
CASE ADDR: 3350 NE 33 ST
OWNER: 185 GALT MILE LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070154
CASE ADDR: 3356 NE 33 ST
OWNER: 3356 NE 33 STREET LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

**CASE NO: BE25060124
CASE ADDR: 3900 GALT OCEAN DR
OWNER: PLAYA DEL MAR ASSOC INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

**CASE NO: BE25080224
CASE ADDR: 4010 GALT OCEAN DR
OWNER: OCEAN SUMMIT ASSOC INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

**CASE NO: BE25070055
CASE ADDR: 4394 N FEDERAL HWY
OWNER: PENSHURST LANE HOLDINGS LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1**

**VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.**

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25070102
CASE ADDR: 5501 NW 9 AVE
OWNER: LAMBERT PROPERTY LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070045
CASE ADDR: 5811 NE 14 RD
OWNER: 5811 NE 14 ROAD 2 LLC;
5811 NE 14 ROAD LLC %ASSOULINE
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070032
CASE ADDR: 5850 NW 9 AVE
OWNER: PARTNERS PREFERRED
YIELD II INC DEPT PT-FL-23215
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060251
CASE ADDR: 6245 N POWERLINE RD
OWNER: 6245 HOLDINGS LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25070001
CASE ADDR: 6301 NW 9 AVE
OWNER: 6301 POWERLINE STATION LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060246
CASE ADDR: 6400 NW 31 AVE
OWNER: NEW HOPE COMMUNITY CHURCH INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

CASE NO: BE25060275
CASE ADDR: 6630 NW 16 TER
OWNER: SL7 SE INDUSTRIAL LP
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CASE NO: BE25060250
CASE ADDR: 6767 POWERLINE RD
OWNER: VIKING BC INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

VIOLATIONS: FBC (2023) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 25 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 180 DAYS OF THE INITIAL NOTICE SENT TO YOU.

HEARING TO IMPOSE FINES

CASE NO: BE25080125
CASE ADDR: 1524 SE 13 ST
OWNER: RION INVESTMENTS LLC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW SFR:6 BED 7 BATH 2 CAR GARAGE-BLD-RNC-20090003 AND ALL RELATED SUBS

CASE NO: BE24040093
CASE ADDR: 1612 SW 12 CT
OWNER: TUCKER, RYAN & CHRISTINA
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
ADDITION/CARPORT ENCLOSURE, EXTERIOR DOOR, ALTERATIONS TO ACCESSORY STRUCTURE
INCLUDING ROOF STRUCTURE REPLACEMENT.

CASE NO: BE23120177
CASE ADDR: 2637 OKEECHOBEE LN
OWNER: GIMELSHTEYN, YELENA
INSPECTOR: ALEXANDER ALBORES
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR ALTERATIONS INCLUDING KITCHEN AND TWO BATHROOMS,
RECESSED CEILING LIGHTING, NEW A/C AND DUCT WORK, EXTERIOR LIGHTING AROUND THE
HOUSE UNDER OVERHANG, CONCRETE WALL ADJACENT TO BOAT DOCK.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24060016
CASE ADDR: 820 SW 30 ST
OWNER: PETITE-FRERE, YOLAINE
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

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

CASE NO: BE24080017
CASE ADDR: 2406 GULFSTREAM LN
OWNER: LMGA INVESTMENT GROUP LLC
INSPECTOR: ANDREW GEBBIA
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
CONCRETE STEPS ON EACH SIDE OF THE POOL AND WATERFALL FEATURE OVER POOL

CASE NO: BE24040169
CASE ADDR: 832 NE 16 TER
OWNER: JFIVE1 LLC
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24070005
CASE ADDR: 2346 SW 17 AVE 1-2
OWNER: RAMOS GUETE, LUIS
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 4

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

CASE NO: BE24110081
CASE ADDR: 3193 NW 65 DR
OWNER: DELEON, NELSON L & NATALIE
INSPECTOR: JORGE MARTINEZ
COMMISSION DISTRICT 1

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

CASE NO: BE24070332
CASE ADDR: 609 NE 13 AVE
OWNER: PARK PLACE CONDO INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 2

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE23090063
CASE ADDR: 1801 S ANDREWS AVE
OWNER: 1801 ASSOCIATES LLC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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: CE15091654
CASE ADDR: 2301 SE 17 ST
OWNER: TRUST NUMBER P66-2020
P66 LAND TRUST LLC TRSTEE
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2014) 110.15
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD 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: BE23080248
CASE ADDR: 3200 N OCEAN BLVD
OWNER: L'HERMITAGE II CONDO ASSN INC
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 1

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
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24070196
CASE ADDR: 3381 SW 11 AVE
OWNER: HUNTER, DAVID WILLIAM JR;
LYLE BOYER REAL ESTATE TR ETAL
INSPECTOR: LEONARDO MARTINEZ
COMMISSION DISTRICT 4

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

CASE NO: BE25020001
CASE ADDR: 309 SW 25 TER
OWNER: OWENS, MICHIE
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
INTERIOR REMODEL- KITCHEN, BATHROOMS, FRAMING & DRYWALL, NEW ELECTRICAL & MECHANICAL, PLUMBING FOR SANITARY DRAIN REPAIR OR REPLACEMENT.

CASE NO: BE24080176
CASE ADDR: 536 NW 13 AVE
OWNER: HOMEINC LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 3

VIOLATIONS: FBC (2023) 105.3.2.1.
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
NEW CONSTRUCTION SINGLE FAMILY RESIDENCE- BLD-RNC-22070003

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24120053
CASE ADDR: 735 NE 15 ST
OWNER: FANG PROPERTIES LLC
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
NEW MINI SPLITS/INTERIOR REMODEL - KITCHENS AND BATHROOMS.

CASE NO: BE24080256
CASE ADDR: 1230 SW 28 ST
OWNER: FIGUEROA, RUBEN B H/E DE LEON FIGUEROA, ANDREA ETAL
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 4

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

CASE NO: BE24030037
CASE ADDR: 2230 NE 56 PL 205
OWNER: MARTEL, KEVIN
INSPECTOR: PRESTON MARK
COMMISSION DISTRICT 1

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

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24070155
CASE ADDR: 244 SW 23 ST
OWNER: BONNET, VICTOR ALEJANDRO;
GALLO, MARIA TERESA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
SHADE STRUCTURES WITH TRELIS STRUCTURE /ELECTRICAL INSTALLATION FOR LIGHTING, TV. AND FANS.
DOOR THRU THE ALLEY.

CASE NO: BE25020239
CASE ADDR: 255 SW 24 ST
OWNER: MCDONALDS FAMILY PROPERTIES LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC (2023) 105.3.2.1.
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
ASPHALT FOR EXIST PARKING LOT PM-09081303
DRAINAGE FOR NEW PARKING-PM-10081284- ELECTRIC FOR NEW PARKING LOT LIGHTING-
PM-10081282

CASE NO: BE25010120
CASE ADDR: 444 HENDRICKS ISLE 402
OWNER: BALLARD, TROY DOUGLAS
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: FBC (2023) 105.3.2.1.
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
#402 REMODEL KITCHEN AND MASTER BEDROM SUITE-
BLD-RALT-23110014-MEC-RES-23110011-ELE-RES-23110073-PLB-RES-23110083

CASE NO: BE24100057
CASE ADDR: 633 NW 15 AVE
OWNER: ROVASH PROPERTIES LLC
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 3

VIOLATIONS: FBC(2023) 111.1.1
MORE THAN NINE UNITS IN THIS PROPERTY WITHOUT CERTIFICATE OF OCCUPANCY; WITH
RECORDS FOR A QUADPLEX ONLY.

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.

CASE NO: BE24100197
CASE ADDR: 1209 N ANDREWS AVE
OWNER: SANKAR, DARIO
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

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

CASE NO: BE24110165
CASE ADDR: 1236 NE 16 AVE
OWNER: KANJANAPISAL, ROBERT
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 2

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
COMPLETE REMODEL- NEW SHADE STRUCTURE AND NEW LAUNDRY CLOSET. NEW POOL ABOVE GROUND.

CASE NO: BE24120047
CASE ADDR: 1462 SW 18 TER
OWNER: KIGHT, TYLER JAMES
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

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

CASE NO: BE24100109
CASE ADDR: 1620 SW 5 ST
OWNER: MEERSON, YANA
INSPECTOR: JOSE SARAGUSTI
COMMISSION DISTRICT 4

VIOLATIONS: FBC(2023) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED,
WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
DOCK RENOVATION AND SEAWALL RAISED. TIKI HUT IN THE BACKYARD.

**CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
SPECIAL MAGISTRATE AGENDA
FEBRUARY 19, 2026
9:00 A.M.**

OLD BUSINESS

CASE NO: BE25060071
CASE ADDR: 3100 NE 49 ST
OWNER: ROYAL MARINER OF FORT LAUD INC
INSPECTOR: SEVERIAN IONESCU
COMMISSION DISTRICT 1

VIOLATIONS: FBC(2023) 105.3.2.1
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BLD-CRES-21110006 - CONCRETE RESTORATION/ WINDOW REPLACEMENT AND PAINTING

CITY OF FORT LAUDERDALE
BUILDING AND CONSTRUCTION ENFORCEMENT
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